

PARKHOUSE FARM, PARKHOUSE ROAD, BARROW-IN-FURNESS, CUMBRIA

Archaeological Building Recording



Client: Mr and Mrs Beck
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Non-Technical Summary

A proposal was made to alter, partially demolish and convert four agricultural buildings at Parkhouse Farm, Parkhouse Road, near Barrow-in-Furness in Cumbria into dwellings. After a recommendation by Cumbria County Council Historic Environment Service, Barrow-in-Furness Borough Council placed a condition on planning consent requiring a programme of building recording. This was to comprise a Royal Commission on the Historic Monuments of England and Wales (RCHME) Level 2-type recording and a rapid desk-based assessment. The work was carried out in February 2006.

Parkhouse Farm is known to have a very ancient history. It is named as a tenant farm of Furness Abbey from as early as c1510 and appears to have passed, along with the site of the abbey, to the Preston family following the dissolution of the monasteries. During the late seventeenth and early eighteenth centuries it was occupied by the Gibsons and by the nineteenth century it was occupied by the Boltons, who were involved in iron mining nearby by the late 1860s. Little is known in detail about the development of the farm, and although the farmhouse is thought to be of sixteenth century origin and has been subject to some investigation, the farm buildings do not appear to have been previously studied. Early maps of the site demonstrate that the complex had taken on much of its present form by the mid nineteenth century, although considerable alteration of the buildings and demolition of some attached structures had recently taken place.

The building recording revealed that the earliest element of the main part of the complex was a large threshing barn, probably of late eighteenth or early nineteenth century date. This was soon expanded to the south-west with a small cow-house and to the south-east with a much larger cow-house. A separate hay barn or lincay was built to the north of the main part of the complex between 1889 and 1911. All of the buildings were constructed with large amounts of re-used stone, some very finely dressed and sculpted and with masons' marks, which was presumably taken from Furness Abbey. In addition several re-used pieces of timber were also incorporated into the threshing barn and large cow-house, which presumably came from a large timber-framed building somewhere nearby. The threshing barn and the large cow-house were evidently badly damaged by fire on at least one occasion, and this led to substantial rebuilding, with the insertion of new floors and construction of new roofs. More recently the threshing barn and smaller cow-house were converted for use as a farm shop and flat, leading to further alterations such as the addition of partition walls.

The farm buildings at Parkhouse Farm show a number of features of interest. Their development, showing a change in emphasis from arable farming to dairy, is typical, and something that came about as a result of increased demand for milk during the industrial revolution. The evidence for re-used masonry from Furness Abbey is also perhaps to be expected given the close associations between the site and the Preston family, and the identification of masons' marks is an important proof of this. In addition, the re-used timber suggests that a substantial earlier building, at least partially of timber frame construction, stood nearby, although the date of this is not known. It is likely that the farm buildings are of late eighteenth to early nineteenth century date, and this is potentially confirmed by the cartographic sources, the style of the buildings and the presence of Baltic timber marks on some of the timbers.

Acknowledgements

Greenlane Archaeology would like to thank Mr and Mrs R Beck for commissioning and supporting the project and for their help on site, and Malcolm Green of Craig and Green Partnership for providing copies of the 'as existing' drawings. Further thanks are also due to the staff of the Cumbria Record Office in Barrow-in-Furness, and to Jeremy Parsons, Assistant Archaeologist at Cumbria County Council, for their help and additional information.

The desk-based assessment and building recording were carried out by Daniel Elsworth, who also wrote the report and produced the illustrations. The project was managed by Jo Dawson, who also edited the report.

1. Introduction

1.1 Circumstances of the Project

1.1.1 An application (42/2004/0626) was made by Mr and Mrs R Beck to alter, convert, and partially demolish existing buildings to form nine dwellings at Parkhouse Farm, Parkhouse Road, Barrow-in-Furness, Cumbria (SD 22393 71111). After a recommendation by Cumbria County Council Historic Environment Service, Barrow-in-Furness Borough Council placed a condition on planning consent requiring a programme of building recording. After consultation with the Assistant Archaeologist at Cumbria County Council the specific requirements of the building recording were confirmed as an RCHME Level-2 type investigation (RCHME 1996). A project design was produced by Greenlane Archaeology (*see accompanying CD*), and following the acceptance of this the recording was undertaken on 7th and 8th February 2006.

1.2 Location, Geology and Topography

1.2.1 Parkhouse Farm is situated approximately 3km south of the centre of Dalton-in-Furness, and less than 1km to the south-east of Furness Abbey (Fig 1). It lies at approximately 10m above sea level (Ordnance Survey 2002). Parkhouse Farm is situated on the edge of the West Cumbria Coastal Plain, the landscape of which is typically pastoral and comprises an '*undulating or gently rolling topography*' dominated by pasture but scarred by repeated episodes of industrial activity, in this case principally iron mining (Countryside Commission 1998, 26). The solid geology is dominated by red sandstone of the Penrith Sandstone group (Moseley 1978, plate 1), although Parkhouse Farm is situated on the boundary between this and Carboniferous limestone to the north-west (*ibid*; Bolton 1869, 35). The overlying drift geology is derived from thick glacially-derived tills (Countryside Commission 1998, 27), and large amounts of alluvial sand and gravel are visible across the site.

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with RCHME standards (RCHME 1996). In addition a rapid desk-based assessment was carried out in accordance with the project design (*see accompanying CD*), and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Ferguson and Murray n.d.).

2.2 Desk-Based Assessment

2.2.1 A rapid desk-based assessment was carried out. This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the buildings. In addition, directories relating to the area were also consulted in order to establish who the owners and occupiers of the site had been, so that information about the probable use of the buildings could be gathered. Secondary sources relating to the general history of the local area were also examined to provide a historical context for the results of the investigation. A number of sources of information were used during the desk-based assessment:

- **The Cumbria Record Office in Barrow-in-Furness (CRO(B))**: this was visited in order to examine early plans of the site, and local and regional histories and directories;
- **The National Archives and Access 2 Archives**: information regarding occupiers of the site was acquired from the titles of documents found in catalogues on the websites of The National Archives (www.nationalarchives.gov.uk) and Access 2 Archives (www.a2a.org.uk). These sources provided references to documents held in a number of locations:
 - i. CRO(B) – Cumbria Record Office (Barrow-in-Furness)
 - ii. CRO(W) – Cumbria Record Office (Whitehaven)
 - iii. LRO(P) – Lancashire Record Office (Preston)
 - iv. NA – National Archives
- **Greenlane Archaeology library**: additional secondary sources, used to provide information for the site background, were examined.

2.3 Building Recording

2.3.1 The building recording was carried out to RCHME Level-2 type standards (RCHME 1996). This is essentially a descriptive investigation, with only limited interpretation of the phasing and use of the buildings. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the buildings were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm black and white print and colour digital format were taken of the main features of the buildings, their general surroundings, and any features of architectural or archaeological interest. A

selection of the colour digital photographs are included in this report, and the remainder are presented on the accompanying CD;

- **Drawings:** drawings were produced by hand-annotating 'as existing' illustrations of the building provided by the architect. These comprised:
 - i. plans of all of the main floors, at 1:100;
 - ii. three cross-sections, at 1:50;
 - iii. the principal external elevations, at 1:100;
 - iv. detailed drawings of features of interest, at 1:20.

2.3.2 For the purposes of the building recording the original lettering system devised by the architect was retained, with the different elements of the complex being identified by the letters A-D. These can be summarised as:

- A – the north-east range;
- B – the north-west range, comprising two buildings;
- C – the south-west range, demolished prior to the investigation;
- D – a detached building to the north of Building B.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design (*see accompanying CD*), and current IFA and English Heritage guidelines (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, two with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be offered to the NMR and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Introduction

3.1.1 The background to the site is intended to place the results of the investigation in their local context. More specifically, information regarding the development and use of the buildings, where known, is also presented, which allows a more detailed understanding of the phases of use to be produced.

3.1.2 The results of two previous investigations of the old farmhouse, carried out by Lancaster University Archaeological Unit (LUAU 2000) and Oxford Archaeology North (OA North 2002) were also taken into consideration.

3.2 Background History

3.2.1 **Parkhouse Farm:** Parkhouse is thought to have been one of a number of ancient sites in the Yarlside area (Farrer and Brownbill 1914, 306) and is recorded from at least c1522 in association with Furness Abbey (Gaythorpe 1909, 111). There are three specific references to it in the early sixteenth century. The first of these is from c1510 when it is named in association with 'Walton-cote' as a tenant property that was required to have one man with a horse '*able to serve the king against his ancient enemies the Scotts*' (West 1805, 219). Again, in c1527, Parkhouse and Watton Cott are listed amongst tenant properties required to supply one man with harness ready to serve the king (*op cit*, 133-4). In a survey of the abbey lands of c1536 the rent of Parkhouse was assessed at 1l 1s 7¼d (*op cit*, 136). Following the Dissolution of the Monasteries the status of Parkhouse is not clear; the estates of Furness Abbey passed to the crown, although parts of it were granted to individuals at different times (Farrer and Brownbill 1914, 299). It was not apparently listed in a survey, made in 1649, of the lands belonging to the crown in Furness (*op cit*, 235-6), which would suggest that it had passed into private hands by this time.

3.2.2 **Occupiers:** a rapid examination of directories for the area and other easily available primary (details acquired from www.a2a.org.uk and www.nationalarchives.gov.uk) and secondary sources enabled identification of a number of occupiers of the property. These are summarised in Table 1 below:

Date	Occupier	Place	Occupation	Source
1614	Francis Preston	Parkehouse	-	NA E 134/12Jas1/Mich12 1614
1615	Francis Preston	Parkehouse	Gentleman	LRO(P) DDCA 10/18 1615
1690	John Duckett	Parkehouse	-	CRO(W) D Cu/4/201 1690
1695	Edward Gibson	Parkehouse	-	CRO(B) BDB 44/Bundle 1/14 1695
1697	Edmond Gibson	Parkehouse	Gentleman?	CRO(B) BDB 44/Bundle 1/15 1697
1702	Edmund Gibson	Parkehouse	Gentleman	CRO(B) BDB 44/Bundle 1/17 1702
1720	Richard Gibson	Parkhouse	-	LRO(P) DDCA 10/51 1720
c1723-4	Richard Gibson	Parkehouse	Debtor	LRO(P) QJB/1217/20 c1723-4
1725	Richard Gibson	Parkehouse	Debtor	LRO(P) QJB/10/63 1725
1725	Richard Gibson	Parkehouse	Farmer	LRO(P) QJB/11/69 1725
1829	William Bolton	Parkhouse	-	Rollinson 1986, 39
1829	Hannah Bolton	Parkhouse	Farmer	Parson and White 1829, 712
1832	John Bolton	Parkhouse	-	Rollinson 1986, 45

<i>Date</i>	<i>Occupier</i>	<i>Place</i>	<i>Occupation</i>	<i>Source</i>
1837	John Boulton	Parkhouse	Yeoman	CRO(B) BDB/17/T1/6/10 1837
1838	John Boulton,	Parkhouse	-	CRO(B) BDB/17/T1/6/11 1838
1845	Late William Bolton	Parkhouse	-	Rollinson 1986, 63
1849	John Bolton	Park House	Farmer	Mannex 1849, 419
1851	John Boulton	Park House	-	Mannex and Co 1851, 419
1857	John Boulton	Parkhouse	Yeoman	CRO(B) BDB/17/T1/6/12 1857
1869	W. Boulton	Parkhouse	Mine owner	Bolton 1869, 89
1872	William Boulton	Parkhouse	Farmer	CRO(B) BD/BUC/61/Bundle 1/11 1872
1882	George Birkett	Park House	Farmer	Mannex and Co 1882, 144
c1910	George Case	Park House	Farmer	Bulmer and Co c1910, 163

Table 1: Recorded occupiers of Parkhouse Farm

3.2.3 As is evident from Table 1, a limited examination of primary sources is able to provide a list of inhabitants of Parkhouse from 1614 onwards. It shows that the first recorded owners are the Preston family; a John Preston was the son-in-law of Sir Thomas Cromwell, to whom Furness Abbey itself initially passed following the Dissolution of the Abbeys (Dickinson 1987, 8). Following this, Parkhouse was eventually occupied by the Gibsons, although Richard Gibson evidently got into severe financial difficulty, which may explain the gap that follows in the records, of more than one hundred years. The information from the directories continues the story throughout the nineteenth century. Almost all of the occupiers were farmers, many of them belonging to the Bolton (or Boulton) family, and even William Bolton, who formed the Yarlside Mining Company in 1868 with his brother-in-law, Thomas Storey (Kelly 1998, 121), was involved in farming as well as iron mining.

