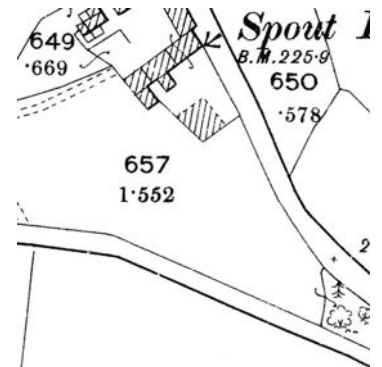


# SPOUT HOUSE BARN, LUPTON, CUMBRIA

## Archaeological Building Recording



Client: Trustees of the Karen Pease 82 Settlement

NGR: 354867 481780

Planning Application Ref.:  
SL/2009/0781

© Greenlane Archaeology Ltd

December 2012



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)

## Contents

Non-Technical Summary .....	3
Acknowledgements.....	3
1. Introduction .....	4
2. Methodology .....	6
3. Desk-Based Assessment.....	7
4. Building Recording.....	10
5. Discussion.....	33
6. Bibliography .....	35
Appendix 1: Listed Building Details .....	36
Appendix 2: Details from the Census Returns, 1841 – 1911 .....	37

## Illustrations

### List of Figures

Figure 1: Site location .....	5
Figure 2: North-west and north-east external elevations.....	17
Figure 3: South-east and south-west external elevations .....	18
Figure 4: Ground floor plan.....	19
Figure 5: First floor plan.....	20
Figure 6: Cross-section A-A1.....	32

### List of Plates

Plate 1 (left): View of the site from the north-west, showing the farmhouse with the barn behind.....	4
Plate 2 (right): View of the farmhouse showing the banded stone work .....	4
Plate 3 (left): Extract from <i>A Map of all the Customary Lands Within the Manor of Preston Patrick, 1771</i> (CAC(K) WDAG/Box 27 1771).....	7
Plate 4 (right): Extract from <i>Plan of The Township of Preston Patrick, 1847</i> (redrawn after CAC(K) WDRC/8/294 1847).....	7
Plate 5: Extract from the Ordnance Survey map of c1857 .....	8
Plate 6 (left): Extract from the Ordnance Survey map of 1898.....	8
Plate 7 (right): Extract from the Ordnance Survey map of 1914 .....	8
Plate 8: North end of the outshut to the north, comprising the north-east end of the north-west external elevation .	11
Plate 9 (left): The north-east end of the main part of the north-west external elevation .....	11
Plate 10 (right): The south-west end of the main part of the north-west external elevation.....	11
Plate 11: The south-west elevation of the north outshut .....	12
Plate 12 (left): The central and south-east part of the south-west elevation .....	13
Plate 13 (right): Detail of the south-east part of the south-west elevation.....	13
Plate 14 (left): The south-west side of the south-east elevation.....	14
Plate 15 (right): The north-east side of the larger of the south-east outshuts .....	14
Plate 16 (left): Iron sign attached to the door of the larger of the south-east outshuts .....	14

Plate 17: South-west wagon doorway, south-east elevation.....	14
Plate 18: Centre and north-east side of the south-east elevation .....	15
Plate 19 (left): North-east external elevation .....	15
Plate 20 (right): North side of north-east external elevation showing outshuts .....	15
Plate 21: Iron columns lying loose to the south-east of the barn.....	16
Plate 22 (left): Different types of flooring in Room G1 .....	21
Plate 23 (right): North-west corner of Room G1 .....	21
Plate 24 (left): East elevation, Room G2 .....	22
Plate 25 (right): South elevation, Room G2.....	22
Plate 26 (left): South elevation, Room G3, showing the junction between the outshut and the main barn .....	23
Plate 27 (right): West elevation, Room G3, showing the blocked high-level aperture .....	23
Plate 28 (left): Ceiling, Room G4 .....	24
Plate 29 (right): South-west elevation, Room G4 .....	24
Plate 30 (left): Stalls, Room G5 .....	24
Plate 31 (right): Detail of typical stall, Room G5.....	24
Plate 32 (left): Central feed channel, Room G5.....	25
Plate 33 (right): Winnowing slots, north-east elevation, Room G5.....	25
Plate 34 (left): Aperture in the south-west elevation and doorway in the north-west, Room G5.....	25
Plate 35 (right): Gridded concrete dung channel, north-east side of Room G6 .....	25
Plate 36 (left): Remains of stalls, Room G6 .....	26
Plate 37 (right): Partially removed stalls, south-west side, Room G6 .....	26
Plate 38 (left): Section of cobbled floor, north corner of Room G7.....	27
Plate 39 (right): Stalls remaining against the south-east elevation, Room G7 .....	27
Plate 40 (left): Doorways and window sharing a single piece of re-used timber as a lintel, north-west elevation, Room G7.....	27
Plate 41 (right): North-west elevation, Room G8.....	27
Plate 42 (left): East corner, Room G8.....	28
Plate 43 (right): South-west elevation, Room G8 .....	28
Plate 44 (left): Doorway in the north-west elevation, Room G9 .....	29
Plate 45 (right): Doorway in the south-east elevation, Room G9 .....	29
Plate 46 (left): Trusses in Room F1 .....	30
Plate 47 (right): North-east truss, Room F1.....	30
Plate 48 (left): North-eastern pitching or winnowing doorway, south-east elevation, Room F1.....	30
Plate 49 (right): North-eastern wagon doorway, south-east elevation, Room F1 .....	30
Plate 50 (left): Trusses in Room F2 .....	31
Plate 51 (right): Blocked apertures, south-west elevation, Room F2 .....	31

## Non-Technical Summary

Following the submission of a planning application for the conversion of a disused barn at Spout House, Lupton, Cumbria, a condition was placed on the application that an English Heritage Level 3 archaeological building recording be carried out. Greenlane Archaeology was commissioned to carry out the building recording, which was undertaken in December 2012.

