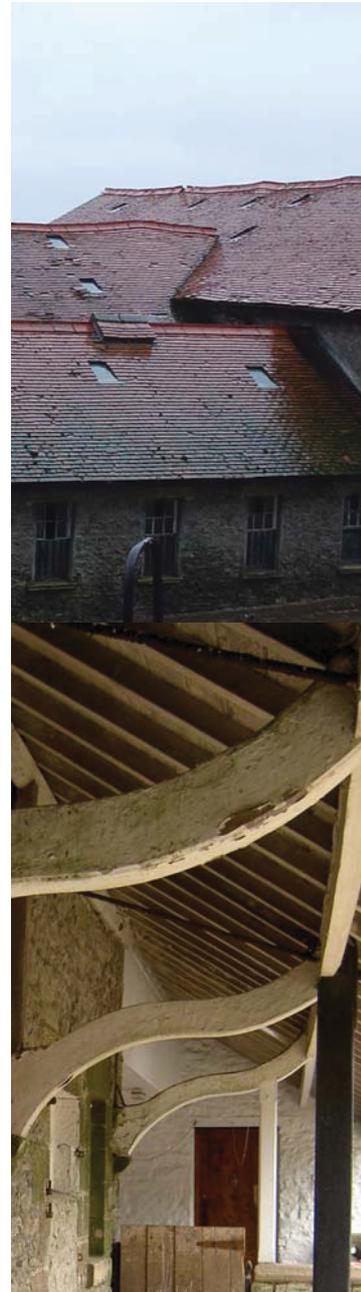


# BIGGINS HOME FARM, HIGH BIGGINS, KIRKBY LONSDALE, CUMBRIA

Archaeological Building Recording



Client: Brian Anderson  
Planning Ap. Ref.: 5/06/0576  
NGR: SD 59750 78015

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Greenlane Archaeology Ltd,  
2 Albrights Yard, Theatre Street,  
Ulverston, Cumbria, LA12 7AQ

Tel: 01229 588 500  
Email: [info@greenlancearchaeology.co.uk](mailto:info@greenlancearchaeology.co.uk)  
Web: [www.greenlancearchaeology.co.uk](http://www.greenlancearchaeology.co.uk)

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## Non-Technical Summary

An application was made to convert a former farmhouse and associated agricultural buildings into a single dwelling at Biggins Home Farm, High Biggins, near Kirkby Lonsdale, Cumbria. A recommendation was made by Cumbria County Council Historic Environment Service for a programme of building recording, which was to comprise a Level 2-type recording with an associated rapid desk-based assessment. It was anticipated that this would form an archaeological condition on the planning consent.

Biggins Home Farm originally formed part of the Biggins estate, which had been inherited by William S. Paget from his distant cousin Elizabeth Tomlinson in 1889. It was built in 1893, at the same time as the new mansion, which was constructed by a local builder, William Bayliff, to the designs of William Verity. It is likely that Biggins Home Farm was built by the same partnership as it is built in a similar style. It remained the property of William Paget (who adopted the name Tomlinson on inheriting the estate) until his death in 1937, and was occupied by 'farm bailiffs' during the early 20<sup>th</sup> century.

Despite being of relatively recent date, the building recording identified three phases of alteration. All of these can be quite closely dated through reference to early maps and other records of the site, and seem to relate to changes of use in the buildings during the 20<sup>th</sup> century.

## Acknowledgements

Greenlane Archaeology would like to thank Brian Anderson for commissioning and supporting the project and Roger Haigh of Haigh Architects for providing copies of the 'as existing' drawings, and many photographs of the buildings. Further thanks are also due to the staff of the Cumbria Record Office in Kendal for their help and additional information.

The desk-based assessment was carried out by Jo Dawson, with assistance from Kelsang Malaya and Craig Appley. The building recording was 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 Brian Anderson (hereafter 'the client') submitted a planning application (5/06/0576) to convert existing agricultural buildings (comprising three barns, three shippens and associated smaller buildings) to form part of a single residential property at Biggins Home Farm, High Biggins, Kirkby Lonsdale, Cumbria (SD 59750 78015). A recommendation was made by Cumbria County Council's Historic Environment Service to South Lakeland District Council, requiring a programme of building recording, and it was anticipated that this would form an archaeological condition on the planning consent. After consultation with the Assistant Archaeologist at Cumbria County Council the specific requirements of the building recording were confirmed as a Level 2-type investigation (English Heritage 2006; CHES 2006). A project design was produced by Greenlane Archaeology (see *accompanying CD*), and following the acceptance of this the recording was undertaken on 7<sup>th</sup> to 9<sup>th</sup> August 2006.

## 1.2 Location, Geology and Topography

1.2.1 Home Farm is situated in the village of High Biggins, approximately 1.5km south-west of the centre of Kirkby Lonsdale (Fig 1). It lies at approximately 80m above sea level (Cumbria County Council 2006). The area is on the north-east edge of the Morecambe Bay limestone region, the landscape of which typically comprises undulating pastoral farmland divided by drystone walls, with outcrops of limestone occurring as limestone pavement in places (Countryside Commission 1998, 69). The solid geology is dominated by Lower Carboniferous Limestone (*op cit*, 71), and the overlying drift geology is composed of thick glacially-derived boulder clay till (*op cit*, 72).

## 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 English Heritage standards (English Heritage 2006). 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, other documents relating to the Home Farm 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. A number of sources of information were used during the desk-based assessment:

- **The Cumbria Record Office in Kendal (CRO(K))**: this was visited in order to examine early plans of the site and other primary sources, and local and regional histories and directories;
- **Greenlane Archaeology**: additional secondary sources held in Greenlane Archaeology's library, used to provide information for the site background, were also examined.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level 2-type standards (English Heritage 2006). This is a largely descriptive investigation, with only a limited level of interpretation of the phasing and use of the buildings, which incorporates evidence compiled during the rapid desk-based assessment. 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 is included in this report, and the remaining photographs 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. cross-sections, at 1:100;
  - iii. the principal external elevations, at 1:100.

## 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 Kendal on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, one with the client and one with the client's architect, 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. Rapid Desk-Based Assessment

#### 3.1 Introduction

3.1.1 The rapid desk-based assessment is intended to provide information regarding the development and use of the buildings, where known, and this allows a more detailed understanding of the phases of use to be produced. Information on any other aspect of the buildings, where available, is also included, as is the results of a map regression.

#### 3.2 Background History

3.2.1 **The Biggins Estate:** Biggins Home Farm was constructed within the Biggins estate, which was inherited by William S. Paget from his distant cousin Elizabeth Tomlinson in 1889, from whom he adopted the name Tomlinson (Dalziel and Dalziel 1996, 71). William Paget-Tomlinson built a new mansion house, The Biggins, in 1893 (*ibid*), 'within 200 yards of the old house' (Kelly and Co Ltd 1894, 90), and built Biggins Home Farm, a short distance to the south-west, at the same time (the date stone on Biggins Home Farm verifies this). The Biggins was built by a local contractor, William Bayliff, in the 'Elizabethan domestic style' (Kelly and Co Ltd 1894, 90) to the designs of William Verity (Dalziel and Dalziel 1996, 71), and it is likely that Biggins Home Farm was built by the same people.

3.2.2 **Occupiers:** a rapid examination both primary and secondary sources, in particular directories for the county, enabled the identification of two occupiers of the property for the early part of its history, Thomas Bristow (sometimes spelt Bristowe or Brestowe) and John Bargh. Both are described as 'farm bailiff', suggesting that they had a range of duties above merely farming. This is summarised in Table 1 below:

<b>Date</b>	<b>Occupier and profession</b>	<b>Place</b>	<b>Source</b>
1901	Thomas Bristow, Farm Bailiff, his wife, Mary, and family	Biggins Farm	CRO(K) RG13/4911 Fiche 1 1901, page 10
1905	Thomas Bristow, Bailiff	Biggins Home Farm	Bulmer and Co 1905, 525
1910	T. Brestowe	House and Buildings at High Biggins	CRO(K) WT/DV/2/52 1910, page 23, Plot 400 (2)
1914	Thomas Bristowe, Farm Bailiff	Biggins Home Farm	Kelly and Co Ltd 1914, 91
1921	John Bargh, Farm Bailiff	Biggins Home Farm	Kelly and Co Ltd 1921, 86
1925	John Bargh, Farm Bailiff	Biggins Home Farm	Kelly and Co Ltd 1925, 86
1934	John Bargh, Farm Bailiff	Biggins Home Farm	Kelly and Co Ltd 1934, 86
1938	John Bargh, Farm Bailiff	Biggins Home Farm	Kelly and Co Ltd 1938, 83

Table 1: Recorded occupiers of Biggins Home Farm

3.2.3 **Owners:** a rapid examination of primary sources enabled the identification of two owners of the property, as summarised in Table 2, below. This shows that the estate was owned by William Smith Paget-Tomlinson from when he inherited the estate in 1889 to his death in 1937 (Dalziel and Dalziel 1996, 71; CRO(K) WD/BIG/1/19 1891). He was evidently succeeded by a Colonel W. Paget-Tomlinson, who owned the estate until his death in the early 1960s.

<b>Date</b>	<b>Owner</b>	<b>Place</b>	<b>Source</b>
1889	W.S Paget-Tomlinson	The Biggins,	Kelly and Co Ltd 1894, 90
1891	William S.P. Tomlinson	Biggins House	CRO(K) RG12/4331 1891, Fiche 3, page 101
1910	W.S Paget-Tomlinson	House and Buildings at High Biggins	CRO(K) WT/DV/2/52 1910, page 23, Plot 400 (2)
1937	W.S. Paget-Tomlinson deceased	-	CRO(K) WD/BIG 2/1 1937-40
1961	Col. W. Paget-Tomlinson	Biggins Home Farm	CRO(K) WD/BIG/2/17 1961
1962	Executors of Col. W. Paget-Tomlinson	Biggins Estate	CRO(K) WD/BIG/2/17 1962

Table 2: Recorded owners of Biggins Home Farm (and rest of estate)

3.2.4 **Map Regression:** as the farm was not built until 1893 the earliest maps of the area do not provide any additional information about the development of the buildings and are not detailed enough to show any other features that pre-dated the farm. Several Ordnance Survey maps of the site were examined, as were service plans of the 1950s, and these were able to reveal a number of pieces of information about the site:

- **Ordnance Survey 1862:** this is the most detailed map prior to the construction of the farm. It shows that at this date the site of the farm was an open field, and the buildings were placed between a limekiln to the east and a quarry to the west.
- **Ordnance Survey 1898:** by this date the farm has been constructed and it has essentially its present form (Plate 1). Some of the divisions between the individual buildings are clearly inaccurate, however, as the agricultural buildings of the east range are shown running southwards into the house.
- **Ordnance Survey 1914:** this shows much of the same detail, although the mistaken internal divisions shown on the previous map have been corrected (Plate 2). There appears to have been some alteration made to the west end of the eastern range, as the south side of this is shown as a pair of open yards, rather than covered as it was in 1898 and is at present.
- **Ordnance Survey 1920:** this is the less detailed 1:10560 scale map and so does not provide as much information. It shows the complex much as it was on the previous maps.
- **Specifications for services 1950s:** an undated plan showing clean and foul water pipes at the farm, within a bundle of papers dating from between 1952 and 1956 and relating to the installation of electricity, show the site in some detail and indicate what the various buildings were being used for at this time (Plate 3). It shows that in the west range Barn 1 and Shippons 1 and 2 had their most recent function, while Barn 2 is described as a covered yard. The east range was considerably different with the calf pen forming two pig sties, the dairy divided into a cart shed and implement store, Barn 2 being used as a stable and loose box and Shippon 3 divided into three calf houses. Closer to the house the toilet was present and the scullery is described as a wash house, although the entrance to the stairs was used as a coal store and the empty alcove on the east side of the east range was a 'soil box'. In the centre of the yard there was a large well.