3.2.4 **Map Regression:** a number of early maps of the site were examined, ranging from county plans of the eighteenth century to Ordnance Survey maps of the twentieth. These were able to reveal a number of pieces of information:

- **Yates 1786:** Parkhouse is not named on this map, however an unnamed building is shown in approximately the right location, and it is likely that this is Parkhouse Farm.
- **Dalton Tithe Map 1840 (CRO(B) BPR 1/13/1/2 1840):** the land around Furness Abbey, including Parkhouse Farm, was evidently not titheable as it is not depicted on the tithe map. This map was therefore unable to provide any additional information.
- **Ordnance Survey 1851 (Plate 1):** this map shows 'Park House' on the north and south sides of a track. On the north side is a complex of buildings on the west, north, and east sides of a courtyard (Buildings A, B, and C), and on the south side are two long buildings orientated north-south, and five smaller buildings in the south-east. A mill race appears to enter the buildings surrounding the courtyard from the north.
- **Ordnance Survey 1891 (Plate 2):** this is at a larger scale than the previous map, and shows a lot more detail. The buildings in the locations of Buildings A, B, and C appear to be largely unchanged since the previous map, although some older outshuts appear to have been removed, and new ones added in different places. Because the map is more detailed, it can now be seen that

the courtyard buildings are relatively complex, and comprise six larger and six smaller structures.

- **Ordnance Survey 1913** (Plate 3): building D is shown for the first time. The mill stream to the north is clearly marked, and is culverted before it reaches the courtyard buildings. Buildings A, B, and C can be seen to comprise six structures. The buildings appear to be largely as they are in their present form.

4. Building Recording

4.1 Setting

4.1.1 Buildings A-C at Parkhouse Farm are situated around the south-west, north-west, and north-east sides of a large courtyard. Building D is detached a short distance to the north of Building B (Fig 2). The old farmhouse is situated to the south of the courtyard, with converted farm buildings (now cottages) to the east of this. The new farmhouse is situated immediately to the south-west of the courtyard and there are numerous modern agricultural buildings to the north-east of the complex. The farm is accessed by a short track, which crosses the railway and connects to Parkhouse Road. This runs effectively north-south between Holbeck and Yarlside to the south and Dalton to the north, with a branch to Furness Abbey to the north-west (Fig 1). The site is situated within a wide valley (Plate 30) and on the west side of Mill Beck, a stream that runs through the grounds of Furness Abbey and onto the coast near Salthouse. It is surrounded by pasture fields, presumably the result of ancient enclosure, although on the west side of the valley earthwork remains of extensive iron mining are clearly evident.

4.2 Arrangement and Fabric

4.2.1 Buildings A and B form an L-shaped block and are orientated north-west/south-east and north-east/south-west respectively (Fig 2). Building D is isolated and c9m to the north and is orientated north/south (Fig 2). The earliest part of the complex is a large threshing barn, which forms the north-east end of Building B. This was soon extended with the addition of a probable cow-house to the south-west and Building A, extending to the south-east of the north-east end of Building B. Building C had been demolished prior to the investigation taking place and Building D is a later construction, placed at a distance to the rest of the complex. The entire complex is constructed from red sandstone, with the occasional narrow levelling course in a dark grey slate. Some blocks of a pale yellow stone are also present which are probably a type of limestone that occurs near Stank (Bolton 1869, 91-2). The corners are finished with dressed, but generally irregular, quoins. Much of the stonework is evidently re-used, presumably having been removed from Furness Abbey, and a number of finely dressed blocks with various types of tooling are evident. In some cases sculpted stones are present within the fabric, as are a small number of masons' marks; specific reference to these is made where appropriate. The roofs of Building A and the north-east end of building B had been removed prior to the investigation but were apparently made of corrugated concrete asbestos on a steel frame. The surviving roof, over the south-west end of Building B, is finished with grey slate.

4.2.2 The buildings being recorded comprised several parts (Fig 3):

- Building A – a very large cow-house with hayloft above. A large steel-framed building attached to the north-east side had been demolished prior to the investigation;
- Building B – a threshing barn at the north-east end and a smaller cow-house with hayloft above at the south-west end. Two outshuts attached to the north-west elevation had been demolished prior to the investigation;
- Building C – demolished prior to the investigation. It apparently comprised a small, relatively modern outshut;
- Building D – a Dutch barn or linhay.

4.3 External Detail

4.3.1 **Buildings A and B:** because Buildings A and B form part of a single large block their external elevations are described together, beginning on the north-west side and working round to the south-west.

4.3.2 **North-east elevation:** the whole elevation has a thin skim of limewash. There are two rows of narrow ventilation slots, one on both the ground and first floor, each approximately 0.8m tall (Plate 4). The majority of those on the ground floor have been blocked, often with brick, and many of those on the first floor have also been blocked. There are a number of additional holes knocked into the wall on the first floor (probably associated with the recent removal of the roof) as well as two plastic pipe vents, and water pipes and electrical cables are attached in various places. The north-west end comprises the former gable end of Building B; it is evident that the rebuilding associated with the removal of the gable has continued across the entire elevation. On the ground floor of Building B there is a doorway on the south-west side.

4.3.3 On the ground floor of Building A there are three blocked doorways, all with heavy lintels made from re-used timbers. In addition there is an inserted doorway, the jambs of which are built in machine-made brick and which has a concrete lintel. One door, at the south-east end, is open. This also has a re-used timber lintel (re-used timber 1), which has various joint sockets and peg holes within it (Plate 5) and a carpenter's mark 'III' (Fig 19). On the first floor, at the south-east end, there is an inserted aperture with jambs rebuilt in brick and a concrete lintel. There is also an original doorway at first floor level, with a timber jamb and stone step. Below the level of this there is a projecting row of slates, perhaps forming a drip course. Elsewhere there is the scar of the former corrugated roof over the adjoining steel-framed building.

4.3.4 **North-west elevation:** the north-east end now forms a gable, although this has been substantially rebuilt and incorporates a large window, the jambs of which are built in concrete blocks (Plate 6). On the ground floor there are three blocked doorways with concrete lintels, but these have been superseded by a large doorway with concrete surrounds that has been inserted through the centre of them. To the south-west of this is a large wagon doorway with a voussoir arch, and beyond this, to the south-west, there is a further inserted doorway and window, both with concrete lintels. There is a further blocked doorway with a re-used timber (re-used timber 2; Fig 19) lintel to the south-west (Plate 7), above which is a projecting sill, presumably for a first floor window, although the extent of this cannot be ascertained. There are also three narrow ventilation slots on the first floor. At the south-west end the wall returns; there is an inserted doorway on the ground floor and a blocked window with a flat voussoir arch above. The remaining part of the elevation comprises a lower extension to the south-west, within which are three doorways on the ground floor, all with flat voussoir arches. One of these is completely blocked, and another has been partially blocked to form a window. On the first floor there are three further apertures; one is doorway-sized but has been reduced in size to form a window and another doorway has been altered with brick and then blocked with the remains of a possible fireplace built of brick incorporated into it. The third doorway is open but has been boarded up.

4.3.5 **South-west elevation, Building B** (Fig 4): this forms the gable end of the lower extension added to the threshing barn making up the initial part of Building B (Plate 8). There are two inserted windows on the first floor and an inserted aperture below, which has been blocked with concrete blocks and bricks, leaving a circular opening approximately 0.4m in diameter. To the north-west of this there is a smaller, square hole of unknown function approximately 0.2m wide and 0.3m tall. Below the

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eaves there is a narrow barge board and the rounded ends of the purlins project through the wall. On the north corner there is a recessed area of unknown function c1.2m tall and c0.3m deep below the eaves.

4.3.6 **South-east elevation, Building B** (Fig 5): like the north-west elevation, this comprises two parts, the threshing barn to the north-east and the lower cow-house to the south-west. The south-west end has been much altered and re-pointed but has two, probably original, apertures on the first floor with flat voussoir arches and a third to the south-west that has been substantially reduced in size (Plate 9). The central aperture was evidently originally much taller, but the lower part has been blocked, perhaps as a result of alterations made to the doorway below. There is a further small inserted window south-west of the centre of the elevation, with a flat row of blocks forming the lintel, and a window with a round-headed arch to the south-west of this. This too was originally taller and has been partially blocked. On the ground floor there are two pedestrian doorways, both of which are probably inserted and a large round-headed doorway on the north-east side, which is a late insertion. Between the two pedestrian doorways there is a butt joint, probably the remains of another, blocked, doorway. At the south-west end there is a large inserted opening with an iron I-beam lintel, the north-east jamb of which has been rebuilt in brick and concrete blocks. The scar of the former roof of Building C is visible and the sawn off purlins are still present.

4.3.7 The north-east end has two ventilation slots on the ground floor and another on the south-west side of the first floor (Plate 10). There is a large wagon doorway on the north-east side, which has a modern glass and timber window and pedestrian doorway inserted into it. On the south-west side of the ground floor there is a small window with a flat voussoir arch. Between these there is a large window on the ground floor with a round-headed arch beneath another large window. The first floor window is definitely inserted, and the jambs are rebuilt in concrete blocks, and the ground floor window has evidently been altered too. It is also apparent that the whole of the wall top has been rebuilt at some stage, probably before the insertion of the first floor window.

4.3.7 **South-west elevation, Building A** (Fig 6): there is a row of four blocked ventilation slots on the ground floor, and four windows, one of which is much larger than the rest (Plate 11). Each of these has been substantially altered; all were originally doorways but have had their height increased and concrete lintels inserted. One open doorway remains, and on the first floor there is another doorway-sized aperture, although this is evidently inserted and has had its jambs built in concrete blocks and has a concrete lintel. The top c0.6m of the wall has evidently been rebuilt and there are numerous other areas of repointing across the whole elevation, as well as an iron downpipe on the north-east side.

4.3.8 **South-east elevation, Building A**: this is the opposing gable end. There are two large inserted apertures with concrete lintels on the ground floor; a blocked doorway to the south-west and a window to the north-east (Plate 12). Three blocked ventilation slots are evident across the centre of the elevation and there are two or possibly three more below. Two open ones are also present beneath the eaves, plus an owl hole, and the entire gable section appears to have been rebuilt or repointed.

4.3.9 **Building D** (Figs 13-16): despite being considerably later in date, Building D is built in a similar style, comprising courses of red sandstone blocks, many evidently re-used pieces of Furness Abbey, and thin courses of black slate. The roof had been removed prior to the investigation, but was evidently a relatively modern iron or steel construction (Fig 18), and there is a concrete floor. The front (east) elevation comprises a large opening, which originally had cast iron pillars supporting the roof (Plate 13). The jambs of this opening are finished with large ashlar blocks of rock-

face finished limestone, and drill holes left from quarrying are evident in various places. There are iron downpipes at either end and on the south side a mason's mark (mason's mark 3) in the form of a simple carved cross 0.07m by 0.07m is present (Plate 14).

4.3.10 The south gable (Fig 14) has three ventilation slots with projecting sills high in the wall (Plate 15). Towards the west side there is a re-used piece of sculpted masonry (re-used stone 1), presumably part of a decorative arch with a rolled and chamfered moulding (Plate 16). The west elevation is relatively plain, although the courses of black slate are very evident throughout (Fig 15). There is a small rectangular hole, resembling a put-log hole, on the south side and the words 'T Harding' have been pecked into one of the blocks towards the centre of the elevation. This may also be a re-used stone, however, as the inscription is upside down. The north gable is essentially the same as the south, with three narrow ventilation slots. There is an iron downpipe on the west side and another piece of re-used sculpted masonry (re-used stone 2) with a rolled moulding high on the east side. Below the downpipe the corner of the wall has been repointed and some distance to the east of this the words 'Andy Coward 1955' have been scored into a patch of concrete.

4.4 Internal Detail

4.4.1 **Building A:** this comprises a single large room on both the ground and first floors (Figs 7 and 9). The walls of the ground floor room are all finished with a concrete skim, and the ceiling is constructed from V-shaped pre-cast reinforced-concrete sections supported by heavy concrete beams (Plate 17; Fig 11). The floor was probably also originally concrete, but had been removed prior to the investigation. There are two access hatches in the ceiling, both on the north-east side, one at either end of the building, and all of the windows have sloping sills. Part of the wall has been recently rebuilt in concrete blocks and there are electrical fittings in various places. The blocked apertures in both the north-west and south-east ends are just visible, and, in addition, there are two large blocked openings in the north-west end of the south-west elevation, originally allowing access between Buildings A and B.

4.4.2 The first floor has ventilation slots, filled with concrete blocks, along the north-west and south-west elevations (Fig 9). All of these have timber lintels made from large re-used timbers, many with joint slots and pegs holes visible (Plate 18), all of which have been scorched black by fire. Immediately to the north-west of one of these there are two masons' marks (1 and 2; Plates 19 and 20; Fig 9). The rebuilding around the inserted doorways in the north-west and south-west elevations is also apparent, as is the demolished section of wall at the north-west end of the south-east elevation. The south-west gable has blocked ventilation slots beneath the level of the open ones.

4.4.3 **Building B:** the ground floor of the north-east end has been divided into a number of rooms (G1-3) by inserted concrete block walls (Fig 8). Room G1 is a small lobby providing access through the south-eastern threshing doorway to the ground floor and the stairs to the first floor. The floor is finished with stone-effect tiles and the ceiling comprises machine-cut timber joists and floorboards, some of which are evidently earlier than others. The stairs, situated against the north-east elevation, are modern but in the north-west elevation some of the original walling is visible, within which there is a small alcove, probably a partially blocked ventilation slot, with a re-used and scorched timber lintel. Room G2 has the same floor and ceiling as Room G1, although none of the earlier joists and with an iron I-beam lintel orientated north-west/south-east. There is a long inserted window in the north-west elevation and the doorway to the south-west has a re-used timber lintel. A blocked ventilation slot, also

with a re-used timber lintel, is visible in the south-east elevation and there are two doorways in the south-west elevation. Room G3 is finished in the same way as Rooms G1 and G2, with some of the earlier ceiling joists surviving and scars for other partition walls and toilet fittings visible in the floor. The concrete block wall to the south-west has been added as a skin over the original walling.