The farmstead is thought to be of late 18<sup>th</sup> to early 19<sup>th</sup> century date, although an estate plan of 1771 shows a group of buildings on the site apparently in a different arrangement. The earliest reference by the current name is apparently only from 1792, although there is a reasonable amount of information concerning owners and occupiers from the late 18<sup>th</sup> century onwards, especially with the availability of the census from 1841. Map evidence demonstrates that the farm had taken essentially its present arrangement by at least c1857, with additions being made throughout the late 19<sup>th</sup> and early 20<sup>th</sup> century.

The recording of the building confirmed that the earliest phase comprised a large bank barn, which had been extended to the north-east shortly after construction. A number of further additions had been made after this, probably comprising further animal housing and additional storage. By the later 20<sup>th</sup> century, however, it had clearly largely fallen out of use. Some parts were further modified to enable them to be used for storing vehicles, while other areas became derelict.

The building is a good example of a barn of its type within a fairly typical farmstead of the period, albeit unusual due to the size of the barn and the decorative scheme used in both the house and barn achieved by the use of different coloured stone placed in bands. The development of the barn is also relatively typical of the expansion of farms of this type during the 19<sup>th</sup> century, when the peak of the Industrial Revolution led to an increased need for food, especially dairy products.

## Acknowledgements

Greenlane Archaeology would like to thank the Trustees of the Karen Pease 82 Settlement for commissioning the project, and their agent, Jeff Manning of Davis & Bowring Land Agents, for providing the 'as existing' drawings of the building and further information. Additional thanks are due to the staff of the Cumbria Archive Centre in Kendal (CAC(K)) for their help in accessing the records, and Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for approving the project design.

The desk-based assessment was carried out by Dan Elsworth, and the building recording was carried out by Dan Elsworth and Tom Mace. The report was written by Dan Elsworth and the illustrations produced by Tom Mace. The report was edited by Jo Dawson, and the project managed by Dan Elsworth.

# 1. Introduction

## 1.1 Circumstances of the Project

1.1.1 Following the submission of a planning application (Ref. SL/2009/0781) to convert a disused barn at Spout House, Lupton, Cumbria (NGR 354867 481780) into a domestic dwelling, a condition (No. 9) was placed by South Lakeland District Council (SLDC) that an English Heritage Level 3 type recording of the building should be carried out (English Heritage 2006). This is intended to provide a relatively detailed record of the building prior to its conversion as well as providing outline information about its development, form and function. Greenlane Archaeology was approached by Jeff Manning of Davis & Bowring Land Agents on behalf of the Trustees of the Karen Pease 82 Settlement (hereafter 'the client') to carry out the building recording in order to fulfil the condition of the planning consent. A project design was produced in response, and following its approval by the Historic Environment Officer for Cumbria County Council the recording was carried out in December 2012.

1.1.2 The building is Grade II Listed (see *Appendix 1*) and thought to be of late 18<sup>th</sup> or early 19<sup>th</sup> century in date, as is the associated house.

## 1.2 Location, Geology, and Topography

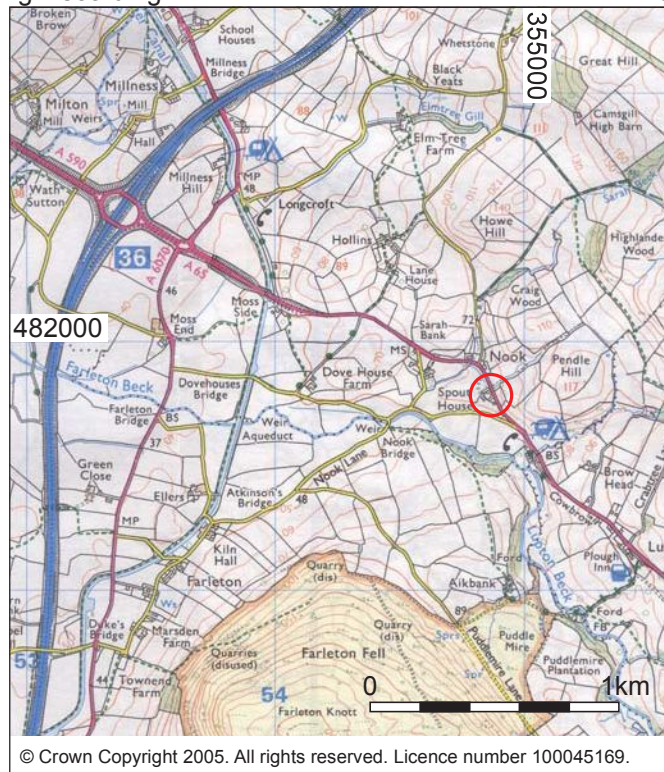
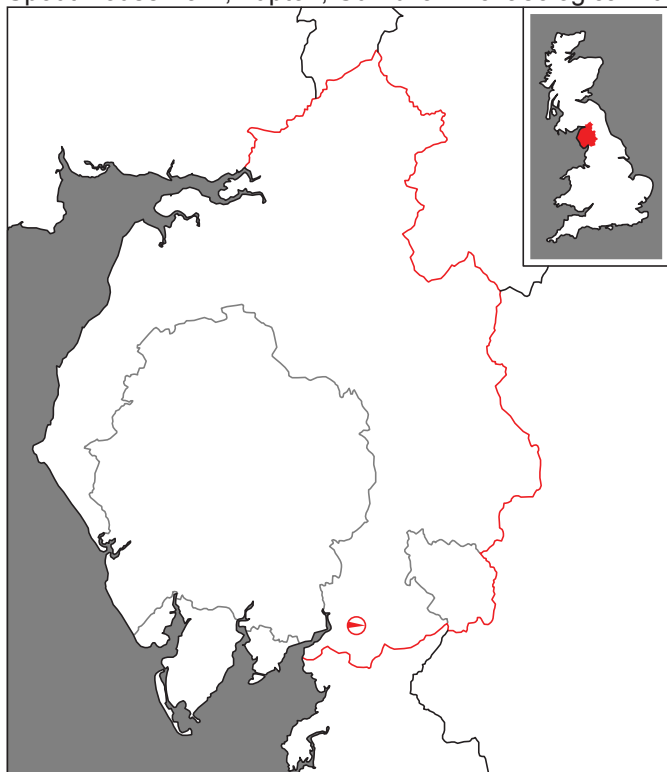
1.2.1 The site is situated on the south side of the small village of Nook, which is on the A65 between Kendal to the north-west and Kirkby Lonsdale to the south-east (Figure 1). The underlying geological deposits of the area are a mixture of Carboniferous limestone, and Bannisdale slates, Coniston gritstone and Scout Hill flags of the Silurian period (Moseley 1978, plate 1). These are overlain by extensive deposits of glacial material such as boulder clay, which forms a hummocky, rolling landscape (Countryside Commission 1998, 66). The site is situated at approximately 65m above sea level (Ordnance Survey 2008).