### 3.3 Pre-Demolition Recording

3.3.1 Prior to the building recording taking place a limited amount of demolition had taken place at the site. This had been concentrated on the removal of the modern agricultural buildings attached to the east side of the complex, but it had also involved the removal of internal structures, principally the concrete floors and stalls, within several of the buildings. Fortunately photographs were taken of the site by Roger Haigh, and client's architect, before and during demolition so it has been possible to gain some information about the missing elements. These can be summarised as follows:

- **Barn 1:** the concrete trough along the exterior of the west wall continued across the wagon doorway, which was blocked with stone to a height of approximately 2m;
- **Barn 2:** concrete stalls were positioned against the south wall on a raised concrete platform;
- **Shippon 1:** a concrete trough below an iron manger was positioned against the south wall covering the sliding hatches into Barn 2;
- **Shippon 2:** two concrete stalls with associated iron rails were positioned along the north wall and a concrete trough below an iron manger was positioned against the south wall (Plate 41);
- **Calf pens:** the dividing north/south orientated wall between the two pens was still *in situ*, and housed a timber manger at the west side of the south end;
- **Shippon 3:** concrete stalls were positioned along the east and west wall (four per side; Plate 40). The floor was concrete, with a dung channel orientated north/south, which turned to the west at the north end. There was a ladder in the north-west corner attached to the north wall.

3.3.2 In addition, photographs were taken of the scullery, which it was not possible to access during the building recording. The information provided by these photographs has been incorporated into the final discussion (*Section 5*) and copies of the photographs have been added to the project archive and are on the CD that accompanies this report.

## 4. Building Recording

### 4.1 Setting

4.1.1 Home Farm is situated at the west end of a long drive leading from Biggins Lane past a lodge and gated entrance (Fig 1). The buildings are arranged around a courtyard and form two ranges, one to the east and one to the west (Fig 2). The house, which was not included as part of the building recording, is situated at the south end of the east range, in the south-east corner of site.

### 4.2 Arrangement and Fabric

4.2.1 The two ranges of agricultural buildings at Home Farm comprise a number of conjoined buildings. The names for each part of the complex are taken from the 'as existing' plans supplied by Haigh Architects, where given, although these are not necessarily historically what they were used for (see *Section 3.2.6*). The west range is roughly rectangular in plan and made up of a large barn (Barn 1) on the west side, with a modern covered yard/stable to the south. East of Barn 1 is another large building, also described as a barn (Barn 2), immediately north and south of which are single shippens (Shippens 1 and 2). South of the southern shippen (Shippen 2) is a small loose box, and below the loose box and Shippen 2 is a midden. The east range is L-shaped, with a pair of calf pens at the west end, above which is a workshop. To the east of the calf pens is a small dairy and to the east of this, forming the north-east corner of the range, is a barn with a hay loft above. South of this is another shippen (Shippen 3), above which is also a loft, and to the south of this is a small toilet. South of the toilet is the access to the first floor of the east range and a scullery and above all of this is the gamekeeper's room. The south end of this range butts the north side of the house.

4.2.2 The majority of the structures making up the farm buildings at the site are constructed from rough courses of rock-faced limestone, with details such as quoins, lintels, and sills picked out in mid-yellow sandstone. Some areas are clad with a decorative fascia in the form of timber framing and render painted black and white, and areas of rebuilding and alteration are constructed from brick or much rougher courses of sub-angular limestone. The roof is entirely finished with red clay tiles, capped with crested V-shaped ridge tiles, apart from a small area of green slate.

### 4.3 External Detail

4.3.1 **Introduction:** because the site is made up of several adjoining buildings, the exterior of the buildings will be described by complete elevation, combining all of the buildings that this includes. The elevations are also found within and outside the courtyard, resulting in two south, east, and west elevations being described, one inside the courtyard the other outside.

4.3.2 **North elevation:** this is formed by the ends of both the east and west ranges. The east range includes part of Barn 3, the dairy and the calving pens, while the west range comprises Shippen 1 and Barn 1 (Fig 3). The corners are finished with neatly dressed ashlar yellow sandstone quoins and the same material has been used for quoins around the original apertures and the sills. Across the section forming part of Barn 3 there are four metal pipes projecting through the wall of Barn 3 from below the eaves, which are attached to the wall and form grain feed intake pipes (Plate 4). These continue into the hoppers inside the first floor loft (*Section 4.5.9*). On the ground floor there is a small iron-framed eight-light window, the upper four lights of which form a night-vent opening, with a possibly inserted concrete sill. To the west is

a larger inserted doorway with a sliding door. The jambs are built of concrete blocks and it has a machine-cut timber lintel and attached rail for the door. On the first floor there are three apertures. The easternmost is original and has a stone sill, ashlar quoins and tongue and groove plank door. The central aperture also has ashlar quoins but is blocked with stone and has no sill remaining. The westernmost is inserted and has concrete blocks forming the 'quoins' of the jambs, a machine-cut timber lintel and a stone sill. The west end of the eastern part of the north elevation is only one storey in height, with a concrete block forming the rear of a flight of steps positioned at the far west end.

4.3.3 The eastern part of the western half of the north elevation comprises the single storey side of Shippon 1 (Plate 5). The walls and roof are of the same fabric as that seen elsewhere in the building, although there are two tiled louvres built onto the ridge and four single light skylights in the north pitch. A plastic gutter and iron downpipe are also attached. There are six windows arranged across the elevation, each with a six-light upper section and a filled but recessed lower section covered by timber slats. The easternmost is not filled, however, and is filled by a small hatch. To the east of Shippon 1 the elevation is made up of the gable of Barn 1 (Plate 6). This is very plain, and of the same build as the rest, with dressed sandstone quoins at the corners. In addition, there is a circular owl hole below the apex, formed by two neatly dressed pieces of sandstone; a single purlin end is visible projecting through the wall and six ceramic pipe ventilators have been inserted through the wall.

4.3.4 **West elevation:** the majority of this comprises the side of Barn 1 (Fig 3; Plate 7). This is of the same build as seen elsewhere, although with quoins only present at either end and not around the central doorway. The roof has cast iron rainwater goods. In the centre is a large wagon doorway with a round voussoir stone arch and across the elevation 12 ceramic pipe ventilators have been inserted – the six to the south of the doorway are slightly smaller in diameter and a darker red in colour than those to the north. Above and to the north of the wagon doorway is evidence for a considerable amount of repointing. The south end of the elevation continues into a simple concrete block structure presently used as a stable. This has a monopitch corrugated concrete roof supported by round timber posts and beams (Plate 8). The north side is effectively open, although it has been partially covered by modern plywood and a metal gate.

4.3.5 **South elevation:** the west side is largely obscured by the modern stables, which comprise a concrete block wall with six projecting buttresses on a narrow plinth supporting the corrugated roof (Fig 3; Plate 9). Beyond this is the gable of Barn 1 with projecting purlin ends and a circular owl hole made of two neatly dressed sandstone blocks. On the east side of the stable the ground drops away into the midden, and there is a limestone built retaining wall. A concrete ramp and concrete block retaining wall is positioned to the south of this providing access to the midden and there is another concrete platform immediately to the south of the stables. East of the stables is the loose end gable of the loose box, above the entrance to the midden (Plate 10). The entrance to the midden comprises a large round-headed voussoir arch built of neatly dressed limestone blocks with quoined ashlar jambs in sandstone. The upper part of the loose box has a central window with ashlar sandstone quoins and a narrow stone sill. This is partially blocked with brick and has the remains of an eight-light window. Above this is an ashlar string course of sandstone, and the wall above this is roughly rendered (perhaps where a timber framed fascia originally was) and there are four projecting purlin ends. Immediately east of this is a gate, which has been inserted through the wall linking the house and the farm buildings, below which the retaining wall appears to have been built up to fill the gap.

4.3.6 **East elevation:** this comprises the gable of Barn 3 and the side of Shippon 3 and the ancillary rooms to the south (Fig 4). At the southernmost end, which projects from the line of the shippon to respect the wall of the house, there are three windows on the ground floor, each with 20-light sliding sash windows in neatly dressed ashlar block quoined surrounds (Plate 11). Above these the upper part of the wall is finished with a timber framed fascia, painted black and white, on a row of neatly dressed chamfered stone corbels. Within this is a large six-light window, with a single hinged pane. Immediately north is a narrow doorway, against the return of the wall, which leads into a small alcove. North of this there are three windows on the ground floor (Plate 12). Two of these, the central and southern, have six-light timber casements remaining and have evidently been partially blocked to form smaller apertures. The northernmost is more open, but has no casement. There is a concrete skim across all of the lower part of the wall. Some distance above these windows there is a large timber beam attached to the wall, presumably relating to the modern buildings that formerly stood to the west, and below the eaves there is a plastic and iron gutter.

4.3.7 At the north end the wall returns to form the end of Barn 3 (Plate 13). There is a single window within the return with a four-light casement with a night vent opening, and the lower part of the wall is again covered by a concrete skim. The gable of Barn 3 is of the same build as the rest of the complex. The upper section has a string course of dressed ashlar blocks below a timber framed fascia and the ends of the purlins project through behind a barge board. On the ground floor there are two inserted doorways with concrete lintels either side of a window with dressed quoins and an iron four-light casement. The lower part of the elevation is covered by a concrete skim and part of the north jamb of the southern doorway has collapsed, presumably as a result of the demolition of the attached modern buildings. There is a large timber beam attached to the wall above the doors and a smaller batten below along with smaller iron brackets, all of which presumably relate to the buildings originally situated to the west.