4.4.4 The first floor of the north-east end comprises a single room (F1) that contains many of the features visible on the first floor of Building A, with blocked ventilation slots with re-used and scorched timber lintels and a large inserted window in the north-west facing gable (Plate 21).

4.4.5 The ground floor of the south-west end is divided into two rooms (G4 and G5) by modern partition walls (Fig 8). Room G4 is plain and entirely finished with plaster and has a tiled floor and two large boxed beams orientated north-west/south-east. There is an arched doorway in the south-east elevation and attached electrical fittings throughout. Room G5 is large, with a tiled floor and modern plastered ceiling supported by three large boxed beams. The walls are finished by plaster board in places and there are electrical fittings throughout. A large aperture with an iron I-beam lintel has been knocked through the south-west end of the south-east elevation, originally providing access to Building C (now demolished) (Plate 22).

4.4.6 The first floor of the south-west end is divided into seven rooms (F2-8) by modern partition walls forming a flat (Fig 10). All of the rooms are finished with plaster and wallpaper and have carpets or vinyl flooring. Room F2 is the living room, and has a modern gas fire with an antique-effect iron surround in the north-east elevation (Plate 23). The flat plasterboard ceiling is supported by two beams, one of which is *in situ* and the other a later insertion, although it is evidently a re-used timber of similar type. The *in situ* beam is bolted at the south-east end to a timber above and the inserted beam also has bolt holes, presumably fixing it to the ceiling. Both also have a number of Baltic timber marks (Plates 24 and 25), appear to have been distressed, and been given a 'rustic' chamfer. Room F3 is a kitchen, and the walls are largely covered by modern units. Like Room F2, there are two beams supporting the ceiling, one original and one inserted, but both similar timbers. There is a step up into Room F4, which is a corridor narrow L-shaped corridor connecting the remaining rooms at the south-west end. It is plain, although there is a boxed beam running from it into Room F6. Room F5 is a bathroom, and is finished with tiles as well as wallpaper, and has numerous modern fittings throughout. Room F6 is a bedroom with fitted units and a boxed beam orientated south-east/north-west. Room F7 is a smaller bedroom, with a walk-in cupboard in the north-east corner and a window in the south-west elevation with a wide timber sill. Room F8 is another small bedroom with fitted units, which also has a window in the south-west elevation with a wide timber sill.

4.4.7 The roof space above the first floor of the south-west end of Building B is divided into two parts by an inserted concrete block wall and with an inserted row of joists supporting the ceiling below and fibre glass insulation. The lower part of the north-west wall is rendered. The north-east end has two simple trusses comprising overlapping principal rafters (Plate 26), each held by a single peg and with the punched carpenter's marks 'I' and 'II' from north-east to south-west (Fig 12). The scar of a narrow collar that was nailed to the principal rafters is also visible. There is a single purlin per pitch plus a ridge purlin and attached to the purlin on the south-east side are two pieces of chamfered timber with a bolt running between them, which presumably acted as a hoist of some description (Plate 27). The south-west end of the roof space is essentially the same. On the north-east side there are two adjacent inserted trusses. In each case their form is similar to the original trusses, but the principal rafters are bolted together and the purlins butt each other at this point. One

of the principal rafters is stamped '437B' in red. At the south-west end there is another original truss with the punched carpenter's mark 'III'. A later collar has also been bolted across it and the north-western principal rafter has Baltic timber marks on its south-west face (Plate 28). All of the original timbers in the roof space are saw-pit cut, although the ridge purlins are less well finished. The south-west wall of the south-west half of the roof space is whitewashed.

4.4.3 **Building D:** this comprises a single room with a concrete floor (Plate 29; Fig 17). The north elevation has three ventilation slots beneath the gable and traces of whitewash. There are iron ties along the roof line, which evidently held the roof in place, with patches of concrete around where these have been inserted. The west elevation is relatively plain, although it is finished with patchy render and some concrete. Various pipes have been inserted through the walls and there is a piece of re-used sculpted stone north of the centre, with a beaded moulding (re-used stone 3). The south elevation is essentially the same as the north. The concrete patching around the roof ties is scored with the words 'D. Wright 1957', '1957 Dec 13' and 'E. Tyson E. Fisher' in three separate areas. The east elevation is unremarkable apart from the large opening, although there is another piece of re-used sculpted stone with a beaded moulding on the north side (re-used stone 4).

5. Discussion

5.1 Introduction

5.1.1 The buildings investigated at Parkhouse Farm form an interesting group that, despite considerable damage from fire and subsequent and modern alteration, has a number of features of interest. It is evident that the structures incorporate several pieces of re-used masonry, undoubtedly taken from Furness Abbey. Three examples of medieval masons' marks were identified, as well as several fragments of sculpted stonework. Re-used timbers, evidently pre-dating the existing structures, were also present, suggesting that an earlier structure on the site was dismantled or that these were also brought from elsewhere. In addition, several historically interesting features relating to the period in which the buildings were constructed were also identified.

5.2 Phasing

5.2.1 **Phase 1:** the earliest part of the structure is the threshing barn, which forms the north-east end of Building B. This undoubtedly pre-dates 1847 as it is shown on the Ordnance Survey map of 1851, which was surveyed in that year. Other dating evidence is not forthcoming, except in relation to the subsequent phases. The re-used timber present in the Phase 1 building has evidently come from a much earlier building, and the re-used of timber is known to have been commonplace from at least the seventeenth century (Tyson 2000, 41) so its presence cannot be used as a means of accurately dating the threshing barn.

5.2.2 **Phase 2:** shortly after the threshing barn had been built it was extended to the south-west and south-east with the addition of two cow-houses. Although it is not certain that these two additions were made at the same time, the similarity of building technique, particularly the voussoir arches over the doorways and windows, would suggest that this is likely. The cartographic evidence suggests that these two extensions were completed by 1847 (Plate 1), and it is apparent that the building across the courtyard to the south-east was built at the same time. The presence of Baltic timber marks also suggests a late eighteenth to early nineteenth century date (Greene 1996). This is very similar in style to the smaller cow-house attached to the south-west end of the threshing barn. These two buildings evidently had haylofts above, which were probably accessed through the arched pitching windows, with hoists used to lift heavy loads.

5.2.3 **Phase 3:** several additional outshuts and extensions were subsequently added to the complex following Phase 2. Some of these are clearly built before 1847 as they are shown on the Ordnance Survey map of 1851 (Plate 1) but they appear to have butted the Phase 2 extensions and/or the Phase 1 threshing barn, and so must be later in date.

5.2.4 **Phase 4:** during the late nineteenth to early twentieth century various major alterations were made. The cartographic sources show that Building D was constructed between 1889 and 1911 (Plates 2 and 3), and it appears to have changed very little since that date. The threshing barn and Building A were also affected by at least one catastrophic fire (although there may have been more than one according to Mr Beck), which evidently destroyed the roof structure and any floors that were present at this time. A new pre-cast concrete floor was added to the first floor of Building A and a timber floor added to the threshing barn, although this was evidently subsequently altered. The majority of the ventilation slots were certainly blocked at this time, although some may have been partially or completely filled considerably earlier.

5.2.5 **Phase 5:** most recently several further alterations have been carried out. The conversion of the threshing barn and smaller cow-house making up Building B into a farm shop and flat led to the alteration, blocking, and insertion of several apertures and the addition of partition walls and staircases. The large steel structure formerly abutting the north-east side of Building A was also probably built at this time, as was Building C. Modern alterations were also evidently carried out to the roof of Building D, some of which can be dated with some certainty to the 1950s.

5.2.6 **Discussion:** it is extremely likely that much of the re-used stone present within the three buildings came from Furness Abbey. Both the detail of the tooling and the masons' marks suggest a medieval date: such marks are often found on high-quality medieval stonework (Hislop 2000) and examples similar to those identified at Parkhouse are recorded at Furness Abbey (Ferguson 1883, 357; Plate 31; Melville 1970). The use of stone from Furness Abbey is perhaps not surprising given its proximity and the documentary connections between Parkhouse and the Preston family who came into possession of the estate shortly after the Dissolution. At this time '*considerable spoliation of the monastic buildings took place*' (Dickinson 1987, 8), and it is likely that the Prestons, as owners, would have made use of the resources that the Abbey presented them with. Of perhaps greater interest are the pieces of re-used timber, most of which were very substantial in character and which suggest a large timber-framed building, or a building incorporating timber framing, was demolished prior to the construction of the present buildings. The date of this structure is not known, nor is it clear whether it was situated on this site or whether the timbers were brought some distance to be used. Examples of timbers of medieval date being used in post-medieval buildings, including agricultural buildings, are known however (eg Heawood *et al* 2004, 19-33), and it is conceivable that those present at Parkhouse are of similar date.

5.2.7 The present Buildings A and B can be dated by a number of means. They appear to be shown on the first edition Ordnance Survey map (1851) and so must pre-date 1847. The presence of Baltic timber marks, although not an accurate means of dating in their own right, typically suggests a late eighteenth or early nineteenth century date (Greene 1996), which fits with the cartographic sources. Similarly, the increased emphasis on dairy farming evident in the construction of new cow-houses, is also indicative of a nineteenth century date (Brunskill 1987, 66), although generally later rather than earlier. This came about as a result of increased demand for milk during the industrial revolution (*ibid*). During the early nineteenth century the farm was occupied by the Bolton family (see *Section 3.2.2*), who appear to have been relatively enterprising; certainly when compared to the debtor Edward Gibson who preceded them by 100 years. It would perhaps seem likely that it was they who built the present buildings, some time in the early part of the nineteenth century as part of a period of expansion and improvement. Unfortunately, without further research it is impossible to be certain of this and the few references relating to the life of the Bolton family that were identified (in Rollinson 1986) do not give any information about the buildings.

5.2.8 The building recording and associated desk-based assessment, in addition to the two previous assessments (LUAU 2000; OA North 2002), have provided a valuable starting point for further research into the site. There are still several questions that remain unanswered, especially with regard to the re-used timbers. Also, the buildings that remain within the farm complex do not seem to be related to the mill race shown on the early maps of the site (see *Section 3.2.4*), so there is the possibility of a mill pre-dating the existing buildings on the site. If such a building existed, however, it must have been of very early origin.

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*LRO(P) DDCA 10/18, 1615 *Lease: John Preston of the Mannor in Lowe Furneis, esq, to Francis Preston of the Parkehouse, gent – Closes Called the Bottom, Brearhedge, Higher and Little Lambert Hill, Crochen Parkes, and a Parcel of Arable and Pasture Lying Under Yarlesyde*

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Plate 31: Masons' marks (after Ferguson 1883, plate 2); examples similar to 133 and 176 were recorded on the first floor of Building A

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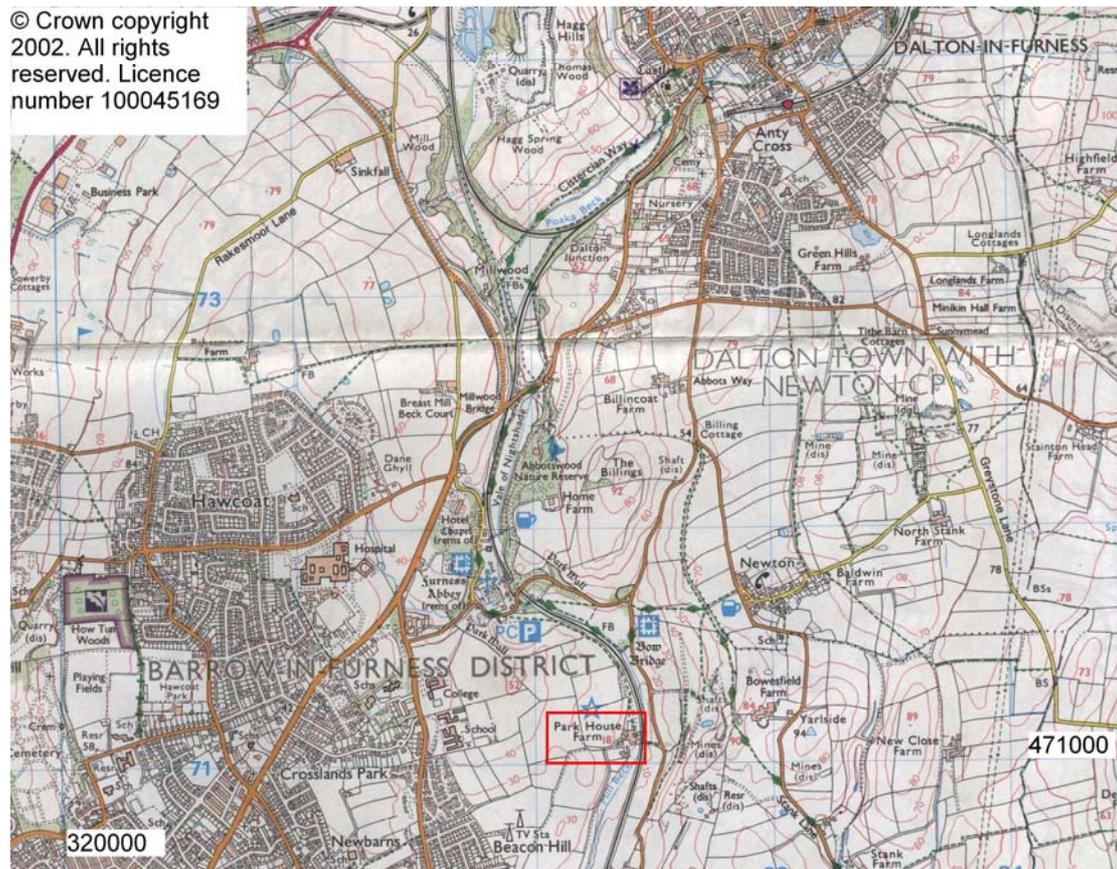