1.2.2 The barn forms part of a larger farmstead, arranged around a central farmyard, with the farmhouse on the north-west side (Plate 1 and Plate 2), with an outbuilding (perhaps originally a stable or pigsty) to the south-west, the barn to the south-east and extending along the north-east side of the farmyard immediately adjacent to the A65, and a more recent concrete block building filling the south-west side. The farm is now accessed by a long curving drive leading to the A65 from the west corner of the farmyard, although the original entrance was evidently directly onto the road from a space on the north-east side of the farmyard between the house and the barn.



**Plate 1 (left): View of the site from the north-west, showing the farmhouse with the barn behind**

**Plate 2 (right): View of the farmhouse showing the banded stone work**



Client: Trustees of the Karen Pease 82 Settlement

© Greenlane Archaeology Ltd, December 2012

Figure 1: Site location

## 2. Methodology

### 2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006) and the guidelines of the Institute for Archaeologists (IfA 2008a). In addition a desk-based assessment was carried out in accordance with the project design and IfA guidelines (IfA 2008b) prior to the building recording, and a suitable archive was compiled to provide a permanent record of the project and its results in accordance with English Heritage and IfA guidelines (English Heritage 1991; Brown 2007).

### 2.2 Desk-Based Assessment

2.2.1 Information was gathered from the following locations:

- **Cumbria Archive Centre, Kendal (CAC(K))**: this was visited in order to examine early maps of the site and other primary sources as well as secondary sources such as trade directories in order to identify information about the development and use of the building;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006), which is a relatively high level of investigation intended to record the form, function and phasing of the building, while incorporating the results of the desk-based assessment in order to aid the interpretation of its development. The recording comprised the following elements:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour and colour digital format were taken of the main features of the building, its 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 in the project archive;
- **Drawings**: drawings were produced by hand-annotation of printed plots of 'as existing' architect's drawings produced by Gill Dockray Architects or by the production from scratch of drawings on site. The drawings produced ultimately comprised:
  - i. external elevations at a scale of 1:100;
  - ii. a floor plans (ground and first floor) at a scale of 1:100;
  - iii. a cross-section at a scale of 1:50.

### 2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design and current IfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Archive Centre in Kendal on completion of the project. Three paper copies of this report will be supplied to the Historic Environment Officer, who will distribute copies to SLDC so that the condition can be discharged, one will be provided to the client, and one will be retained by Greenlane Archaeology. In addition a copy of the report will also be supplied to the Cumbria Historic Environment Record (HER) in Kendal, via the Historic Environment Officer, and a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.



### 3. Desk-Based Assessment

#### 3.1 Map Regression

3.1.1 **Introduction:** although earlier maps exist they are generally not of sufficient scale to show small settlements in detail if at all. For example, one of the more detailed maps of the late 18<sup>th</sup> century, Thomas Jefferys' map of Westmorland of 1770, does not appear to indicate any form of settlement at the site of Spout House.

3.1.2 **Estate Plan, 1771:** this is a remarkably detailed and extensive plan showing lands belonging to the 'Hon<sup>ble</sup> Francis Charteris' (CAC(K) WDAG/Box 27 1771), presumably the Francis Charteris who claimed the title of 7<sup>th</sup> Earl of Wemyss in 1732. A group of buildings is clearly shown at the site of what is now Spout House farm, although they appear to be differently organised (Plate 3; this has been rotated so that north is to the top. The chequered line through the middle is a fold in the original cloth-backed map). A large essentially L-shaped building is present on the site of the current barn, but there is nothing where the house now stands and instead there is a building to the west of this. In addition, there are two buildings shown on the opposing side of the road (it is notable that earthworks are visible in this field perhaps corresponding to these buildings). None of the buildings are named or their function stated. The plot is labelled simply as part of Nook and 'Hill', one of a group of fields numbered '37' and '39', although the land to the west is labelled 'Agnes Cartmels' (*sic*), presumably suggesting that she was the owner. A later survey, dated 1776, of estates belonging Thomas Cartmel, including an estate in Nook (CAC(K) WDAG/BOX 27 1776). The survey schedule lists land numbered '7'; there appears to be no accompanying plan but the list corresponds to those fields marked 37 and 39 on the early plan and so is presumably the same estate. Amongst it is included a plot named 'Hill and housesteads', which presumably is the site of what is now Spout House.