4.3.8 **West elevation, inside courtyard:** this forms the east-facing elevation of Barn 2 and Shippons 1 and 2, which make up a symmetrical frontage, and the loose box at the south end (Fig 4). The entire elevation is constructed in the same style as the rest of the complex, with dressed sandstone forming the quoins and other details and with a red ceramic tile roof. The south end comprises the side of the loose box (Plate 14). There is a doorway at the east end leading into the loose box and a small, low-level aperture to the north forming a chute leading to the midden below. To the north is the gable of Shippon 2, which has two doorways either side of another central low level aperture leading to the midden (Plate 15). Above this is an inserted window with a six-light iron casement and concrete scored to form imitation quoins in the jambs. The centre of the elevation is formed by the gable of Barn 2, which projects slightly to the east (Plate 15). There is a large round-headed wagon doorway in the centre with a stone voussoir arch. This is flanked by a window on either side, each with a timber six-light casement. Below the eaves there is a further large aperture comprising three large lights divided by a stone mullion. The north end, Shippon 1, is essentially a mirror image of Shippon 2. There are doorways on either side and the boundary wall butts the north-east corner and the ends of the purlins project through the wall along the roof line.

4.3.9 **North elevation, inside courtyard:** this forms the south-facing elevation of the calf pens, the dairy and Barn 3. The west end is a single-storey extension of the original build (Plate 16), and comprises very rough courses in a thick mortar, but with dressed quoins, the same as the blocking to the east (see below). The roof is finished with red clay tiles, as per the rest of the complex, apart from the front section, which is green slate. There are two doorways, with a shared machine-cut timber lintel, between which are two small apertures blocked with stone, with narrow

stone lintels and a stone sill between them. Above this, also between the doorways, is a four-light window, with a fixed timber casement. The east end is two storeys in height, with the majority of the ground floor appearing to have originally comprised a single large opening with a long lintel beneath a moulded entablature (Plate 17). This has subsequently been filled with rough courses of stone set in a thick mortar, in a similar style to the blocking of the doorway above and the extension to the west (see below). Two four-light windows and a doorway have been formed within this filled opening. To the east is an original doorway, with quoined jambs, a dressed stone lintel and a plank door. On the first floor there is a doorway blocked with stone and a small window to the east of this, the upper part of which has four-lights, the lower section being filled with a board. Both of these apertures have dressed quoins and there are quoins at the west end where the wall meets the single storey section.

**4.3.10 East elevation, inside courtyard:** this forms the west-facing elevation of Shippon 2 and the ancillary buildings to the south of this, and the west gable end of Barn 3 and the workshop (Fig 4; Plate 18). It is the same build as the rest of the complex, with a projecting canopy roof forming a porch on the south side. The porch is supported by three curved timber brackets holding a single beam sat on semi-circular stone corbels. In addition, the porch is supported by two chamfered posts sat on a low wall with a chamfered stone coping, a stone shelf on the east side, and gates in the north and west sides that form the outer edge of the porch (Plates 18-19). These supports have been further enhanced by another upright post (not chamfered) sat on a concrete pad to the north, to which has been strapped an iron tie rod, which passes through a ceramic pipe driven into the wall to the east. A further tie rod has been fixed to the beam and also passes through a ceramic pipe inserted through the wall. On the ground floor, beneath the canopy, there are three doorways on the north side, two of which have been filled with stone to leave small four-light windows with night vent openings leaving the northernmost as a functioning doorway with a split door. There is a small six-light window to the south of these doorways with a night vent opening at the top and within the porch there are three doorways, all with tongue and groove plank doors and narrow concrete(?) lintels, and one within the return to the east. At the south end there is a four-light sliding sash window with a stone sill and lintel. This section of the wall is finished with a thick whitewash. The first floor has three windows to the north, all with four lights over slatted timbers while the south side, over the porch, is finished with a timber framed fascia with a scrolled cross design.

**4.3.11** The west end of Barn 3 is largely obscured by the smaller workshop and calf pens, but it has quoins at the corner. The high-level doorway to the workshop is accessed via a flight of brick steps capped with stone slabs – the bricks are marked 'Claughton Manor Brick Co Caton'. The doorway into the workshop is narrow and has a quoined surround, stone lintel and narrow stone step. The original gable has been enlarged by the addition of a monopitch extension to the south, which butts the quoins from the original build. This incorporates a small window with one light remaining against the quoins on the north side, and there is a modern timber box (perhaps a kennel) attached to the extension on the south side.

## 4.4 Internal Detail – West Range

**4.4.1 Introduction:** this comprises six separate interiors: Barn 1, Shippons 1 and 2, the loose box, the stable, and the midden below (Fig 7).

**4.4.2 Barn 1:** this is a large rectangular building orientated north/south. It is the same general build as the rest of the complex, but generally comprises smaller pieces of stone held by a thicker mortar. The original floor has been removed, leaving only earth and rubble. The roof structure comprises four king post trusses which are

soffitted to meet the principal rafters and joggled to fit angled braces (Figs 3 and 6; Plate 20). The king posts and principal rafters are bolted to the tie beam. There are two purlins per pitch, plus the ridge purlin, and all of the timber is machine cut. There are eight single-light skylights in the east pitch of the roof and it is hipped to meet the roof of Barn 2 on the east side. The north elevation has six ceramic pipe vents inserted into the wall and there is an owl hole below the apex. The east and west elevations have possible scars of fittings, perhaps indicating the position of animal stalls, and there is an inserted wagon doorway in the centre with a possible railway sleeper forming the lintel. Two sets of three ceramic pipe vents have been inserted through the wall within the hipped section. The south elevation has an owl hole below the apex and a large inserted doorway with two possible railway sleepers forming the lintel. The west elevation has 12 ceramic pipe vents inserted through the wall, six either side of the central wagon doorway. Like the east elevation there are possible scars for stalls across the whole elevation.

4.4.3 **Shippon 1:** again, the original floor has been removed. The roof has the remains of a plasterboard finish present in places at the east end, but is constructed from numerous light-weight trusses, each comprising only principal rafters with a bolted collar supporting lathes with the tiles on top (Fig 5; Plate 22). The south side is slightly flattened, forming a possible valley between Shippon 1 and Barn 2, and there are eight single-light skylights, four per pitch. All of the walls have the same finish with the upper part whitewashed and the lower covered with a concrete skim (Plate 21). The north elevation has six six-light windows with timber lintels. The lower parts of five are blocked, with the easternmost open to its full height. The possible scars of stall partitions are present across the whole elevation. The east elevation has two doorways, the northernmost with a sliding tongue and groove plank door and the southern with a split plank door. The south elevation has five apertures allowing access to Barn 2. All of these have sloping timber sills sloping down into Barn 2, and sliding shutters made of tongue and groove planks held by battens on a single rail. There is a doorway at the west end with rough timber lintel (possibly re-used) and a tongue and groove plank door.

4.4.4 **Barn 2:** the floor has been removed, and the roof structure comprises two trusses each with a king post soffitted to meet the principal rafters and joggled to accommodate angled braces. The king post is bolted to the tie beam and there are also iron tie rods attached between straps at the ends of the tie beams and the bolt (Fig 5; Plate 24). There are two purlins per pitch plus the ridge purlin, and the rafters are covered by tongue and groove sarking. Electrical fittings for lights are attached to the trusses. All of the walls have a whitewash finish to the upper part and a concrete skim to the lower and there are water pipes and electrical fittings attached across the majority of them (Plate 23). The north and south elevations each have five apertures with timber lintels and further timber battens built into the wall between them. The sills are also timber, and slope down into the room. There are doorways at the west ends, both with timber lintels. The scars of probable stalls and water troughs are visible across both elevations and there are two small apertures immediately below the roof apparently allowing access into the valleys between Barn 2 and Shippons 1 and 2. The west elevation has an inserted wagon doorway with a timber lintel and concrete built jambs and there are two groups of three ceramic pipe vents above. The east elevation has a central wagon doorway with a flat round voussoir arch with a three light 'mullion' window above. The wagon doorway is flanked by six-light windows, the lower parts of which are blocked with concrete blocks.

4.4.5 **Shippon 2:** although this is essentially a mirror image of Shippon 1, there are numerous differences. The concrete floor is still present, and there are scars of possible stalls perpendicular to the north elevation, which were evidently constructed from concrete with iron reinforcing (Plate 25). The majority of the roof is covered by

plasterboard but its structure is the same as Shippon 1: numerous light-weight trusses with a bolted collar (Fig 5) covered by lathe and plaster and the tiles. The walls are all finished with whitewash above a concrete skim. The north elevation has five apertures, each with sliding shutters constructed from tongue and groove planks on a single rail (Plate 26), and a doorway into Barn 2 at the west. The west elevation is plain, and the south elevation has three windows on the west side, all with sills sloping into the room and four-light timber casements with night-vent openings. There is a smaller aperture at the east end with splayed jambs, a concrete sill, timber lintel and a double-door hatch made from beaded tongue and groove boards. The east elevation has two doorways, with only the north door remaining, which comprises split tongue and groove planks and timber lintels. There is a central window with a railway sleeper forming the lintel and a six-light timber fixed casement and a sloping concrete sill. There are electrical light fittings attached to the east elevation and water pipes attached to the west.

4.4.6 **Loose box:** this still has its concrete floor *in situ*, with a channel on the south side orientated east/west. The roof is covered by tongue and groove planks forming a suspended ceiling with a small hatch in the centre. The roof proper is constructed from several light-weight trusses, each comprising principal rafters bolted together and held by an additional bolted collar. The walls are all whitewashed. The north elevation has a small aperture on the east side with a double door hatch made of tongue and groove boards. Beneath this is a concrete block housing a large ceramic sink. The east elevation has a long concrete trough running against almost the full length of the wall and connecting to the sink at the north end (Plate 27). Above it there is a manger constructed from timber and iron bars and at the south end there is a metal trough attached to the wall marked 'Clarebowl'. At the south end there is a doorway with a timber lintel and a plank door. There is a large crack in the wall to the south of this. The south elevation has a small central window with a stone sill and timber lintel, the lower part of which is blocked with brick. The west elevation is plain, although there is a large crack on the south side and a metal water pipe running across the whole elevation.

4.4.7 **Midden:** this is situated beneath the loose box and Shippon 2, on the south east side of the western range. It is entirely stone built, except for the floor, which is concrete (although it was largely obscured by manure) and the ceiling, which comprises poured concrete set between iron beams (Plate 28). In places red clay tiles have also been added, which are marked 'JOE RUABON'. The midden is in two halves, north and south, divided by a stone wall with a round-headed brick arch forming a large doorway. There are chutes at ceiling level on the east and west sides in the southern half of the midden, and one on the east side of the northern half.

4.4.8 **Stables:** these are situated to the south of Barn 1. The floor is concrete with an impressed grid pattern, while the monopitch roof is built of corrugated concrete on six beams orientated north/south which are inserted into the wall of Barn 1 to the north and supported by round posts (Figs 5 and 6) . The north elevation has three windows looking into Shippon 2, all of which have stone sills and lintels and four-light night-vent opening casements (Plate 29). There is a large inserted doorway to the west, the jambs of which are built up with concrete blocks and two railway sleepers have been used for the lintel. The south wall is built concrete block, as is the southern half of the east wall; the northern half being made up of the wall of the loose box. There is a low-level aperture through this wall into the midden below (Plate 30).