Figure 1: Location of Parkhouse Farm in relation to Furness Abbey (north-west), Barrow-in-Furness (south-west) and Dalton-in-Furness (north-east)

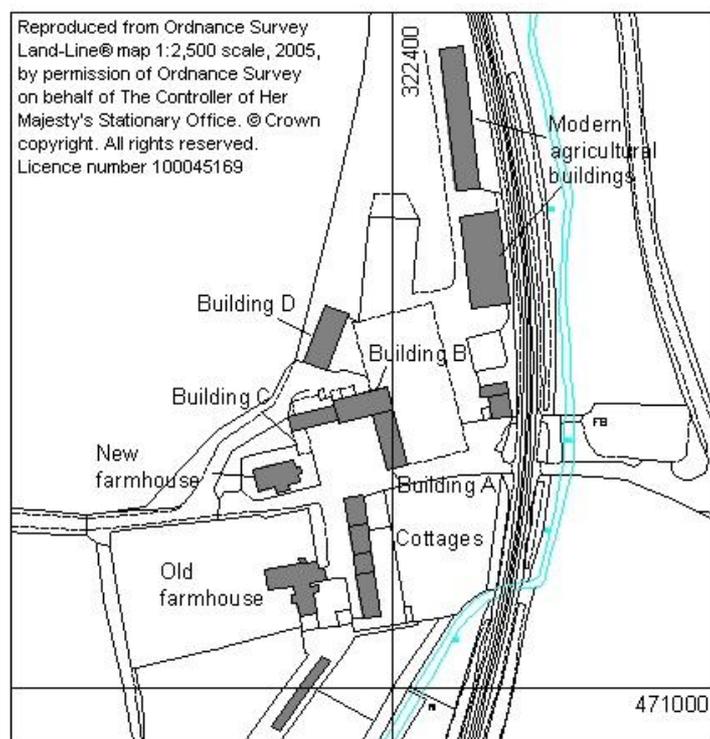


Figure 2: Parkhouse Farm, showing Buildings A-D (subject of survey), and surrounding buildings

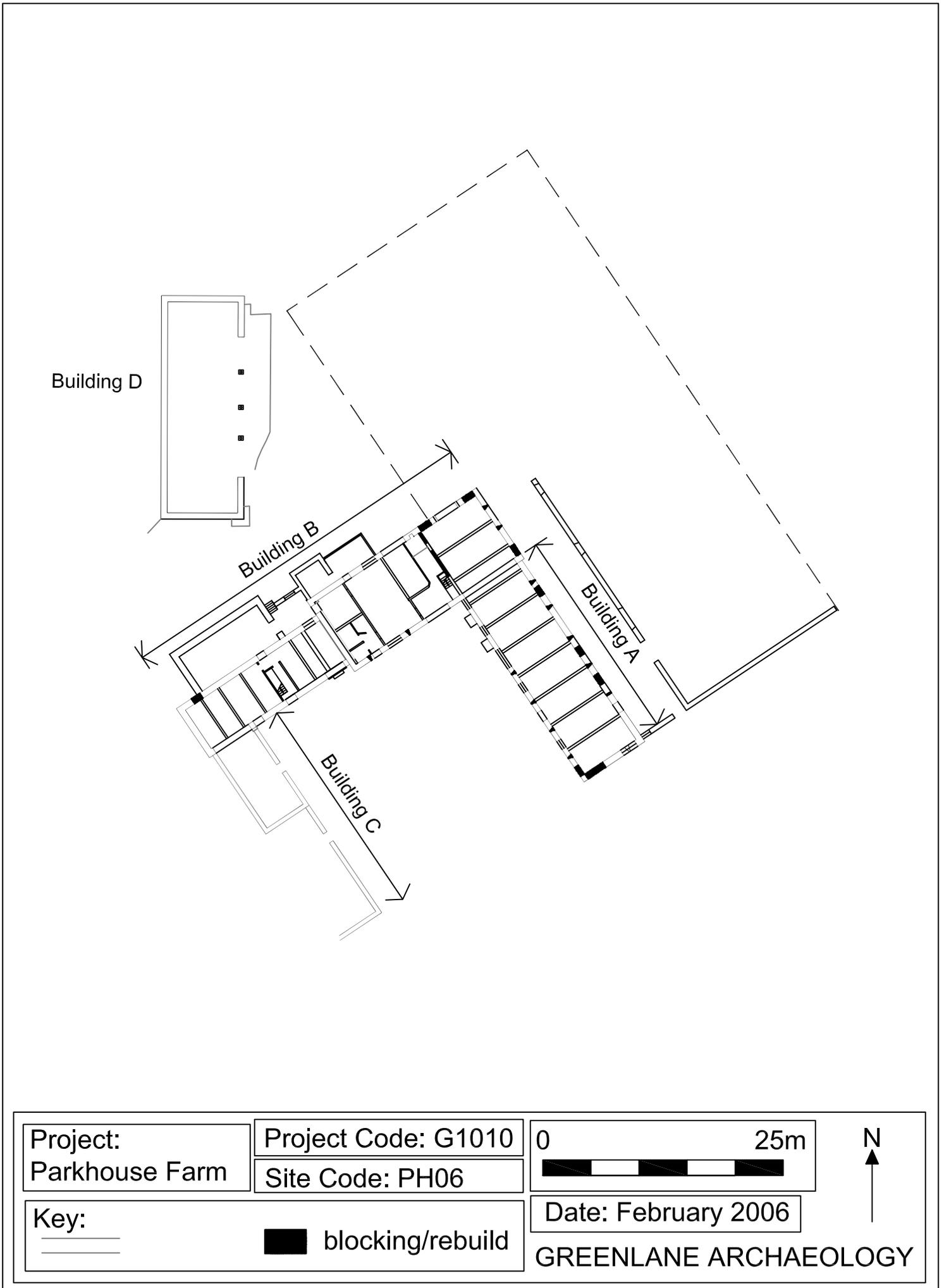


Figure 3: General plan of the farm buildings

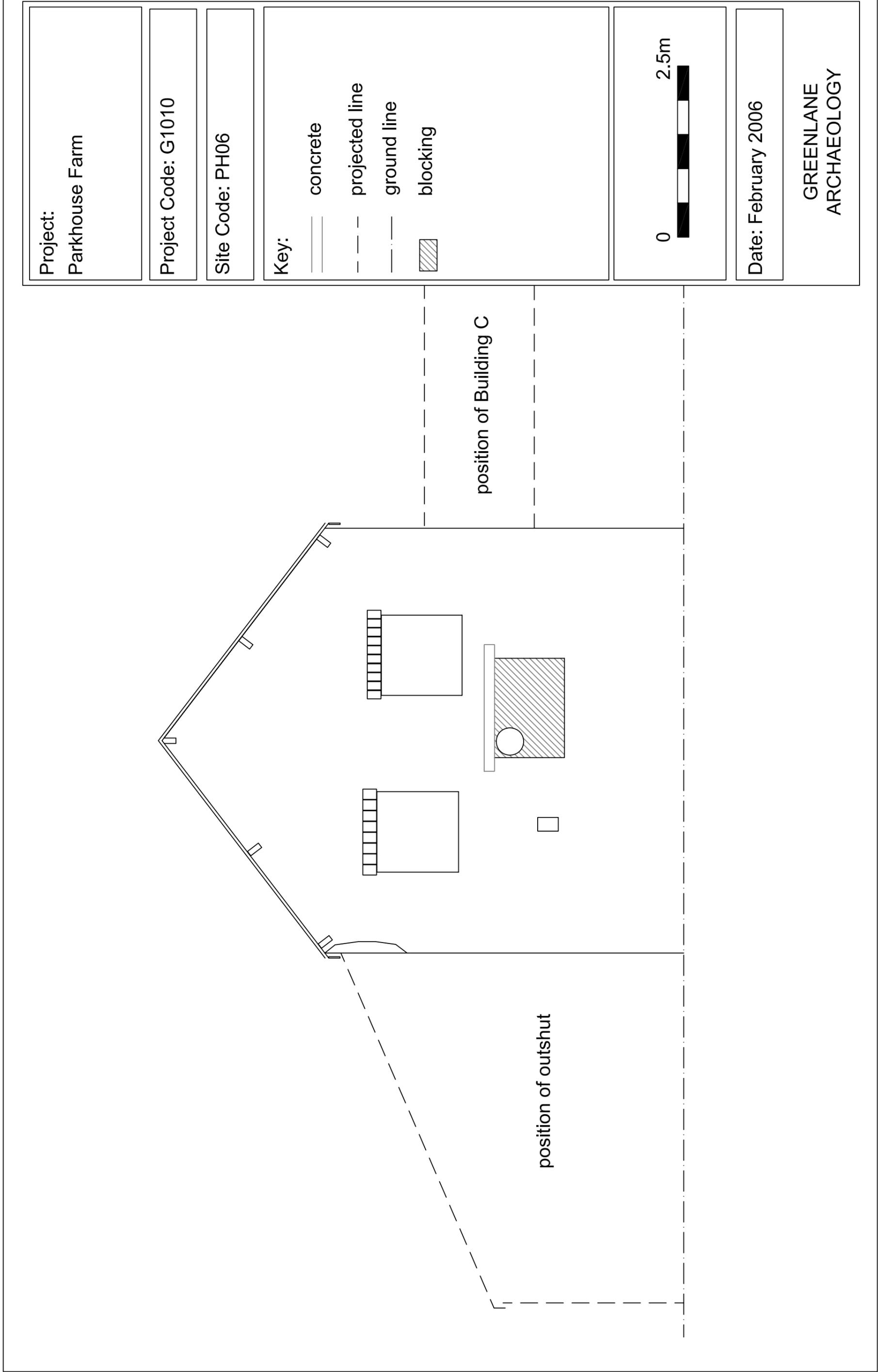


Figure 4: South-west facing elevation of Building B

Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

Key:

-  concrete
-  ground line
-  projected line
-  blocking
-  cross-section through building
-  roof

0

5m

Date: February 2006

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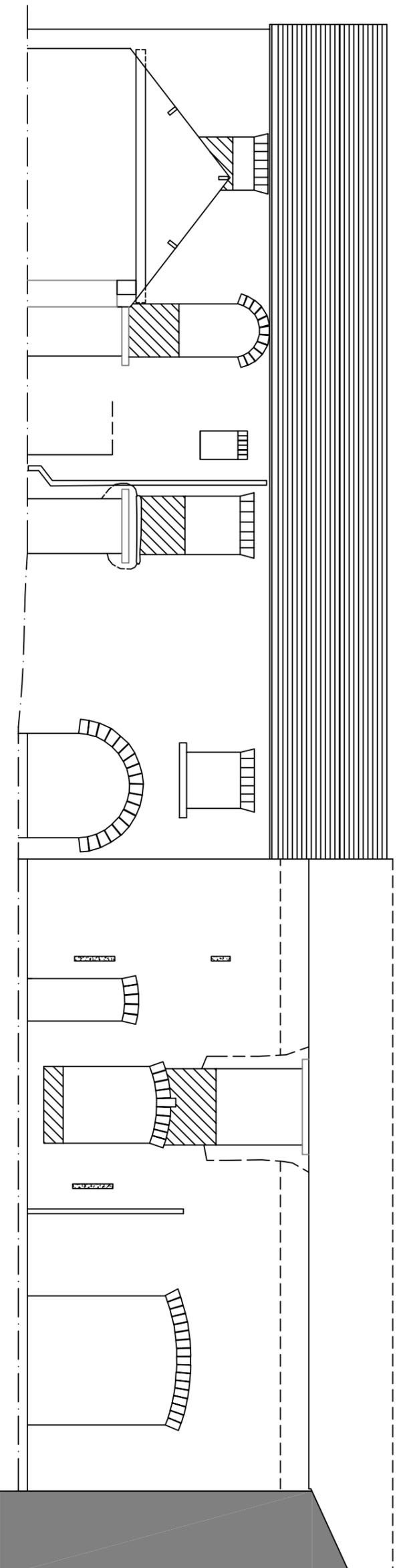


Figure 5: South-west facing elevation of Building B

Project:

Parkhouse Farm

Project Code: G1010

Site Code: PH06

Key:

- concrete
- - - ground line
- - - - projected line
- ▨ blocking
- cross-section through building
- ≡ roof



Date: February 2006

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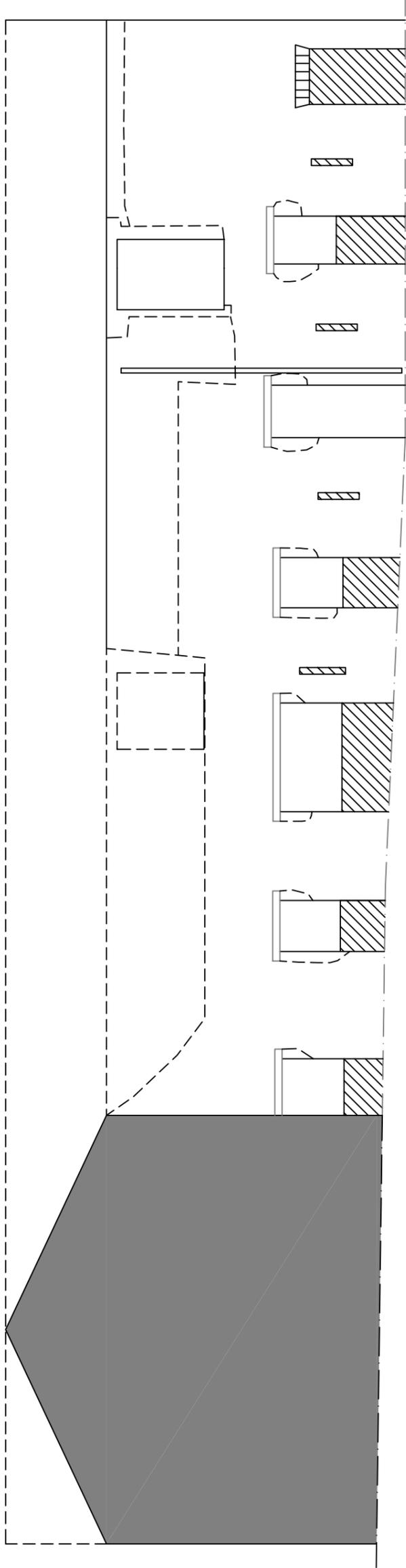
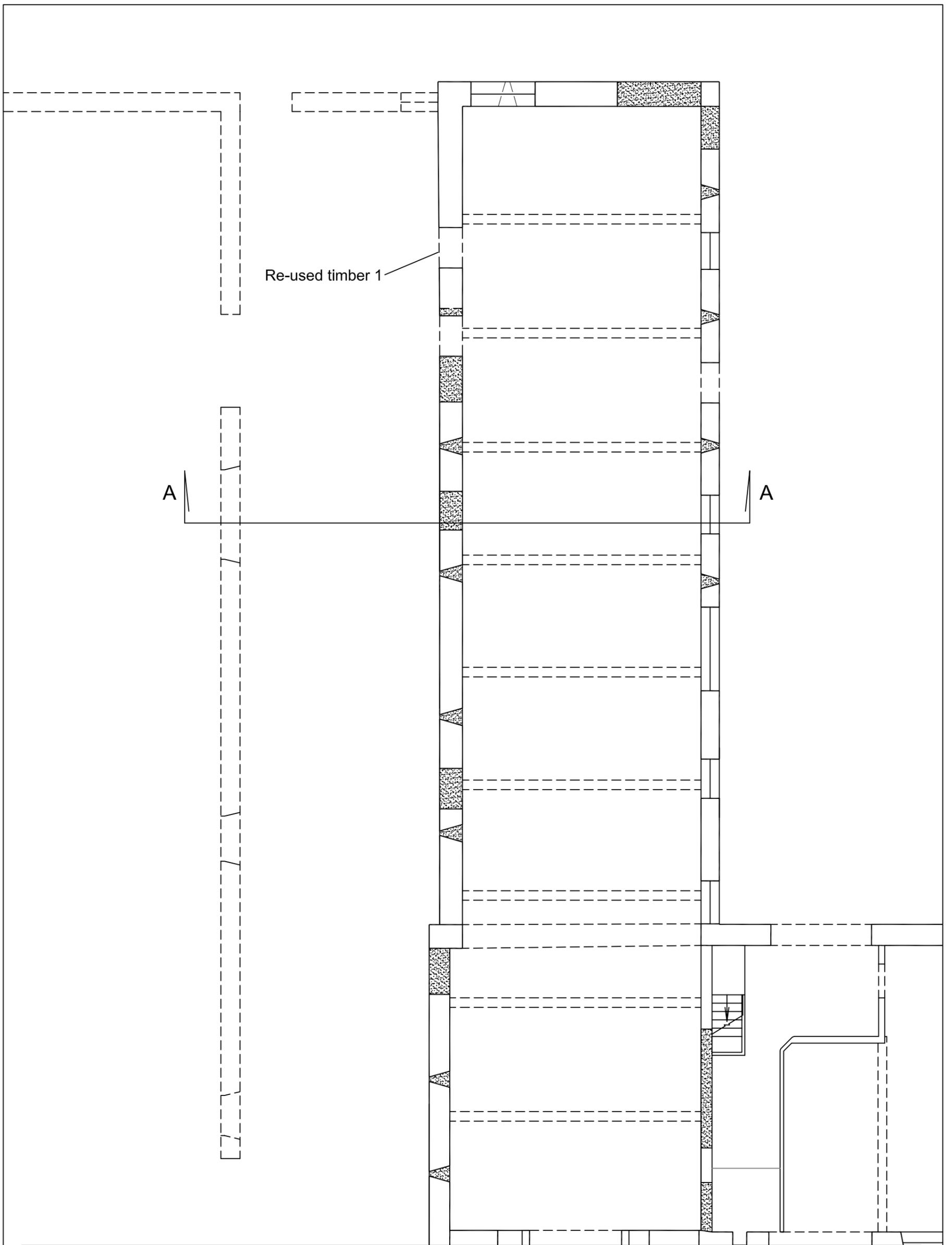


Figure 6: South-east facing elevation of Building A



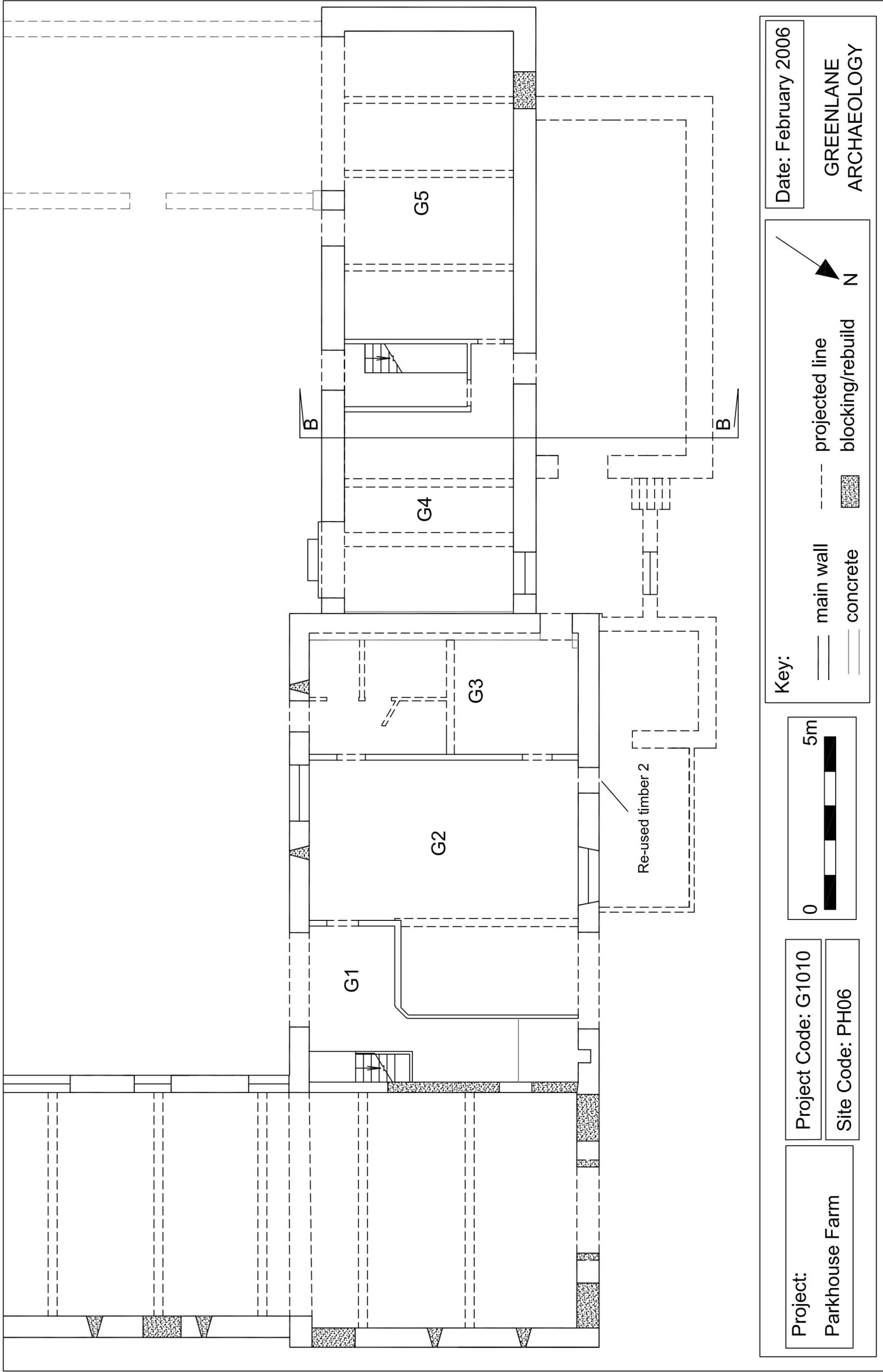
Re-used timber 1

A

A

Project: Parkhouse Farm	Project Code: G1010 Site Code: PH06	0 5m	Date: February 2006
Key: main wall projected line concrete blocking/rebuild			N GREENLANE ARCHAEOLOGY

Figure 7: Ground floor plan of Building A



Date: February 2006

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Key:

- main wall
- projected line
- concrete
- blocking/rebuild

N

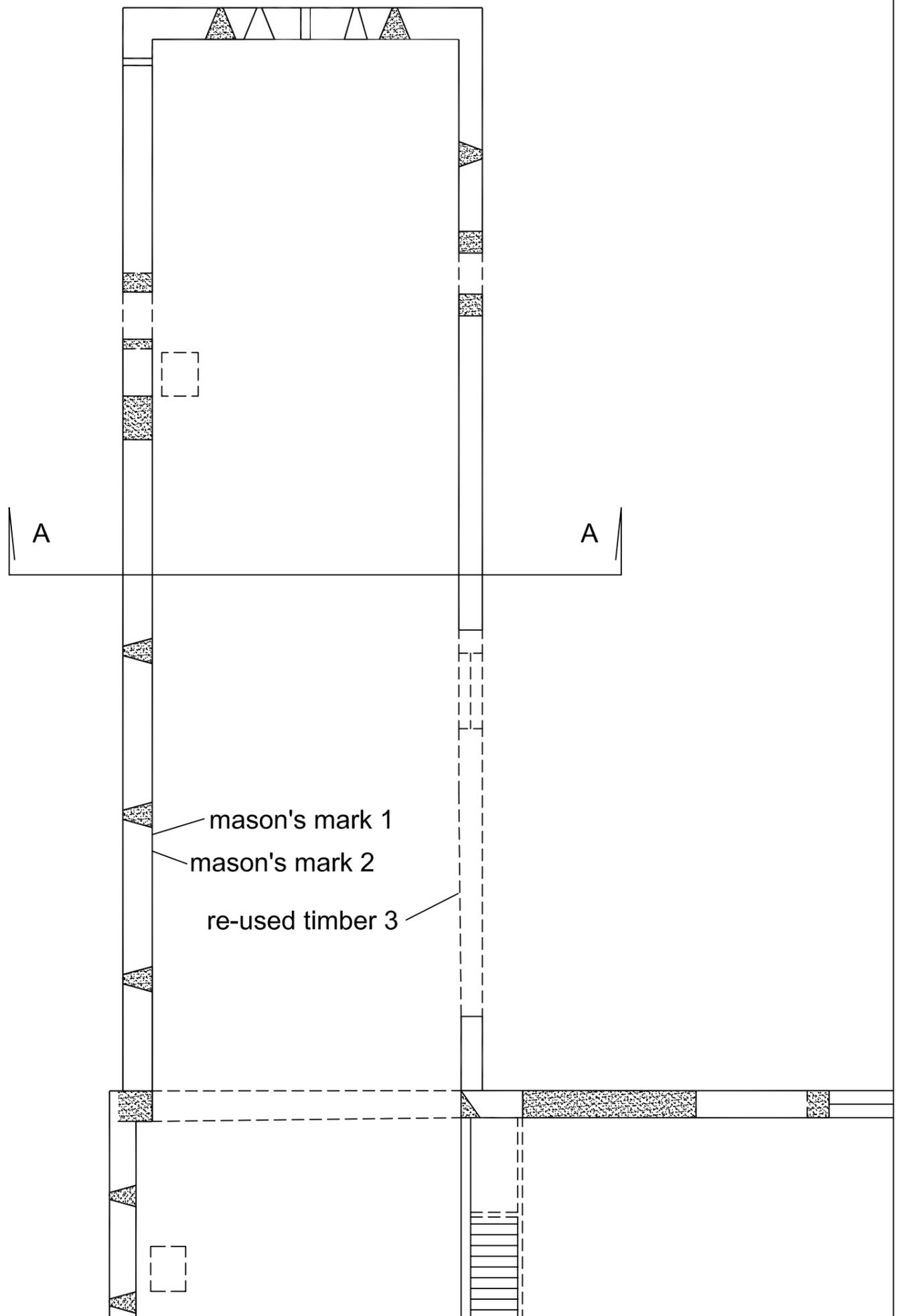
0 5m

Project Code: G1010

Site Code: PH06

Project:
Parkhouse Farm

Figure 8: Ground floor plan of Building B



Project: Parkhouse Farm	Project Code: G1010	0  5m	Date: February 2006
	Site Code: PH06		
Key:  main wall  projected line  concrete  blocking/rebuild			 N GREENLANE ARCHAEOLOGY