3.1.3 **Tithe map, 1847:** Spout House is on the edge of this plan, in an area that was presumably largely not subject to Tithe as none of the associated fields are marked or numbered (Plate 4). The buildings at Spout House are only partially shown, with the house evident but the barn incomplete and the south-west end missing. It is clear, however, that the arrangement better matches that on the later maps, although the outshut extension to the north is clearly not present at this time. Of additional interest is the land to the east, which is marked 'Rev<sup>d</sup> George Cartmel', who is presumably the landowner.

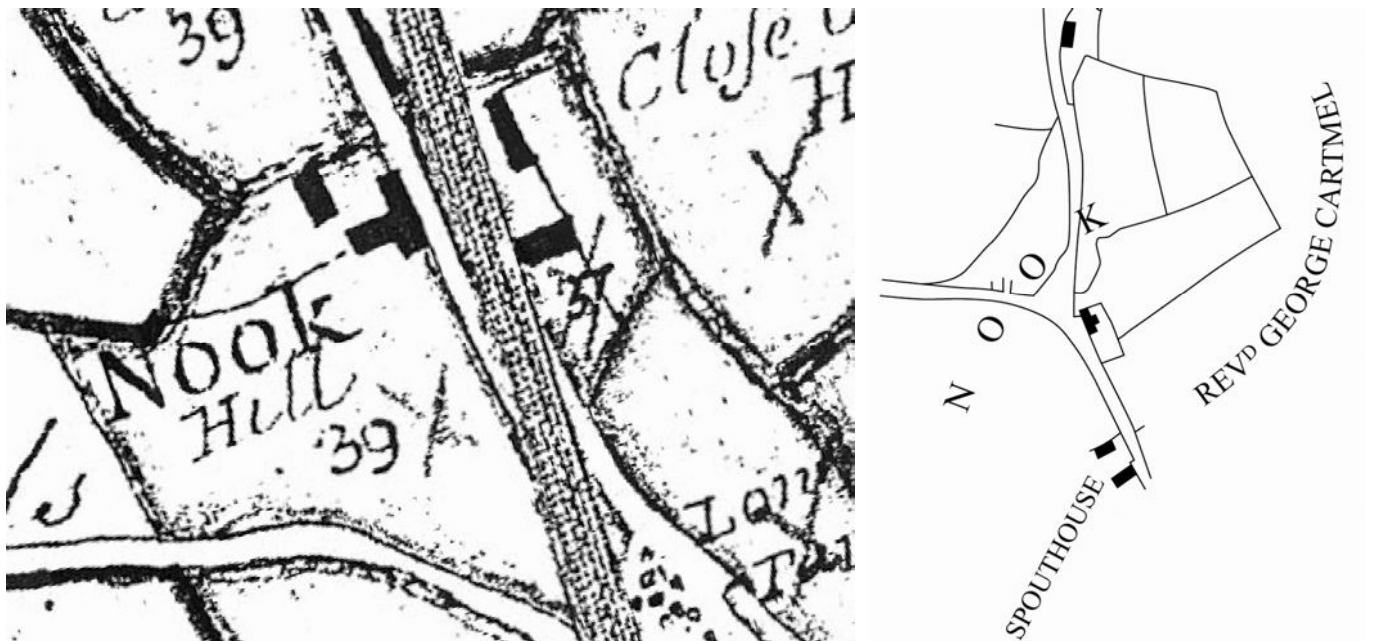


Plate 3 (left): Extract from *A Map of all the Customary Lands Within the Manor of Preston Patrick*, 1771 (CAC(K) WDAG/Box 27 1771)

Plate 4 (right): Extract from *Plan of The Township of Preston Patrick*, 1847 (redrawn after CAC(K) WDRC/8/294 1847)

3.1.4 **Ordnance Survey, n.d. (c1857)**: this is the earliest available Ordnance Survey map and it shows that the buildings at Spout House have essentially taken their present form and are clearly being labelled by that name (Plate 5). The barn is clearly visible, and has clearly been extended by the addition of outshuts to the north and the south-west end of the south-east elevation. Of these, it is also noticeable that the northern outshut has reached its full extent. An additional detail is the presence of a drive entering the farmyard on the west side, although access from the north also existed at this time, as shown on the adjoining map sheet.

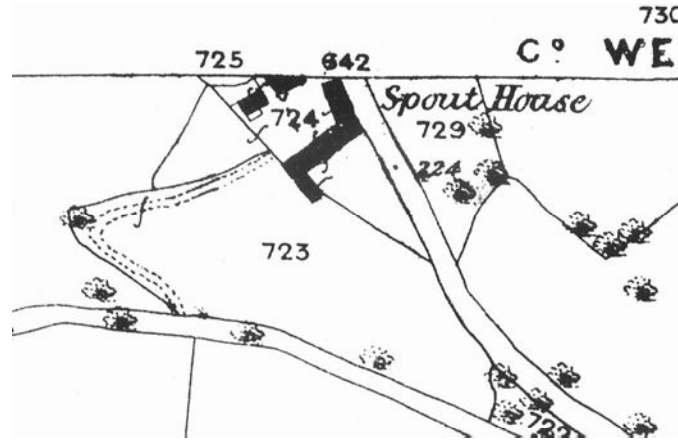


Plate 5: Extract from the Ordnance Survey map of c1857

3.1.5 **Ordnance Survey, 1898**: this is a slightly clearer map at the same scale. It shows the same arrangement of the barn and the two larger outshuts, although the step in the northern one where it meets the main barn is discernible (Plate 6). In addition, internal divisions are shown within the barn, the second outshut to the south-east is shown, and there is a detached building, which is evidently open-fronted to the north-east and north-west, located to the south-east of the barn. The drive to the west does appear to be the main route of access by this date.