## 4.5 Internal Detail – East Range

4.5.1 **Introduction:** this comprises seven separate interiors on the ground floor: the calf pens, the dairy, Barn 3, Shippon 3, the toilet, the stairs to the first floor, and the

scullery (Fig 7). On the first floor there are four further interiors: the workshop, the loft over Barn 3, the loft over Shippon 3, and the game keeper's room (Fig 8).

**4.5.2 Ground floor – calf pens:** the floor has been removed, leaving only earth. The ceiling on the south side is open to the roof and comprises a single purlin supporting the rafters, which are covered by tongue and groove sarking, and there are two single-light skylights. The north side is beneath the workshop above, and has a ceiling comprising machine-cut timber joists running east/west and two iron I-beams supporting the south wall of the floor above (Plate 31). The floorboards are made from pieces of packing crates and are stamped 'Tulketh Co Ltd Balcarres Road Preston Lancashire' as well as 'Netto' and 'Lordo', with associated weights (Plate 32). The elevations are generally unremarkable and all are whitewashed. There is a dividing wall running north/south through the northern half of the room, which evidently originally continued to the south, but has recently been removed. The south elevation has two doorways beneath a lintel running the full length of the elevation, the beams of which are covered by beaded tongue and groove boards. Between these is a central window with a concrete sill built up on pieces of broken tile, and a four-light timber casement.

**4.5.3 Ground floor – dairy:** the floor has been removed, and the ceiling is largely covered by plasterboard over machine-cut timber joists. All of the walls are covered by a cement skim. The north elevation has a large inserted doorway, with concrete blocks used in the jambs and possible re-used timbers forming the lintel, which have been boxed in with plasterboard. The east and west elevations are plain, although there is a sink attached to the west and a milking machine attached to the east. The south elevation has a doorway on the east side and a window on the west, with a four-light fixed timber casement. Electrical fittings are attached across this elevation.

**4.5.4 Ground floor – Barn 3:** again, the floor has been removed. The ceiling is finished with plasterboard over machine-cut timber joists, and there are the ends of five metal chutes projecting through it along the north side. The walls are all finished with a cement skim (Plate 33). The north elevation has a window on the west side with an eight-light night-vent opening casement. The west elevation is plain, with pipes and electrical fittings attached across it. The south elevation has a doorway on the west side with a tongue and groove plank door with diagonal and horizontal battens and strap hinges. There is a window to the west with a four-light fixed timber casement, and another to the east with a four-light night-vent opening. To the west of this window a blackboard is attached to the wall on which is written in chalk 'Milk', '238', '256', '200 583 lugs down', '0024', 'hieters' (probably heifers), and '165/80/3'. The east elevation has two doorways, both inserted, and a window between with a four-light night-vent opening.

**4.5.5 Ground floor – Shippon 3:** the floor has also been removed, and the ceiling is half finished with plasterboard, which covers machine-cut timber joists. There is a north/south orientated beam at the south end that does not extend the full length of the room and is strapped to the joist above. There are various openings through the ceiling of unknown function. All of the elevations are whitewashed and the north and parts of the east and west are finished with a concrete skim (Plate 34). The north elevation has a hopper chute attached in the north-west corner and the scar of a ladder fixed to the wall to the east of it leading to an access hatch to the first floor above. The east elevation has three windows, all of which are partially blocked with concrete blocks. The two on the south side have eight-light windows, one with a night-vent opening. The scars of possible stall partitions are visible across the whole wall. The south elevation is plain, while the west elevation has two small windows with four-light night-vent opening casements that are formed within blocked

doorways. There is a doorway at the north end with a split doorway made from planks with rusticated chamfered battens.

4.5.6 **Ground floor – toilet:** this is a small room with a concrete floor and plastered ceiling. There is a toilet against the east wall. The walls all have a plain finish comprising plaster and paint with a concrete skirting. There is a window in the west elevation with a six-light night-vent opening and a timber sill and timber frame, and a doorway in the south-west corner with a tongue and groove plank door with stop chamfered battens and rails. A beaded batten with an electric switch fixed to it is attached to the wall to the east of this.

4.5.7 **Ground floor –staircase:** this essentially comprises a small hall allowing access to the staircase leading to the first floor. It has a concrete floor with a hole on the east side containing a water tank that has been covered by timber boards. A small motor is attached to the floor next to this. The ceiling is finished with plaster, and there is a large aperture on the north side where the staircase passes through. The staircase is timber built, with very shallow treads and steep steps. There is a window in the east elevation with splayed jambs and a timber sill. The west elevation has a doorway in the centre, with a tongue and groove plank door with stop chamfered battens and a timber block lock.

4.5.8 **Ground floor – scullery:** it was not possible to access this room during the survey but it was examined through the window from the outside. It has a concrete floor and plaster ceiling. All of the walls are finished with whitewash and plaster and there are sliding sash windows in the east and west elevations and a doorway to the west as per the external elevation descriptions. A beaded batten is attached to the north wall onto which acorn finial coat hooks are attached. There is a long stone sink against the east elevation and a wash boiler built into the south-east corner. A large chimneybreast is positioned against the south elevation, with a stone mantelpiece and square stone surround. Low brick walls project from the surround to the north.

4.5.9 **First floor – workshop:** this is situated on the first floor, at the far west end of the range (Plate 35). It has a timber board floor, the boards of which are of varying sizes. The roof is constructed from rafters (sat on a wallplate, which is constructed from two scarf-jointed pieces of timber on the south side) and a ridge purlin only, onto which are attached battens that the tiles are hooked onto. The tiles are marked 'DENNIS'. The walls are all very plain and finished with whitewash; there is a doorway in the north-west corner with a timber lintel and a tongue and groove plank door with a small central hatch made of plywood. There is a workbench fixed to the wall in the south-east corner with beaded edging.

4.5.10 **First floor – loft over Barn 3:** the floor comprises timber boards, and there are two large feed hoppers cutting through this, one on the north side of the room and one on the south, which are surrounded by timber partition walls backed with sheet aluminium (Plate 36). These are accessed via small openings at west end of the northern hopper and east end of the southern. The roof is supported by numerous light weight trusses, each comprising overlapping principal rafters bolted together with a bolted collar. The walls are all finished with a thick limewash. There is an inserted doorway in the west side of the north elevation, with concrete blocks used in the jambs, a machine cut timber lintel, and a concrete sill. The majority of the north elevation is obscured by the hopper built against it. There is a window in the south elevation, with a machine-cut timber lintel, stone sill and four-light window. To the west of this is a blocked doorway, with a machine-cut timber lintel (Plate 37).

4.5.11 **First floor – loft over Shippon 3:** the floor comprises tongue and groove boards with an access hatch in the north-west corner and various other small holes cut through it. The holes in the centre have an arrangement of timber posts, four in each corner, projecting through them, which are attached to the roof (Plate 38). The

roof is supported by 16 light-weight trusses each comprising overlapping principal rafters with a collar bolted to each. All of the walls are finished with a rough limewash. There is a door in the north elevation with a machine-cut timber lintel and three windows in the west elevation all with fixed casement four-light windows over timber slats, and timber sills and machine-cut timber lintels. There is a plain timber ladder attached to the west side of the north elevation.

4.5.12 **First floor – water tank store:** this is a small room, essentially just a space in the wall, between the loft over Shippon 3 and the game keeper's room. There is no floor as such, just rubble, and the ceiling is open to the pitch of the roof and comprises a single purlin per pitch. The north, east, and west elevations all comprise rough courses of limestone in a thick mortar. The south elevation is the unfinished rear face of a timber partition. In the centre of the room there is a large lead (?) water tank with a smaller fibreglass one on top.

4.5.13 **First floor – game keeper's room:** the floor comprises tongue and groove timber boards, some replaced with odd bits of timber. The ceiling is finished with lathe and plaster, with iron meat hooks on the south side. All of the walls are finished with plaster and paint, and there is a modern stud 'wall' supporting an additional water tank, which is positioned in a hole cut through the ceiling, on the north side of the room. The north elevation proper is a lathe and plaster finished stud partition wall forming an L-shape around the access to the stairs. These are accessed via a doorway in the return of the north wall, which has a tongue and groove plank door with the original iron latch and lock. There is a fireplace in the south-west corner of the room, in an angled chimneybreast (Plate 39). The cast iron surround is decorated with beading, the grate has perforated and cast floral designs, and there is a concrete hearth slab set into the floor. The fireplace is backed with bricks marked 'CLAUGHTON'. There is a window in the east elevation with splayed jambs and a timber sill, and beaded battens around the jambs and lintel. This is filled by a six-light window with a fixed casement apart from a single hinged pane.

## 5. Discussion

### 5.1 Introduction

5.1.1 The relatively recent age of the building (1893) means that there has been little opportunity for major alterations to have been made. Nevertheless, a number of phases are identifiable within the building, some of which can be connected to recorded periods of use.

### 5.2 Phasing

5.2.1 **Phase 1:** the entire complex was built in 1893 by William S. Paget-Tomlinson, as shown by the datestone on the south elevation of the house. The associated mansion, which was destroyed by fire in 1942, was built by a local building contractor named William Bayliff to the designs of William Verity (Dalziel and Dalziel 1996, 71), and it is likely that they were also responsible for the construction of Biggins Home Farm. Almost all of the buildings within the farm complex were constructed at this time, and they incorporate features such as mullioned windows and timber-framed fascias, in a similar '*Elizabethan domestic style*' (Kelly and Co Ltd 1894, 90) to the main house.

5.2.2 **Phase 2:** a small number of alterations were made to the complex shortly after its completion; the map evidence suggesting that they took place after 1914. These were particularly focussed on the north side of the eastern wing, and included an extension at the west end forming the present calf pens, and the blocking of a large aperture on the ground floor (to the dairy) and the blocking of smaller doorways to the first floor into the loft above Barn 3. These are likely to correspond to some change in use of at least part of the complex. Several smaller alterations, perhaps also belonging to this period, were also carried out, including the insertion of ceramic ventilation pipes through the walls of Barn 1. It is likely that parts of the building were suffering structural instability by this time and some remedial alterations were also carried out, including the addition of the post on a concrete pad and tie rods to support the porch roof.

5.2.3 **Phase 3:** more alterations were carried out later in the 20<sup>th</sup> century; the map evidence suggests that this probably took place after the 1950s. These alterations principally comprised the insertion of various doorways and windows in the barns and shippens. Further alterations were also made, including the removal of partition walls within Shippon 3 and the addition of concrete stalls, and the construction of concrete stalls in the former covered yard (Barn 2). In addition two structures attached to the north-west corner of the house, marked as 'spare room' and 'manure' on the probable 1950s plans, were removed and the stable to the south of Barn 1 was constructed.