Figure 9: First floor plan of Building A

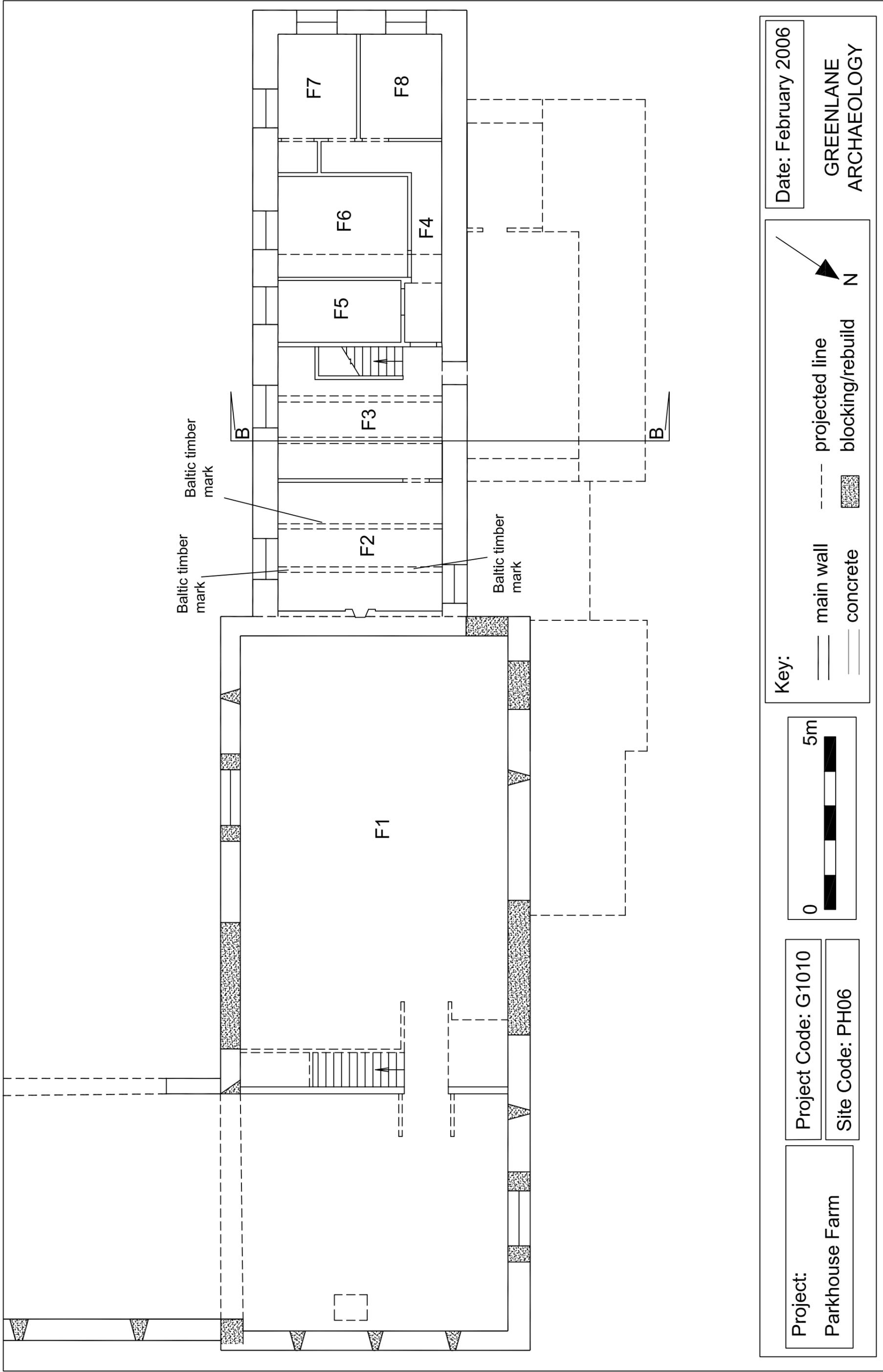
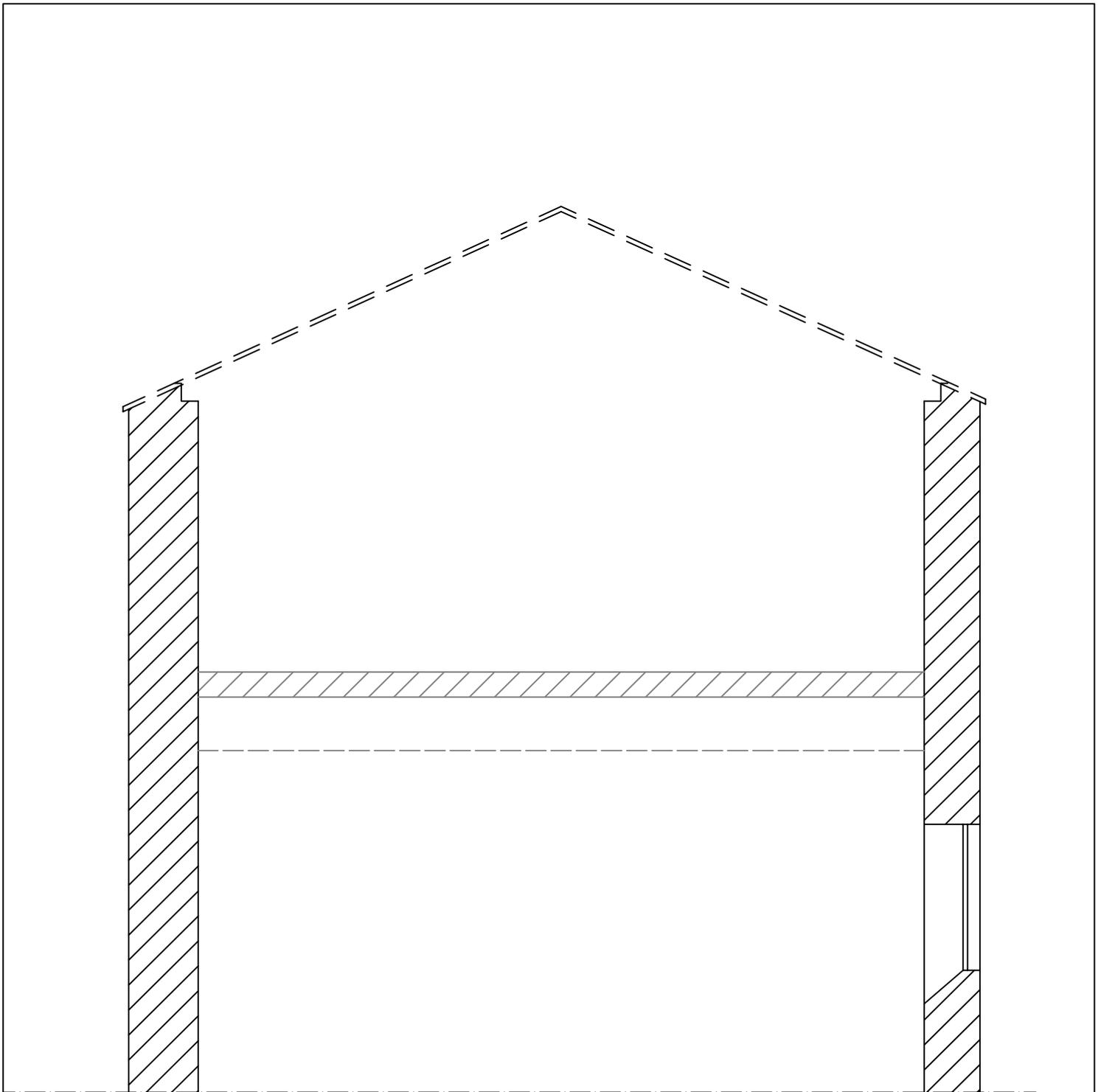


Figure 10: First floor plan of Building B



Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

0 2.5m



Key:

—— concrete

- - - - ground line

- - - - projected line

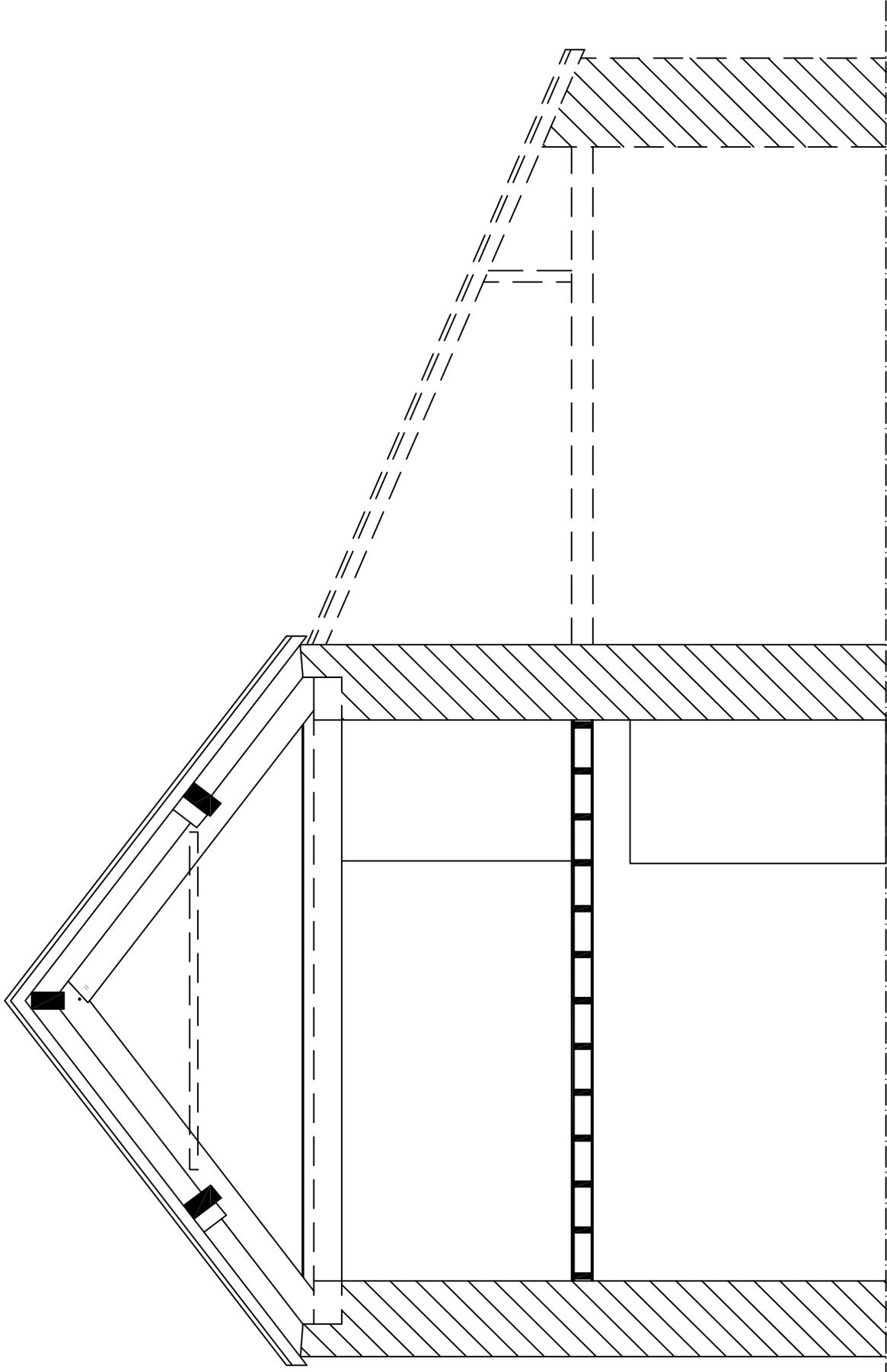


cross-
sectional
wall

Date: February 2006

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Figure 11: North-east facing cross-section (A-A) through Building A



Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

Key:

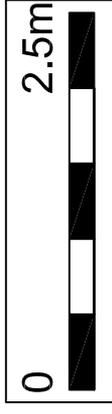
- - - - - projected line
- - - - - ground line



cross-sectional
wall



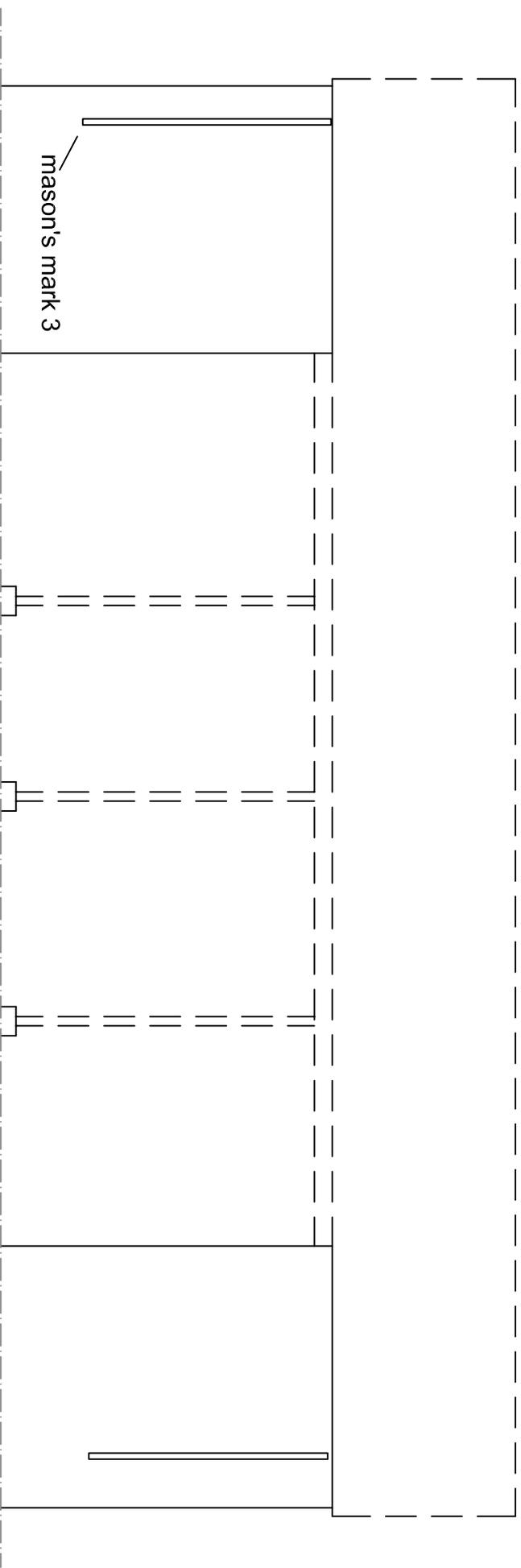
cross-sectional
timber



Date: February 2006

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Figure 12: North-west facing cross-section (B-B) through Building B



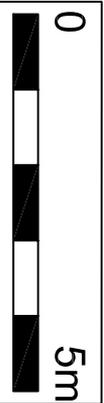
Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

Key:

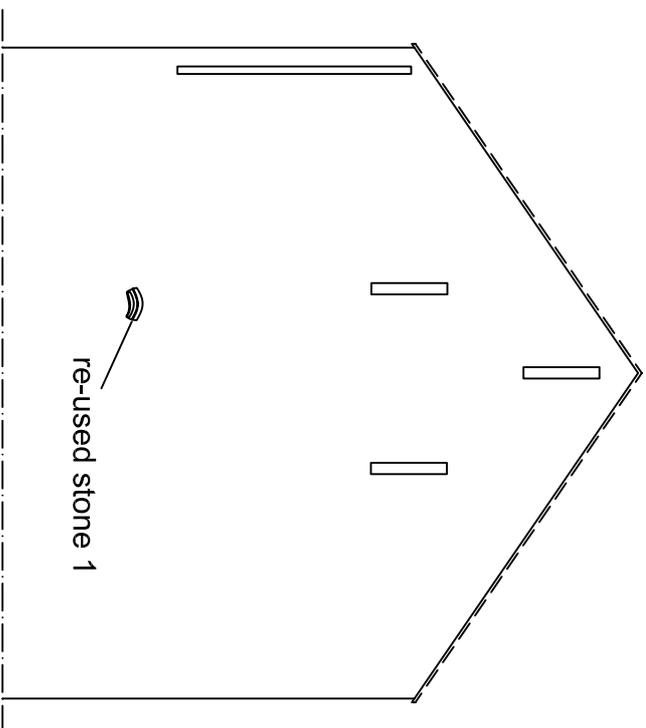
- - - - projected line
- . . . - ground line
- concrete



Date: February 2006

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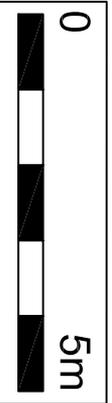
Figure 13: East facing elevation of Building D



Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

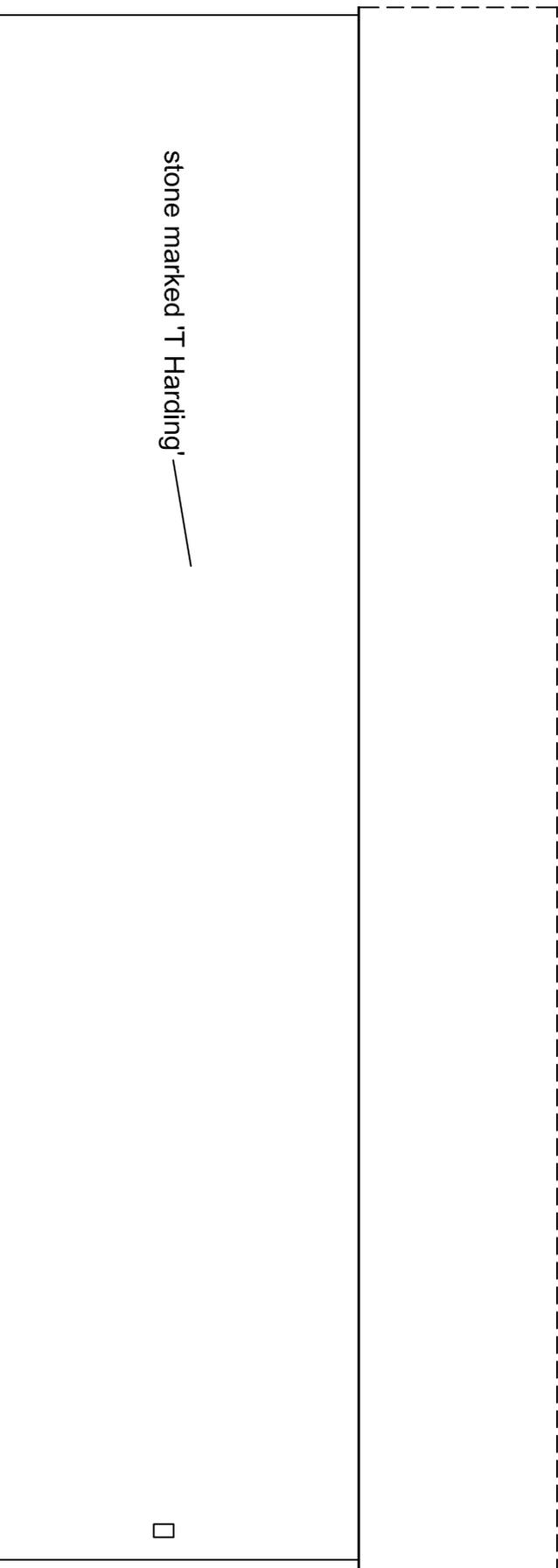


Date: February 2006

Key:
 ——— ground line - - - - - projected line

GREENLANE ARCHAEOLOGY

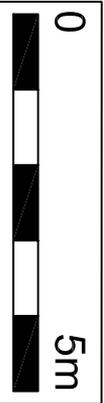
Figure 14: South facing elevation of Building D



Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

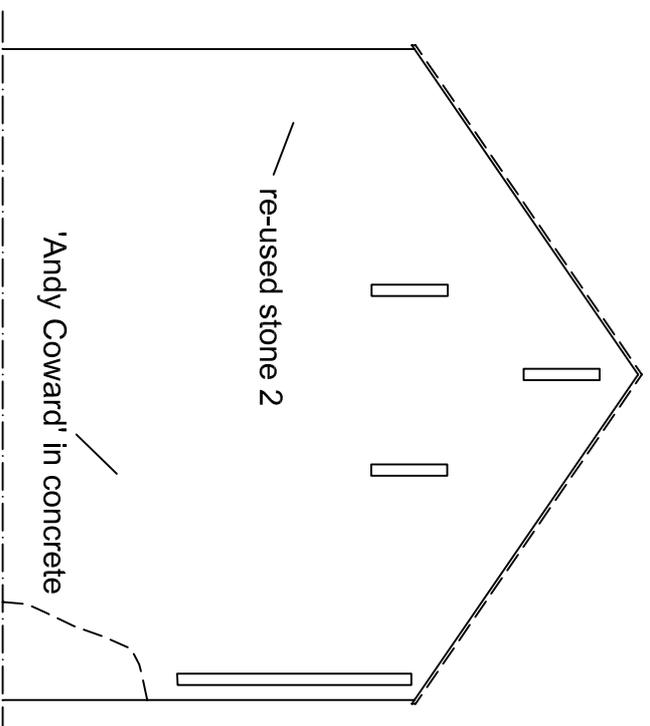


Date: February 2006

Key:
 ——— ground line - - - - - projected line

GREENLANE ARCHAEOLOGY

Figure 15: West facing elevation of Building D



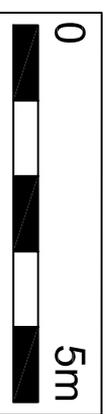
Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

Key:

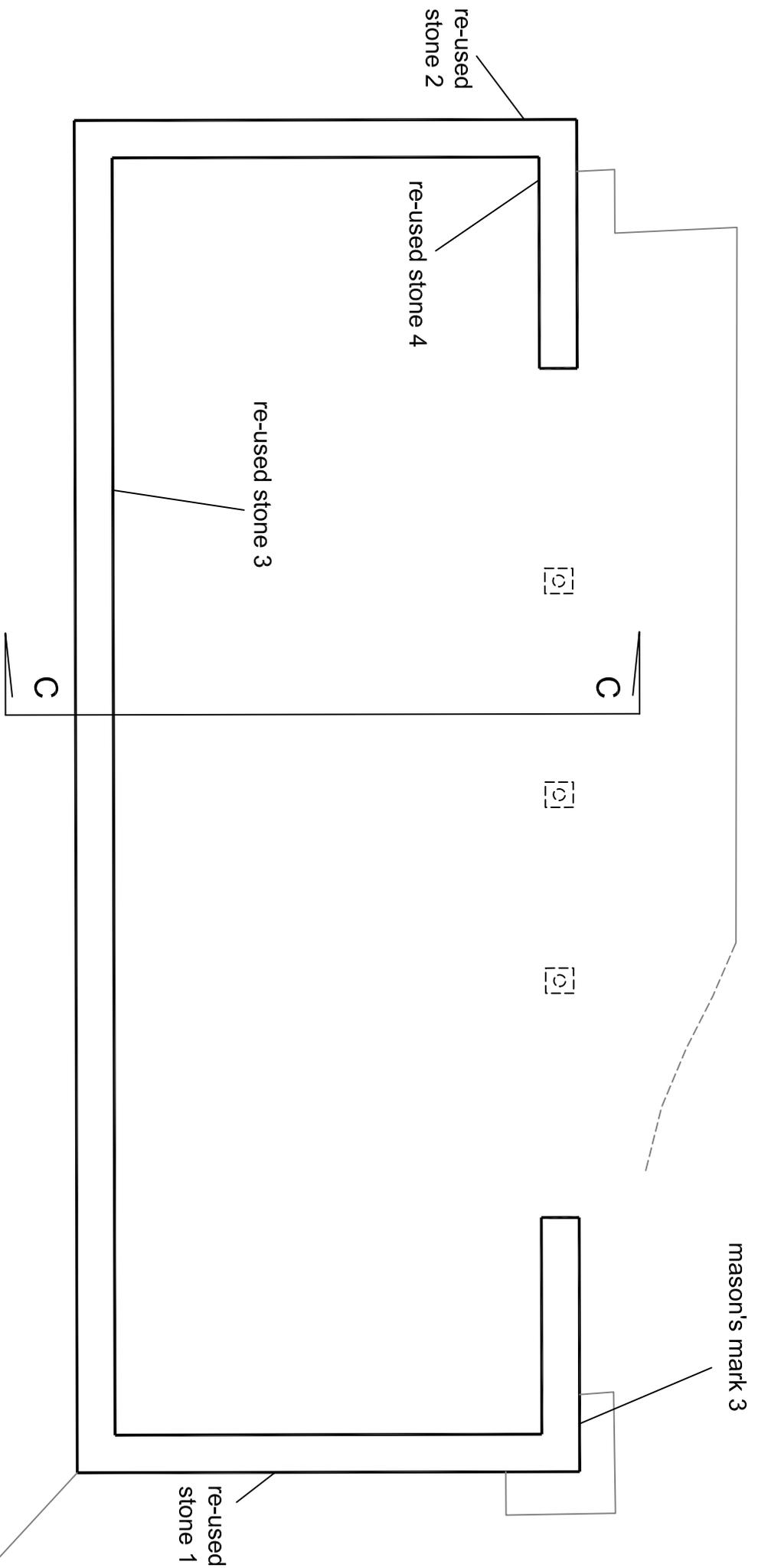
— ground line - - - - - projected line



Date: February 2006

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Figure 16: North facing elevation of Building D