3.1.6 **Ordnance Survey, 1914**: this shows essentially the same arrangement as the earlier map, although a further addition has been made to the larger of the two outshuts to the south-east of the barn, apparently comprising two small enclosures (Plate 7). The internal divisions within the barn are not shown, but the division at the north end of the northern outshut is.

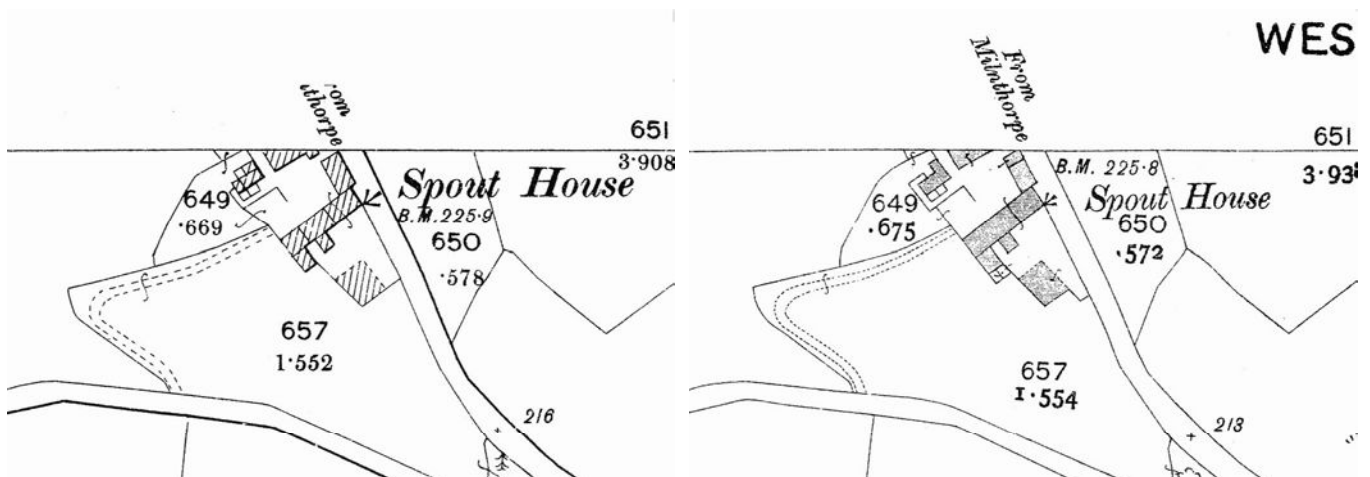


Plate 6 (left): Extract from the Ordnance Survey map of 1898

Plate 7 (right): Extract from the Ordnance Survey map of 1914

## 3.2 Site History

3.2.1 There is little recorded history of the site, and, although buildings clearly existed on the site as early as 1771 (see *Section 3.1.2* above) there are apparently no sources recording by its present name

or anything similar at that time, which makes identifying it in early sources difficult. The earliest documentary reference is only from 1792, with two documents referring to a 'George Cartmel of Spout in Preston Patrick' (CAC(K) WDRG/315/1 1792; CAC(K) WDRG/315/2 1792).

### 3.3 Owners and Occupiers

3.3.1 **Owners:** the site initially comprised part of a large estate belonging to the Early of Wemyss, the origins of which are uncertain. The connection with the Cartmel family, as owners of the property and an associated estate, seems to be consistent throughout the 18<sup>th</sup> century, and it would appear that they acquired it between 1771 and 1776. The map evidence suggests it is likely that an Agnes Cartmel was already a land owner in the local area in 1771, Thomas Cartmel is named as owner in 1776, and a George Cartmel seems to have owned it by at least the mid-19<sup>th</sup> century, although he is also mentioned in the references from 1792 (see *Section 3.2.1* above). The Cartmel family were certainly present in the area from the late 17<sup>th</sup> century (Gaskins 2004), and a Thomas, son of Thomas Cartmel of Nook, was baptised on May 26<sup>th</sup> 1713 (*op cit*, 101), who is perhaps the Thomas referred to in 1776. It is not known when it passed out of the ownership of the Cartmel family; the 1910 valuation (CAC(K) WT/DV/2/47 1910) describes it as belonging to Lady W Bentick, although a note states it had been subsequently purchased by JB Punchard of Kirkby Lonsdale. Lady Bentick is probably of the family that owned Underley Hall near Kirkby Lonsdale.

3.3.2 **Occupiers:** details of the occupiers in the 18<sup>th</sup> century are uncertain, although it is likely that members of the Cartmel family owned and occupied the farm. Details of occupiers in the 19<sup>th</sup> century are more readily available through the census (see *Appendix 2*). These show that between 1841 and 1861 it was occupied by Ann Mashiter, a farmer, and her family (the name is apparently misspelt along with several others in 1841). The, perhaps, unusual arrangement of a woman managing the farm and the fact that she is described as a widow in 1851 and 1861, might indicate that prior to 1841 her husband had done so. It is also apparent that it was subsequently taken on by Stephen Bainbridge, her son-in-law. The census records that he was living at Spout House in 1861, at which time he was already described as a farm bailiff suggesting he was heavily involved in its management, and prior to that he had been a farm labourer. He evidently married Isabella, Ann's daughter, and the two of them presumably took over the farm on Ann's death. Stephen Bainbridge died in 1879, his will, dated 23<sup>rd</sup> September, appointed his wife Isabella and son James as executors, and set aside £200 and half the furniture for his daughter (CAC(K) WDAG/Box 113 1879), presumably the Ann named in the census although she is not named in the will. James clearly took on the farm, as he is named as the head of the household in the census of 1881 at the age of only 23, with his widowed mother Isabella still present. He does not appear to have remained at Spout House for long, however, as the census shows that between 1891 and 1911 it passed through three members of the Williams family: Charles, Charles' youngest son Thomas, and then Charles' elder son James. The 1910 valuation also lists James Williams as resident (CAC(K) WT/DV/2/47 1910).