5.2.4 **Conclusion:** despite Biggins Home Farm being a relatively modern building it is an interesting example of a late 19<sup>th</sup> century planned farm, forming part of a large estate. Its architectural style follows that of the associated mansion and other buildings presumably designed by the same architect such as the assembly hall of the Kirkby Lonsdale Institute, which was also built at the behest of W.S. Paget-Tomlinson in 1896 (Dalziel and Dalziel 1996, 14). However, William Verity had died by 1894 (Kelly and Co Ltd 1894, 90) so he may not have been responsible for the design of the institute. The architectural style is highly unusual for the area, with influences from Cheshire, perhaps owing to the fact that Paget-Tomlinson moved into the area when he inherited the estate and wanted to make his mark on it. He was born in Torton in Lancashire, however (CRO(K) RG12/4331 1901, Fiche 3), so there is no known link to Cheshire, although it was not possible to find any further

information about the architect. The use of clay tiles for the roof, some of which certainly were brought in from North Wales (Dennis Ruabon Ltd 2006), is particularly unusual in the region, and demonstrative of the idiosyncratic style that was chosen for the site.

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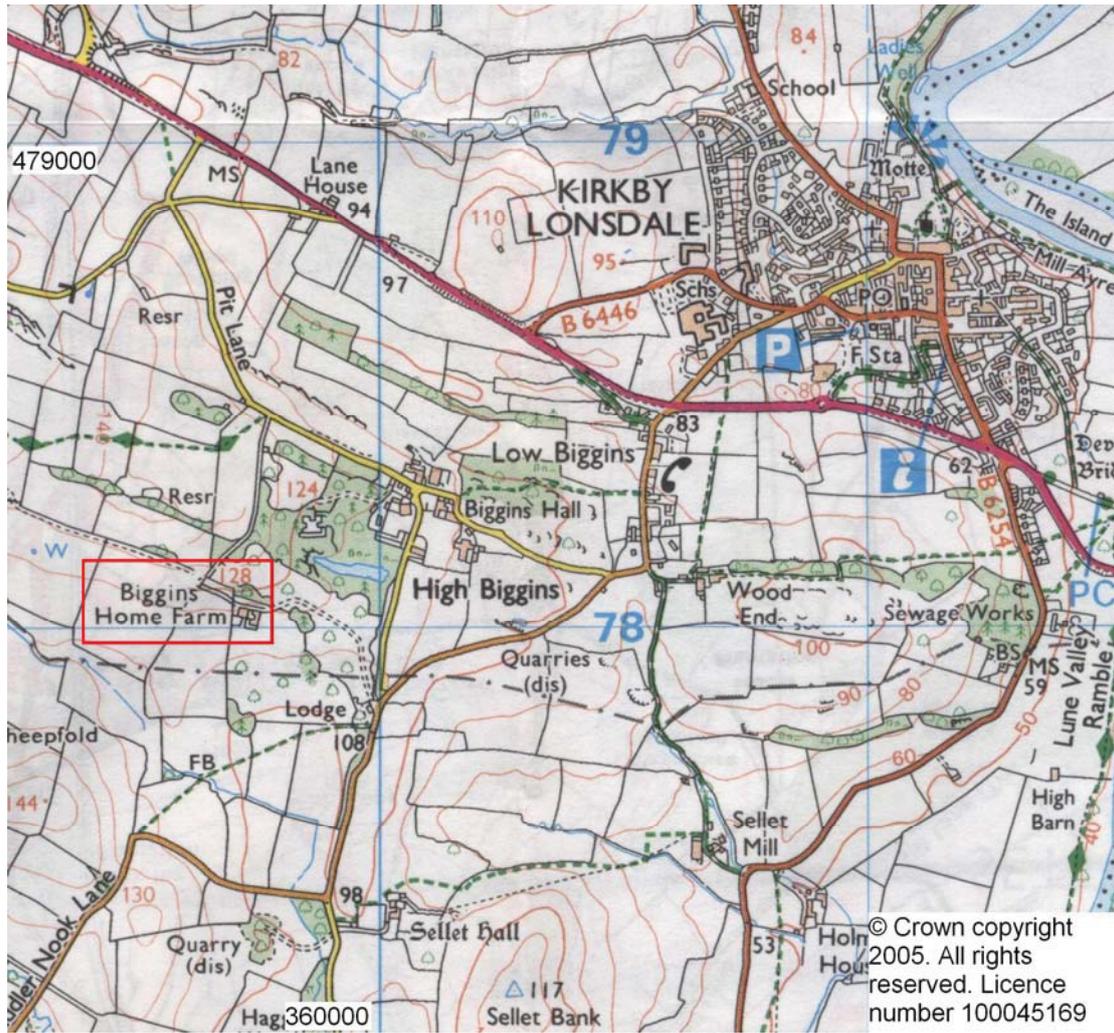
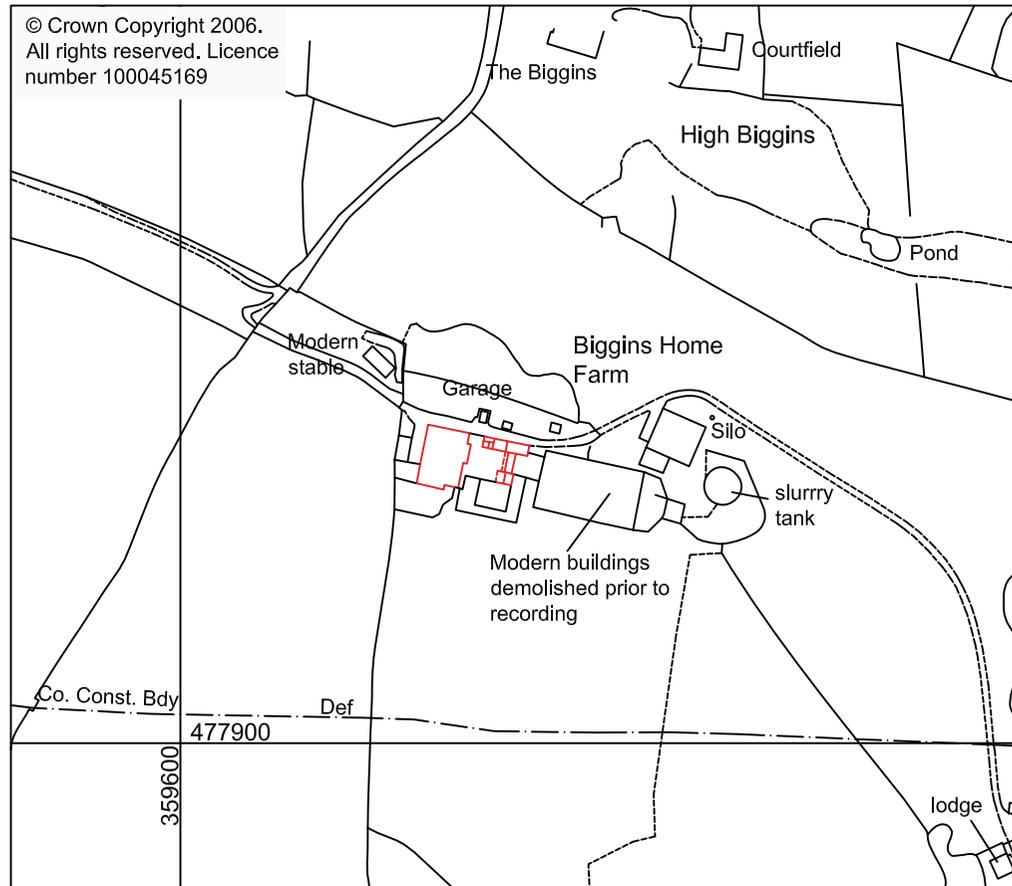


Figure 1: Location of Biggins Home Farm in relation to Kirkby Lonsdale



Project:  
Biggins Home Farm

Project Code: G1031

Site Code: HF06

0 200m

Date: September 2006

Key:



Recorded building

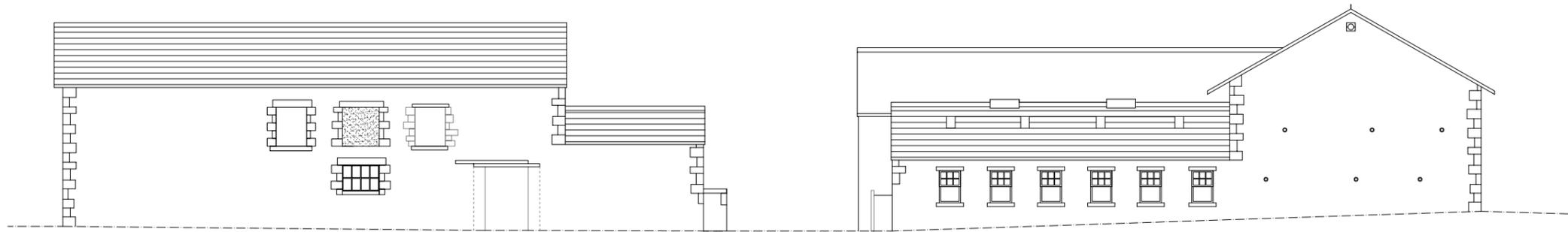


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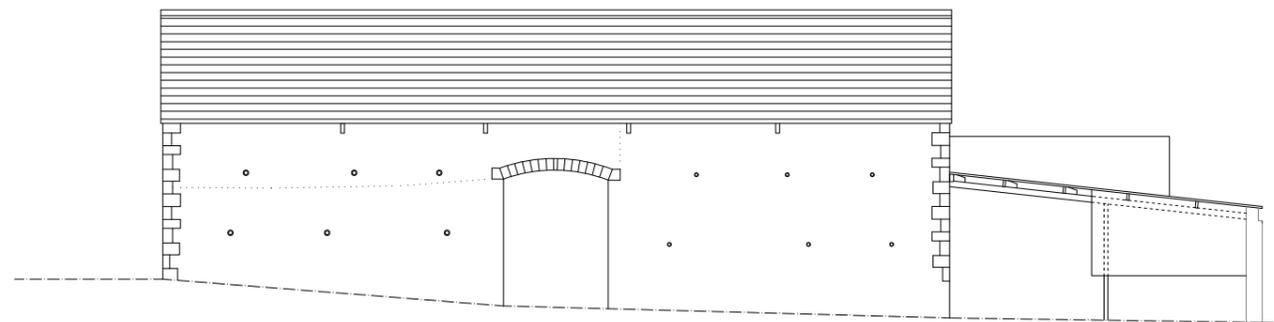
Figure 2: Site plan showing arrangement of buildings