Project:
Parkhouse Farm

Project Code: G1010

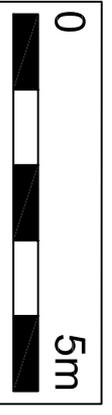
Site Code: PH06

Key:

— concrete

- - - - - projected line

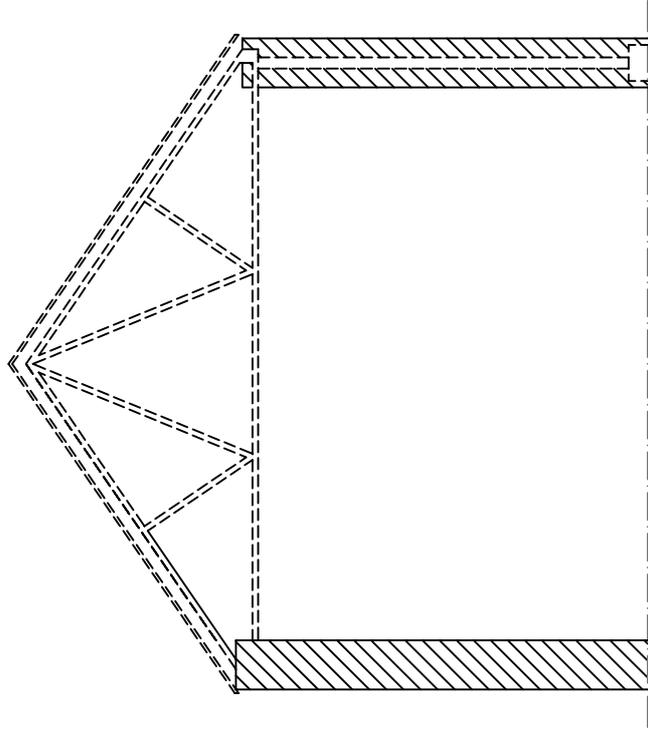
N →



Date: February 2006

GREENLANE ARCHAEOLOGY

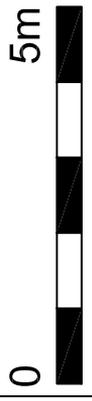
Figure 17: Ground floor plan of Building D



Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

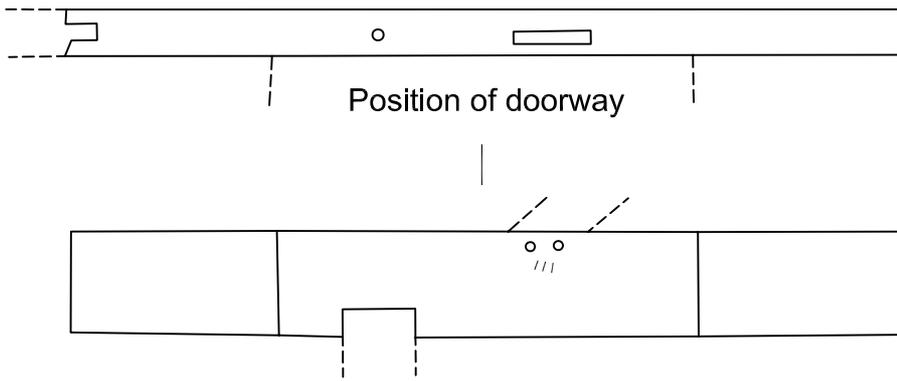


Date: February 2006

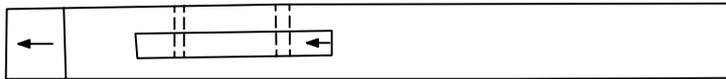
Key:
 — concrete
 - - - - - projected line
 ▨ cross-sectional wall

GREENLANE ARCHAEOLOGY

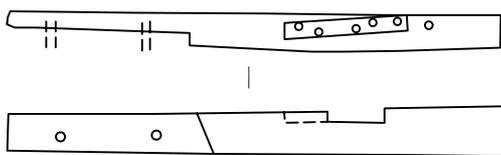
Figure 18: South-facing cross-section (C-C) through Building D



Re-used timber 1:
Lintel, SW Door, NE
Elevation, Building A



Re-used timber 2:
Lintel, Doorway, SW corner
of Building B, NE end



Re-used timber 3:
Recovered from 1st floor,
Building B, removed from wall in
NE corner

Project:
Parkhouse Farm

Project Code: G1010

Site Code: PH06

0 1m

Date: February 2006

Key:

----- projected line

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Figure 19: Re-used timbers from Buildings A and B



Plate 1: Extract from Ordnance Survey map of 1851

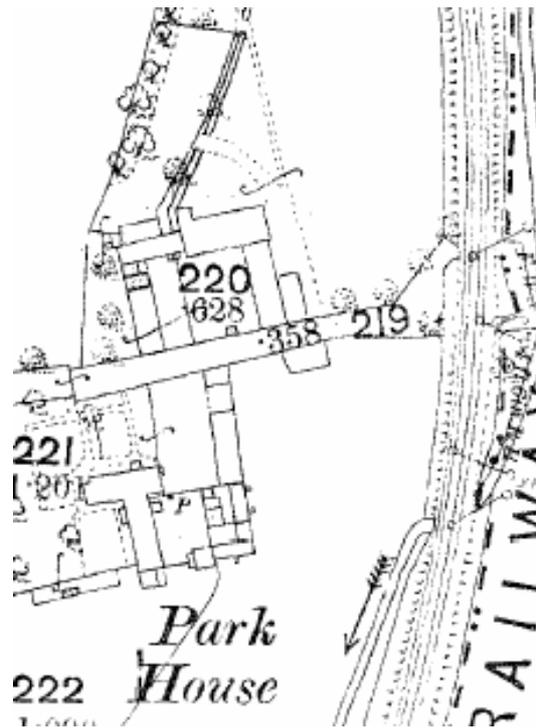


Plate 2: Extract from Ordnance Survey map of 1891

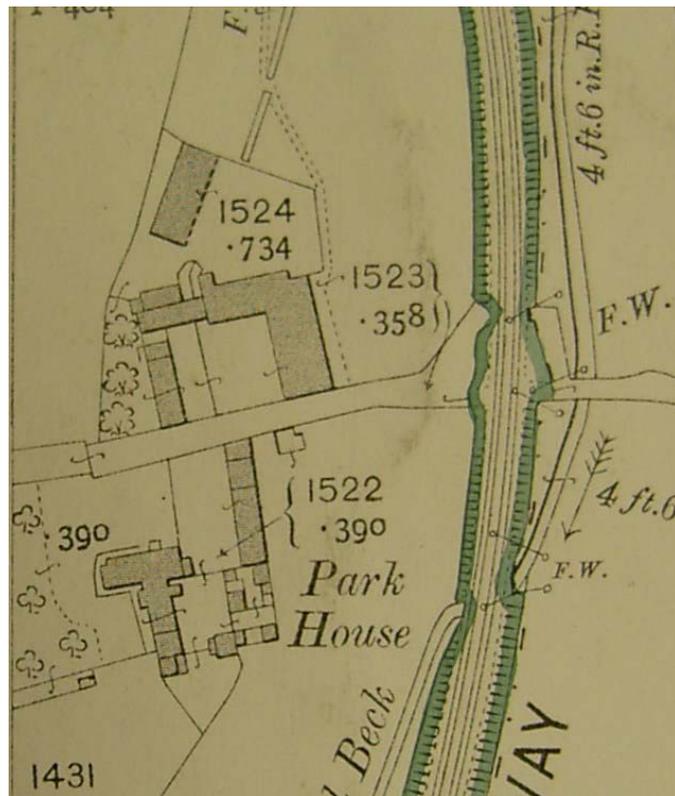


Plate 3: Extract from Ordnance Survey map of 1913



Plate 4: North-east external elevation of Building A



Plate 5: Re-used timber 1 used as a lintel above the south-western doorway in the north-east elevation of Building A



Plate 6: North-east end of the north-west external elevation of Building B



Plate 7: Re-used timber 2 used as a lintel above a blocked doorway in the north-east end of the north-west elevation of Building B



Plate 8: South-west external elevation of Building B



Plate 9: South-west end of the south-east external elevation of Building B

Client: Mr and Mrs Beck

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Plate 10: North-east end of the south-west external elevation of Building B



Plate 11: South-west external elevation of Building A

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Plate 12: South-east external elevation of Building A



Plate 13: East external elevation of Building D



Plate 14: Mason's mark 3 to the south of the large opening in the east external elevation of Building D



Plate 15: South external elevation of Building D

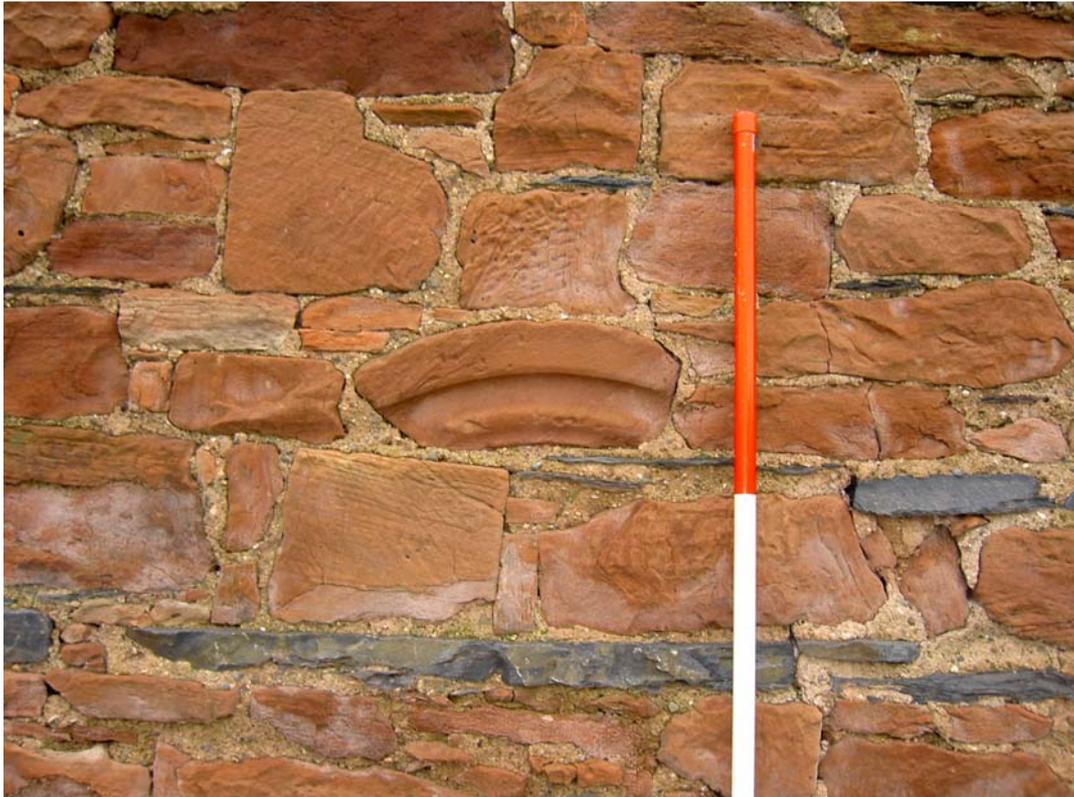


Plate 16: Re-used stone 1 in the south external elevation of Building D



Plate 17: Ground floor of Building A, looking north-west

Client: Mr and Mrs Beck

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Plate 18: Re-used timber used as lintel to a ventilation slot in the north-east internal elevation of the first floor of Building A. Two masons' marks are present to the left (see plates 19 and 20)



Plate 19: Mason's mark 2 in the north-east internal elevation of the first floor of Building A



Plate 20: Mason's mark 1 in the north-east internal elevation of the first floor of Building A



Plate 21: First floor of the north-east end of Building B



Plate 22: Room G5, south-west end of Building B



Plate 23: Room F2, south-west end of Building B

Client: Mr and Mrs Beck

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Plate 24: Baltic timber mark in Room F2, south-west end of Building B



Plate 25: Baltic timber mark in Room F2, south-west end of Building B

Client: Mr and Mrs Beck

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Plate 26: Truss 'II' in the roofspace above the south-west end of Building B



Plate 27: Hoist in the roofspace above the south-west end of Building B



Plate 28: Truss 'III' showing the Baltic timber mark in the roofspace above the south-west end of Building B



Plate 29: Interior of Building D, looking north



Plate 30: View of site, facing south-west