### 3.4 Conclusion

3.4.1 While the origins of Spout House are obscure it is apparent that a group of buildings, presumably a farm, were present on the site by 1771. However, these do not seem to have taken the current arrangement and it is possible that these were entirely demolished and replaced at some point in the late 18<sup>th</sup> and early 19<sup>th</sup> century, having certainly taken their present form by the late 19<sup>th</sup> century.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 The building comprises a central rectangular block of two stories orientated north-east/south-west (Figure 1). The 'front' elevation faces north-west into the associated farm yard, and there are three outshut extensions, one orientated approximately north/south from the north corner, and two orientated north-west/south-east from the south-east elevation.

4.1.2 The entire building is constructed from stone, largely limestone, but also a greenish-blue volcanic type, the main barn finished externally with rock-faced limestone blocks laid in neat courses but with rougher undressed stone used as through stones and in the plinth. In places the two principal types of stone have been used to form coloured bands of courses, a feature that is also seen in the south-east elevation of the farmhouse (Plate 2). Details such as quoins and lintels are largely dressed limestone, but a dark yellow limestone or gritstone is also used, especially in the outshuts. Internally the walls are constructed from more random courses of volcanic stone in thick gritty lime mortar, and the same style of build is more prevalent in the outshuts, internally and externally. The roofs are all finished with grey slate finished with v-shaped sandstone ridge tiles and with yellow sandstone copings and kneelers on the main barn and larger of the south-east outshuts. The smaller outshut to the south-east has no remaining roof and only two purlins survive.

4.1.3 Internally the walls are mostly exposed stone with thick gritty lime mortar although many have been whitewashed. Floors are typically concrete or cobbles on the ground floor and timber floorboards on the first of varying type. The majority of the timber is hand-finished although later sawn and machine cut pieces are present, as are presumably early pieces that are clearly re-used.

### 4.2 External Detail

4.2.1 **North-west elevation** (Figure 2): the north-east end is covered by the projecting outshut, which covers the lower part (Plate 8). The north end of this comprises a low gable with the base of a stone finial at the top and a small rectangular owl hole or vent below the eaves. There is a small low aperture on the east side, the east jamb of which butted by the boundary wall, which has a sandstone lintel and rough quoins in the west jamb and is blocked with stone. To the west is a larger aperture, originally a doorway, with quoined jambs and a stone lintel, both finished with limewash, which has been partially blocked leaving a small window. This has a six-light fixed timber casement and sandstone sill. The north-western corner of the building is rounded. Rising above this is the gable end of the main part of the northern outshut, which is essentially plain but with a concrete skim below the roofline. The main elevation of the barn proper is two storeys tall and has four rows of irregular through stones running its entire length, more irregularly spaced square vents and a plinth along the base, which gets higher as the ground level drops to the south-west where there are some large boulders exposed below. On the ground floor there is a tall wagon doorway at the north-east end, with a flat voussoir arch (Plate 9), the stones alternating white limestone and greenish volcanic to produce a decorative effect. The south-west jamb is finished with dressed limestone quoins, including a large one acting as a springer for the arch, and there is a further larger dressed block above on the same line, presumably also a former quoin (see *Section 4.3.4* below). To the south-west there are a further eight smaller doorways (Plate 10), all of which typically have a concrete step and, where they survive, a plank and batten door, painted black. The jambs are finished with dressed quoins and the lintels typically dressed limestone blocks, and all have been limewashed around. The two doorways at the south-west end are slightly different, one having a sandstone lintel dressed with a curious stepping on the top of the north-east side, the other with a shallow voussoir arch. To the south-west of these is a small window with a similar arched top, which has been partially blocked with stone but with a two-light fixed timber casement and sandstone sill. The south-west and north-east ends of the elevation are finished with dressed limestone quoins topped with sandstone kneelers supporting coping. The first floor has two winnowing/loading doorways either side of the centre with shallow voussoir arches, also in alternating white and green stone, sandstone steps, and plain timber surrounds. The north-east is filled with corrugated metal sheets.



**Plate 8: North end of the outshut to the north, comprising the north-east end of the north-west external elevation**



**Plate 9 (left): The north-east end of the main part of the north-west external elevation**



**Plate 10 (right): The south-west end of the main part of the north-west external elevation**

4.2.2 **South-west elevation** (Figure 3): this comprises the gable end of the main barn, the side of the north outhshut, and the side of the larger of the two south-east outhshuts. The north outhshut is lower at the north end and rounded at the north-west corner (Plate 11). To the south of this is a small doorway with a thin timber lintel and tongue and groove plank and batten door. To the south of this the main part of the outshut rises above the north end, which butts against the quoined end. Beyond this there is a wide wagon or garage doorway, the upper part of which is filled in with tongue and groove planks and above which there are hung slates (presumably covering the lintel) and a slate and concrete drip course (Plate 11). The wall has clearly been heavily rebuilt to the south of this, including the south jamb, and there is a distinct and jagged step in the masonry. To the south there are a further two ground floor doorways, both with sandstone lintels, the northern of which has a split plank and batten door, the