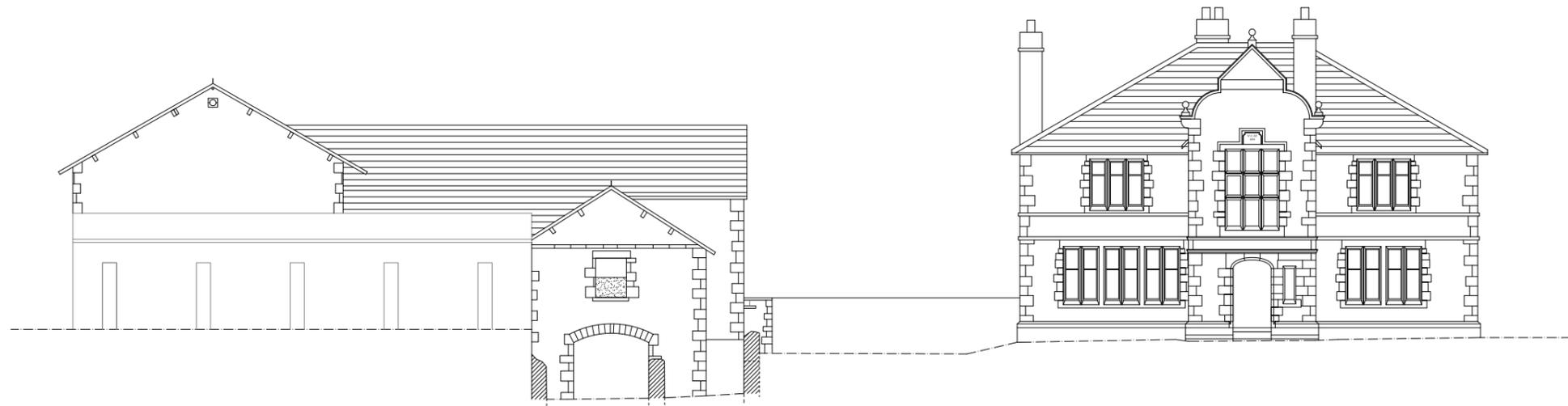
North elevation



West elevation



South elevation



Project:

Biggins Home Farm, High Biggins, Kirkby Lonsdale

Project Code: G1031

Site Code: HF06

Key:

-  concrete
-  ground line
-  projected line
-  line of render
-  blocking
-  cross-sectional wall
-  cross-sectional timber

0 10m



Date: September 2006

GREENLANE  
ARCHAEOLOGY

Figure 3: North, west, and south elevations

East elevation



Project:  
Biggins Home Farm, High  
Biggins, Kirkby Lonsdale

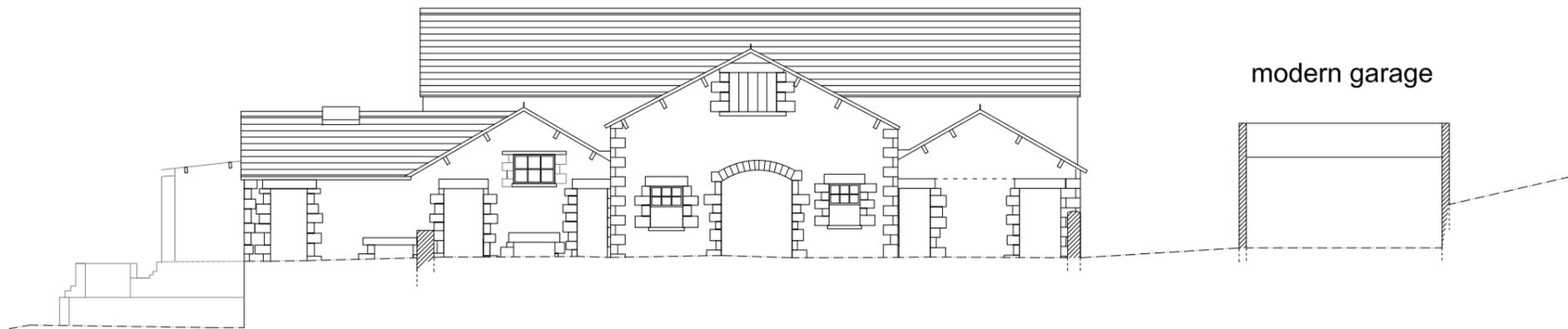
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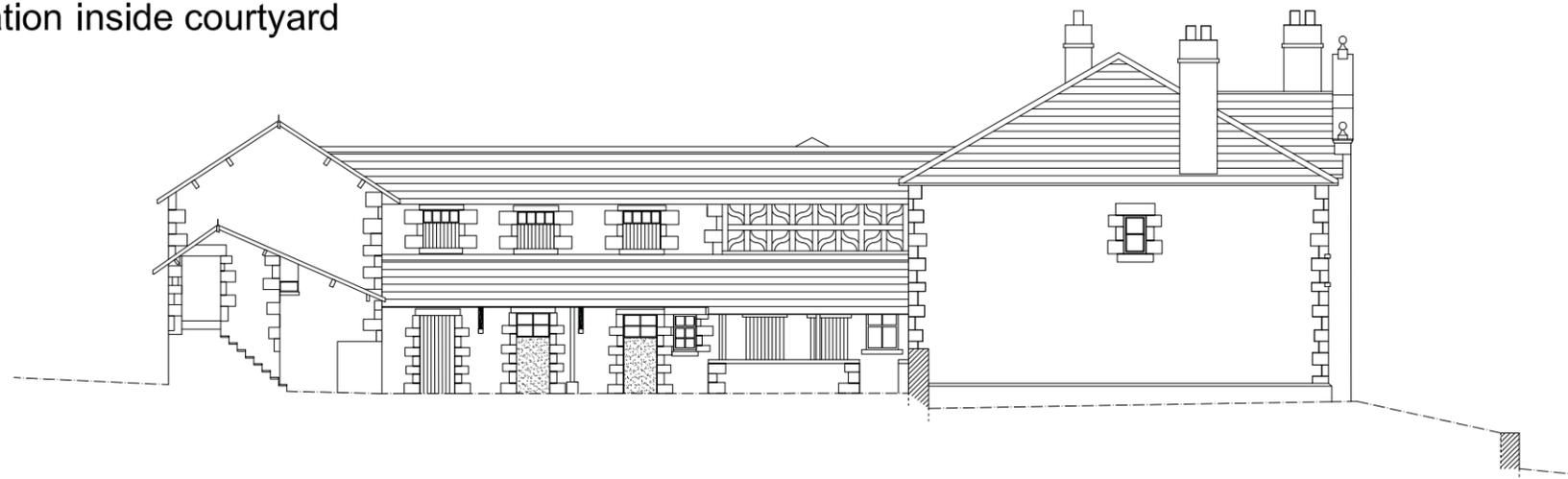
Key:

- concrete
- - - ground line
- · · · · projected line
- · · · · line of render
- █ blocking
- █ cross-sectional wall
- █ cross-sectional timber

West elevation inside courtyard



East elevation inside courtyard

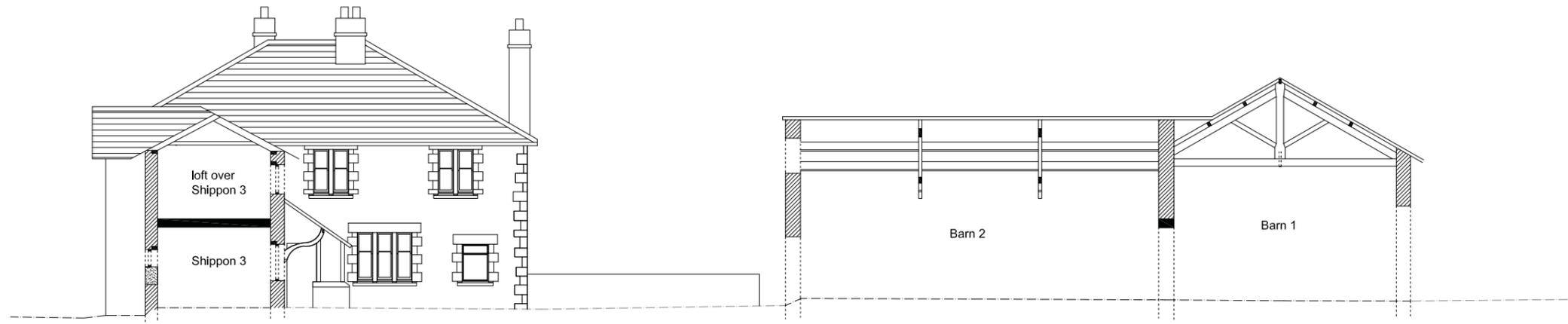


Date: September 2006

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Figure 4: East elevation, and west and east elevations inside the courtyard

South-facing section through Shippon 3 and Barns 1 and 2 (A-A)



Project:  
Biggins Home Farm, High Biggins, Kirkby Lonsdale

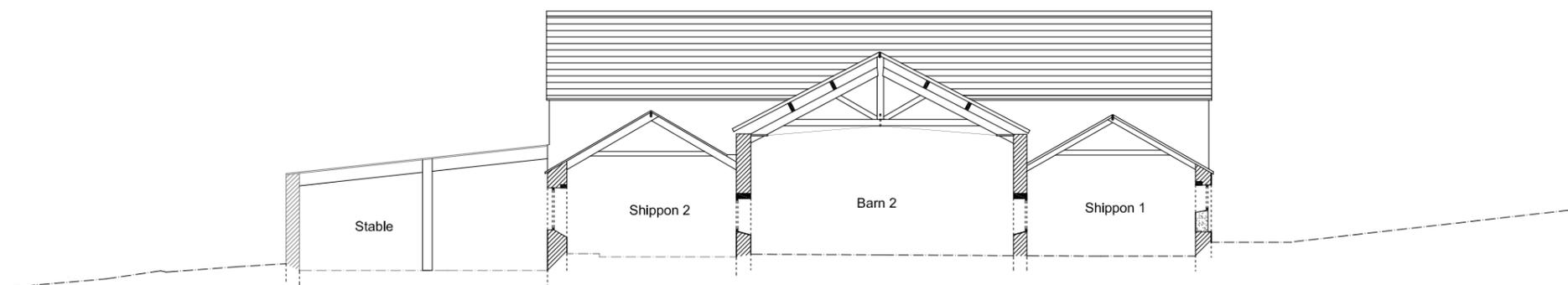
Project Code: G1031

Site Code: HF06

Key:

-  concrete
-  ground line
-  projected line
-  line of render
-  blocking
-  cross-sectional wall
-  cross-sectional timber

West-facing section through Barn 2 and Shippens 1 and 2 (B-B)

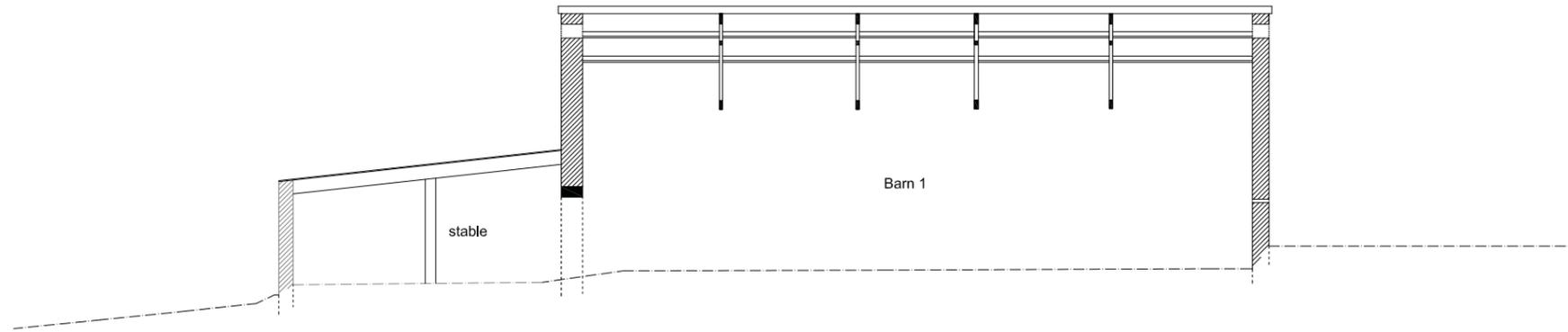


Date: September 2006

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Figure 5: Sections A-A and B-B

West-facing section through Barn 1 and stable (C-C)



Project:  
Biggins Home Farm, High  
Biggins, Kirkby Lonsdale

Project Code: G1031

Site Code: HF06

Key:

- concrete
- - - ground line
- ..... projected line
- ..... line of render
- █ blocking
- █ cross-sectional wall
- █ cross-sectional timber

East-facing section through Barn 1 and house (D-D)



Date: September 2006

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Figure 6: Sections C-C and D-D