southern having been partially blocked with stone leaving a single-light timber casement and sandstone sill. Above this is another aperture at first floor level, blocked with stone. The top of the gable, forming the central part of this elevation, is finished with sandstone coping ending in scrolled kneelers and the corners are finished with large dressed quoins, which extend, albeit less neatly, into the plinth (Plate 12). There are three rows of rough through stones and two distinct rows of green volcanic stone have been included at the base of the wall in what is otherwise dressed white limestone. There is a rectangular owl hole near the top of the gable and an electric spot light fixed near the base. The extension to the south-east is lower but still two storeys (Plate 12). There is a low opening on the north-west side, roughly covered internally with concrete blocks but with no obvious lintel, and to the south-east there are four other apertures; two windows and two doors. The north-west of these, a window, still has a single-light casement but is filled with plywood and a concrete sill, while the other openings are all blocked with stone (Plate 13). All four have dressed limestone lintels, and there is a slight plinth running the length of the elevation. Between the two blocked doorways is an angled buttress constructed from blocks of dressed limestone and red (?) sandstone, apparently re-used from another building. At first floor level there are two further openings blocked with stone, probably tall windows, the south-east of which has the remnants of a timber lintel.



**Plate 11: The south-west elevation of the north outshut**



**Plate 12 (left): The central and south-east part of the south-west elevation**

**Plate 13 (right): Detail of the south-east part of the south-west elevation**

**4.2.3 South-east elevation** (Figure 3): the south-west end is covered by the larger of the two outshuts, the gable end of which has similar sandstone coping and kneelers to the main barn, although the masonry is otherwise much rougher (Plate 14). There are some dressed stones incorporated within it and dressed quoins and a plinth at the base, although this disappears on the north-east side. There is a central wagon doorway, which is evidently inserted as the jambs are rebuilt, and has a very large rough timber lintel. A possible circular aperture, blocked with stone, is visible above this, although the upper part of the elevation is largely obscured by ivy. There is a row of through stones above this, but it is evident that the central section of stonework has also been partially rebuilt. The elevation returns to the north-west on the north-east side, where it is partially collapsed. The tops of two low-level windows are visible on the south-east side of this elevation, one contained within the collapse and with its internal timber lintel exposed, the other with a dressed stone lintel. Above these is an intact window with a thin timber lintel and six-light fixed timber casement and sandstone sill (Plate 15). To the north-west there is a doorway with a rough timber lintel and beaded tongue and groove plank and batten door, fixed to which is an iron sign marked 'M. CROFT KENDAL' (Plate 16). The wall returns to the north-east into the main elevation, where there is a wagon doorway, accessed via a slight ramp from the south-east, with a voussoir arch, again alternating green and white stone, projecting timber either side that evidently originally supported a porch or canopy and a plain square timber frame (Plate 17). Beyond this, to the north-east, the main part of the elevation has rows of square vents and through stones running its full length. Immediately north-east of the south-west wagon doorway, however, it returns to the south-east to form the side of the smaller outshut, although this is plain. The gable end of this outshut has dressed sandstone quoins and a wide central doorway, also with dressed sandstone quoins and a heavy sandstone lintel, and the remains of a timber frame. The return to the north-west, forming the opposing side of this outshut, is also plain. Beyond this, to the north-east, is another wagon doorway accessed by a ramp with a double tongue and groove plank and batten door and flattened voussoir stone arch of alternating green and white (Plate 18). The rest of the elevation, to the north-east of this, is essentially plain, with square vents and through stones, although there is a further small rectangular aperture close to the north-east wagon doorway, with a thin timber lintel and sandstone sill, and there is another similar opening to the north-east, blocked with stone (Plate 18). The end of the elevation is finished with dressed limestone quoins.



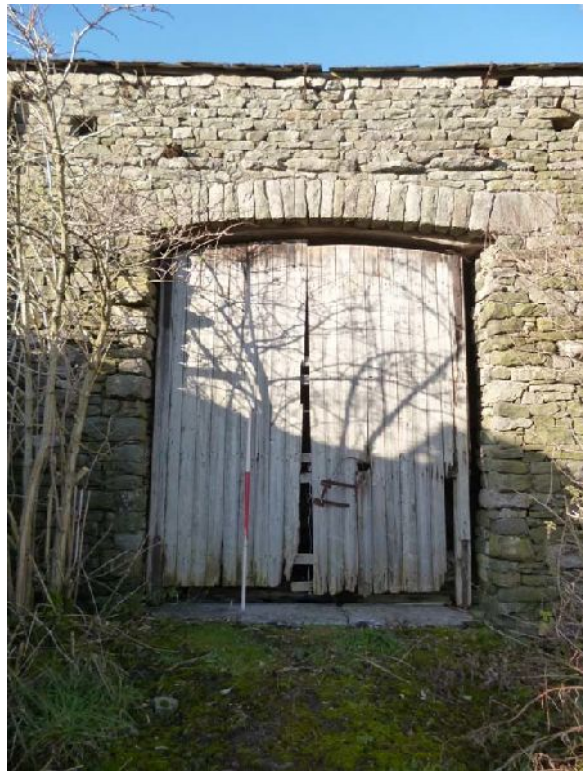
**Plate 14 (left): The south-west side of the south-east elevation**



**Plate 15 (right): The north-east side of the larger of the south-east outshuts**



**Plate 16 (left): Iron sign attached to the door of the larger of the south-east outshuts**



**Plate 17: South-west wagon doorway, south-east elevation**





**Plate 18: Centre and north-east side of the south-east elevation**

4.2.4 **North-east elevation** (Figure 2): this forms the gable end of the main barn, extended to the north by an outshut, and faces directly onto the adjacent road. The gable has dressed limestone quoins at either end and is topped with dressed sandstone coping ending at scrolled kneelers and top with the base for a finial (Plate 19). The structure of the wall has three rows of through stones and alternating courses of limestone and volcanic stone, forming bands of green and white. There is a rectangular owl hole at the top of the elevation, with a projecting slate (?) sill. The extension to the north is lower but still initially two storeys (Plate 20). It projects from the line of the main barn and has dressed limestone quoins at either end and two rows of small through stones but is otherwise plain. It is extended at the north end by a slightly lower section, which clearly butts the quoins, although appears to be keyed in near the base.