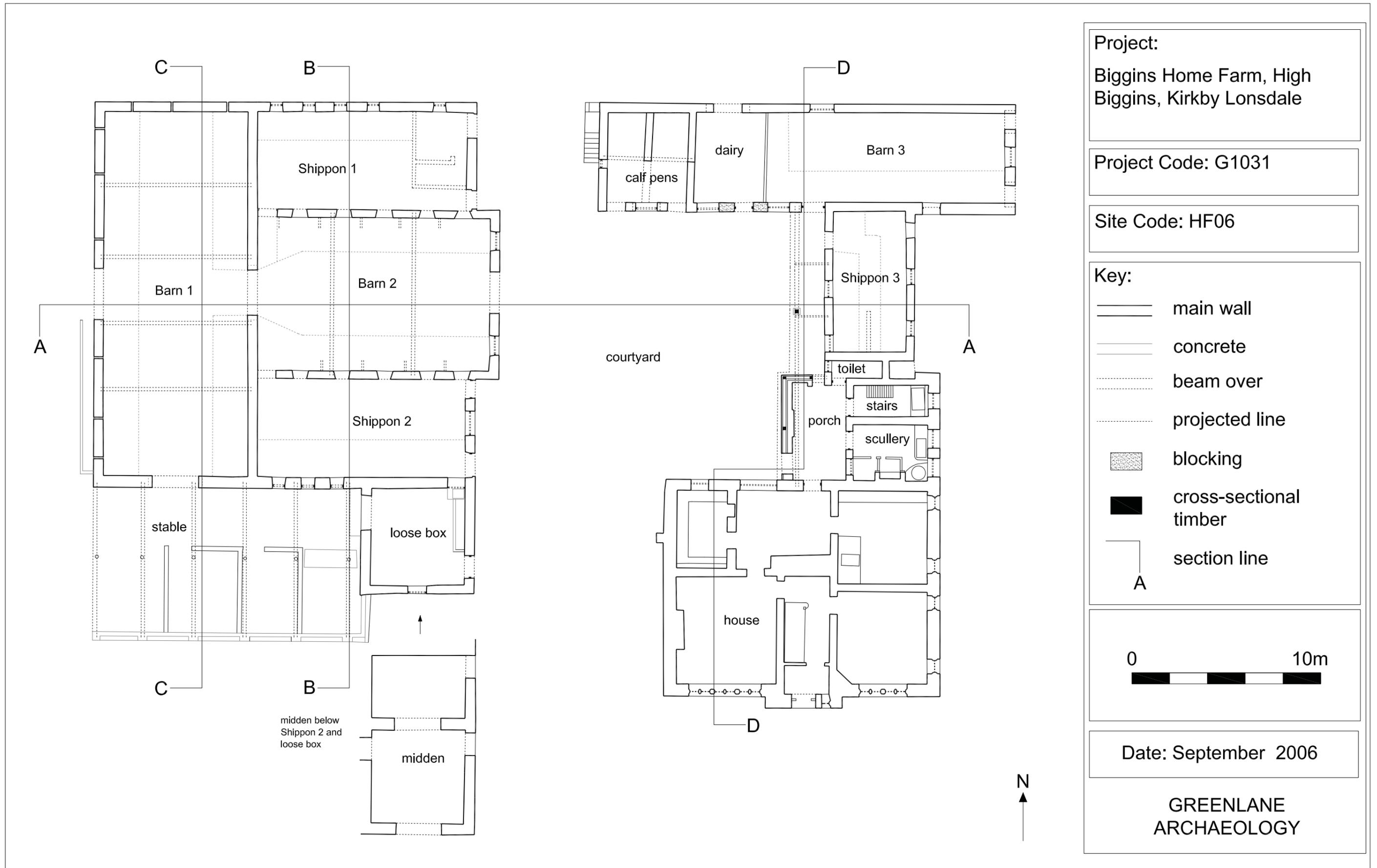


Figure 7: Ground floor plan

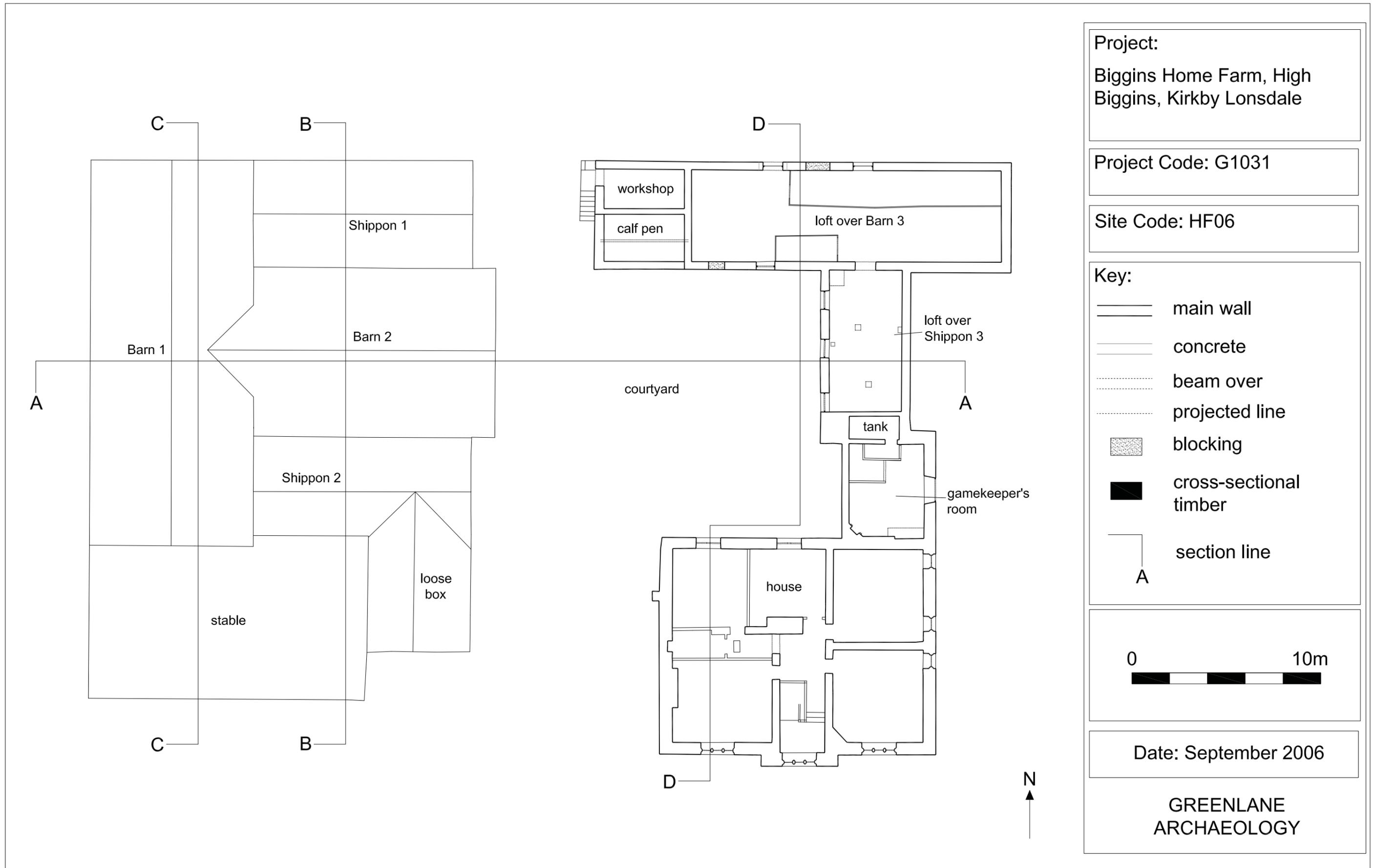


Figure 8: First floor plan

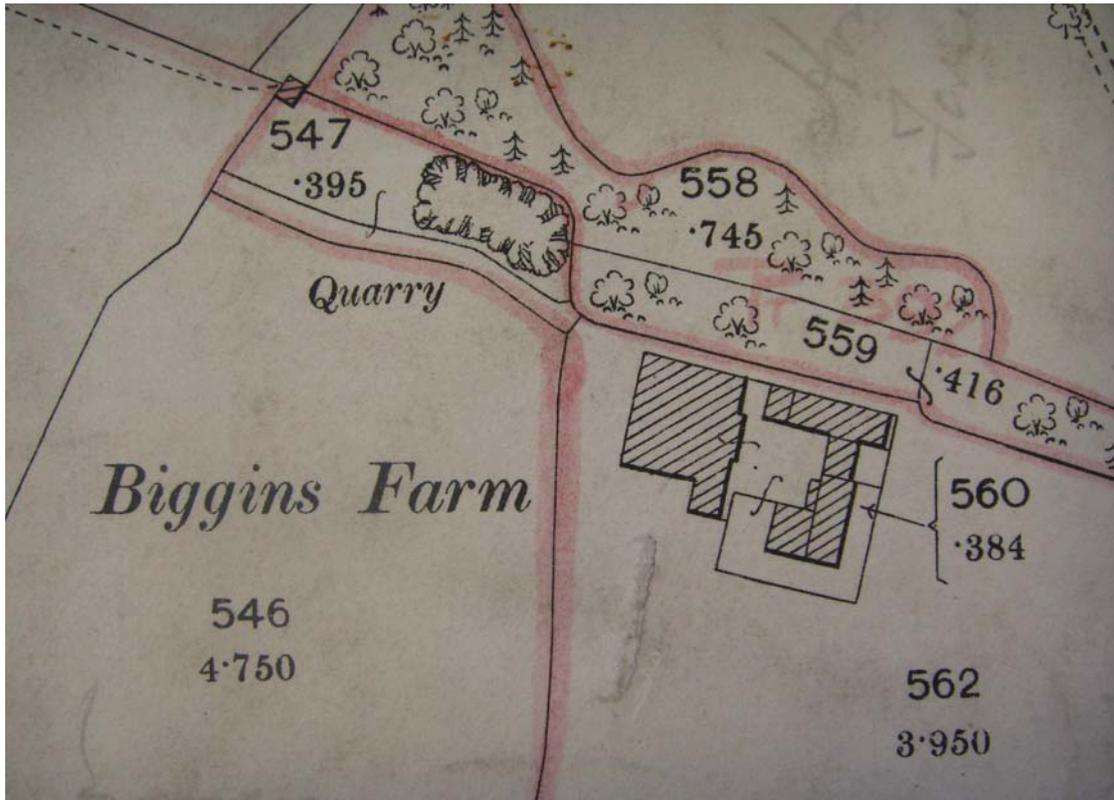


Plate 1: Part of the Ordnance Survey map of 1898 showing 'Biggins Farm'

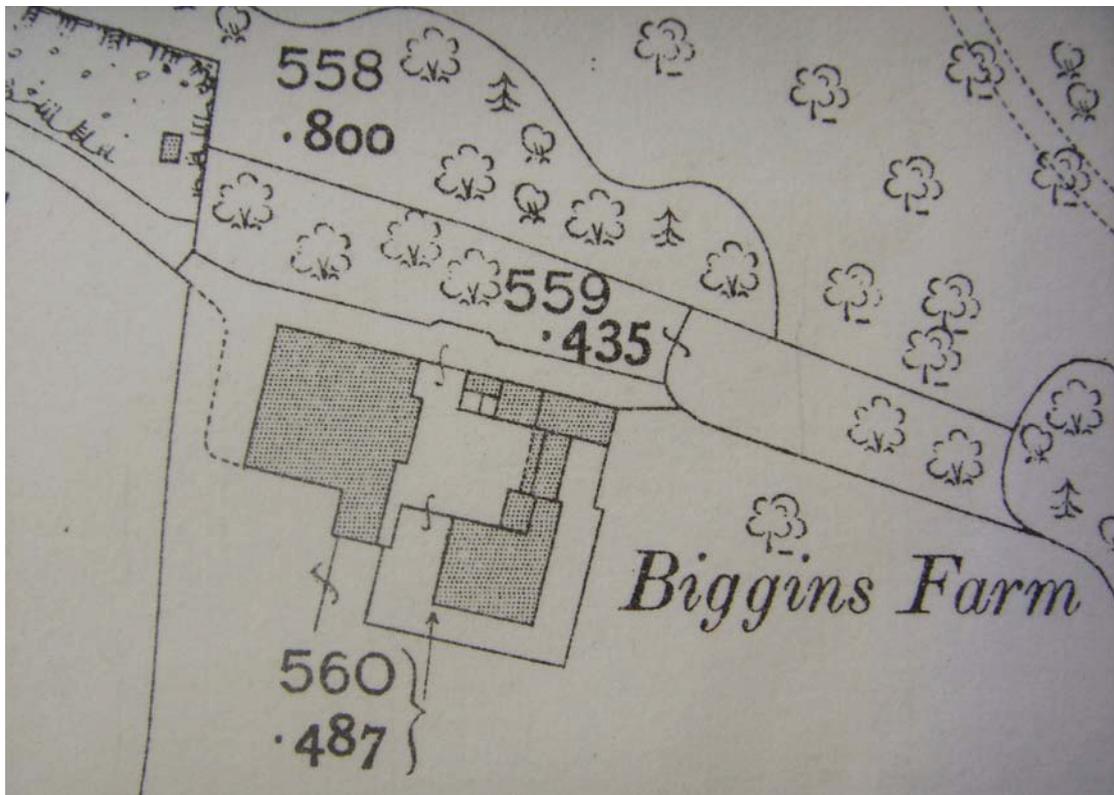


Plate 2: Part of the Ordnance Survey map of 1914 showing 'Biggins Farm'

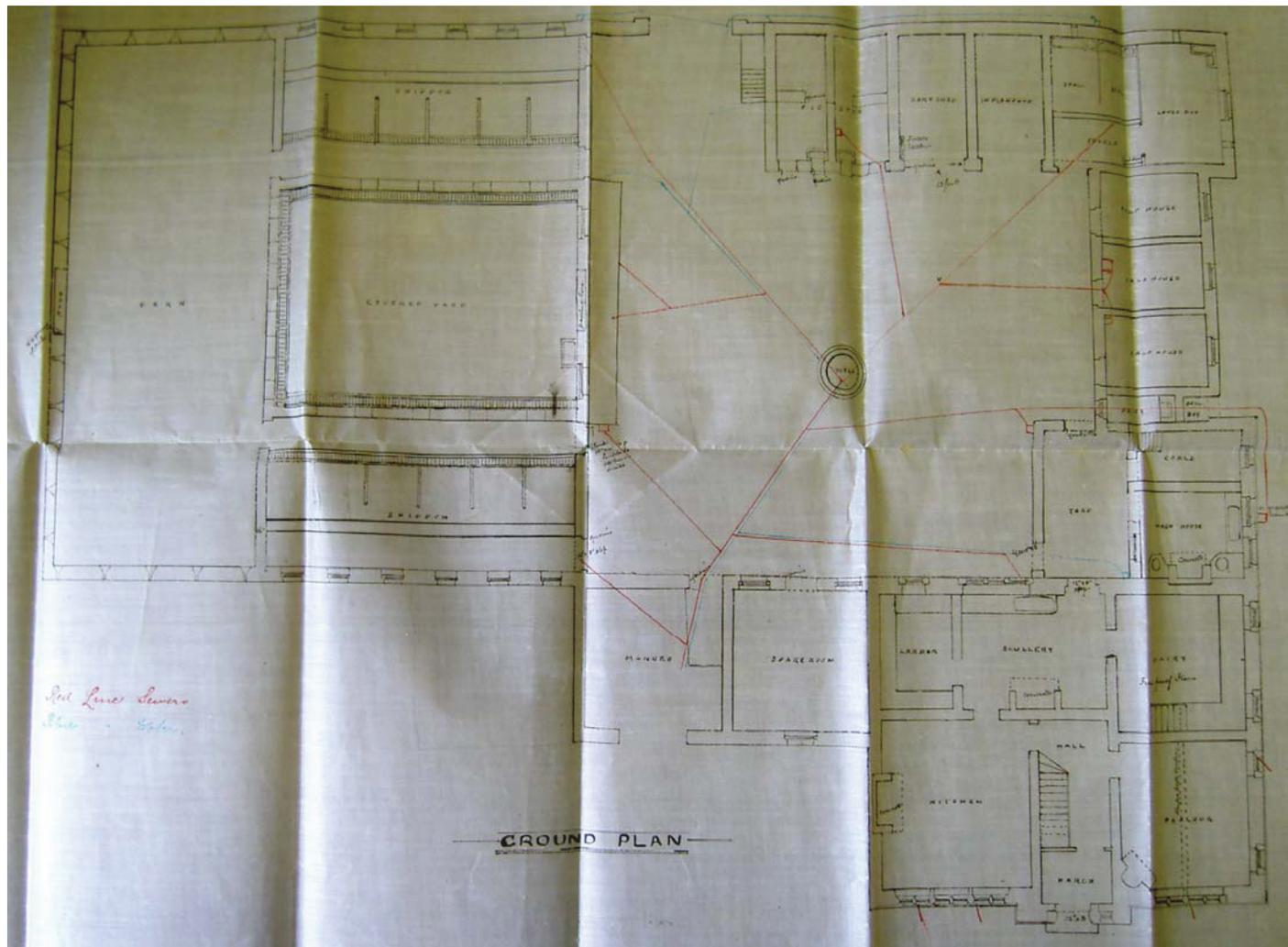


Plate 3: An undated plan of 'Biggins Farm' showing clean and foul water pipes, possibly in the 1950s (CRO(K) WD/BIG/2/17 1952-6)



Plate 4: The east end of the north elevation (Barn 3)



Plate 5: The west end of the north elevation (Shippon 1)



Plate 6: The north elevation of Barn 1



Plate 7: the west external elevation (Barn 1)



Plate 8: the west external elevation of the Stables



Plate 9: The south elevation of the stables



Plate 10: The south elevation of the loose box and midden



Plate 11: The east elevation of the house and scullery



Plate 12: The east elevation of Shippon 3



Plate 13: The east elevation of Barn 3



Plate 14: West elevation of the loose box and Shippon 2 within the courtyard



Plate 15: West elevation of Shippons 1 and 2 and Barn 2 within the courtyard



Plate 16: The west end of the north elevation inside the courtyard (calf pen)



Plate 17: The east end of the north elevation inside the courtyard (dairy)



Plate 18: General view of the east elevation within the courtyard



Plate 19: Detail of the brackets, inserted post and tie rods supporting the porch



Plate 20: The trusses within Barn 1



Plate 21: General view of Shippon 1



Plate 22: Detail of the trusses in Shippon 1



Plate 23: General view of Barn 2



Plate 24: Detail of the trusses in Barn 2



Plate 25: General view of Shippon 2



Plate 26: Detail of sliding shutters in Shippon 2



Plate 27: Detail of manger and troughs in loose box



Plate 28: General view of the midden



Plate 29: Doorway and windows in the north elevation of the stables/south elevation of Barn 1



Plate 30: Chute from the east side of the stables into the midden



Plate 31: Iron beam supporting the north side of the ceiling of the calf pen



Plate 32: Details of packing crates used in ceiling of calf pen



Plate 33: General view of Barn 3



Plate 34: General view of Shippon 3



Plate 35: General view of the workshop



Plate 36: General view of the loft over Barn 3



Plate 37: Blocked doorway and window in the south elevation of the loft over Barn 3



Plate 38: General view of the loft over Shippon 3



Plate 39: Fireplace in the game keeper's room



Plate 40: Shippon 3 prior to removal of stalls, looking south



Plate 41: Shippon 2 prior to removal of stalls, looking west