**Plate 19 (left): North-east external elevation**

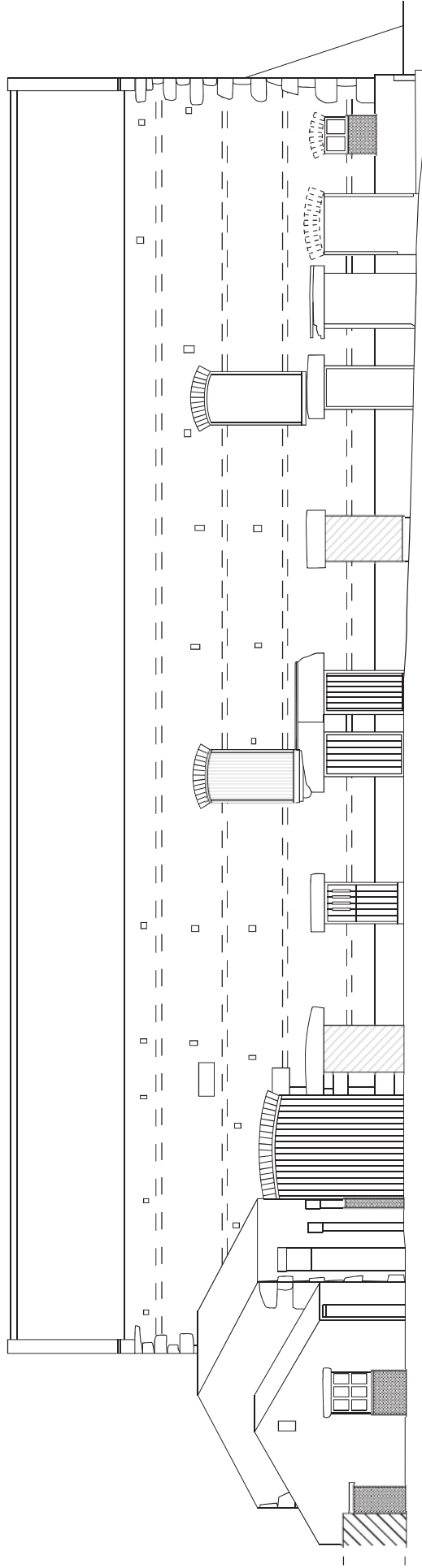
**Plate 20 (right): North side of north-east external elevation showing outshuts**

4.2.5 **Other features:** lying on the ground to the south-east of the barn are a pile of three or four cast iron columns with mounded tops with later iron brackets bolted to the top and the concrete supporting the base still attached (Plate 21). One of the columns had the number '1873' cast into, presumably the date of manufacture, it but it was not clear if this was present on them all. To the north-east of these a large area of concrete flooring was also present, although it was not clear if it was in its original position.

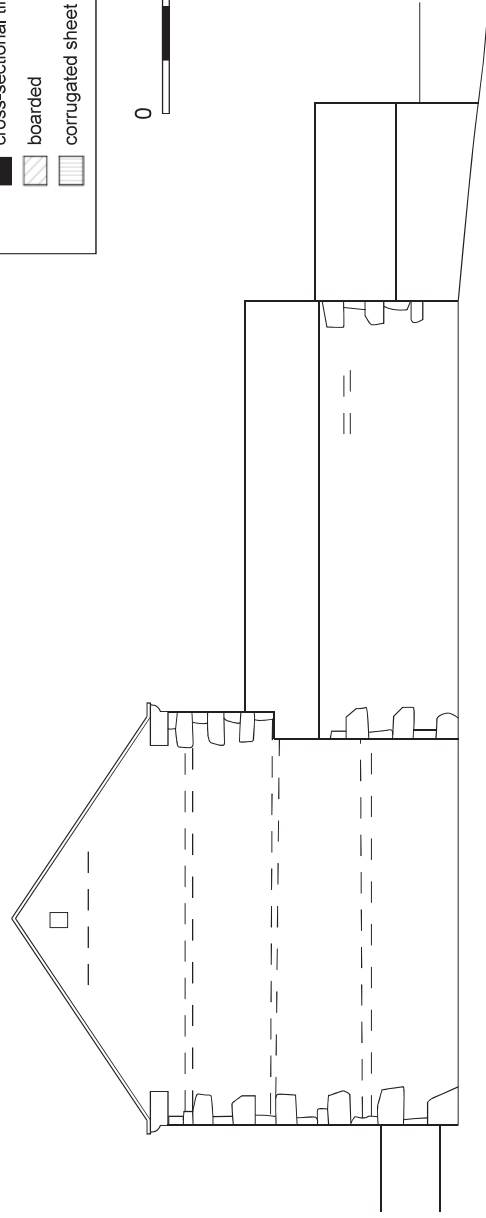


**Plate 21: Iron columns lying loose to the south-east of the barn**

North-west External Elevation



North-east External Elevation



Key:


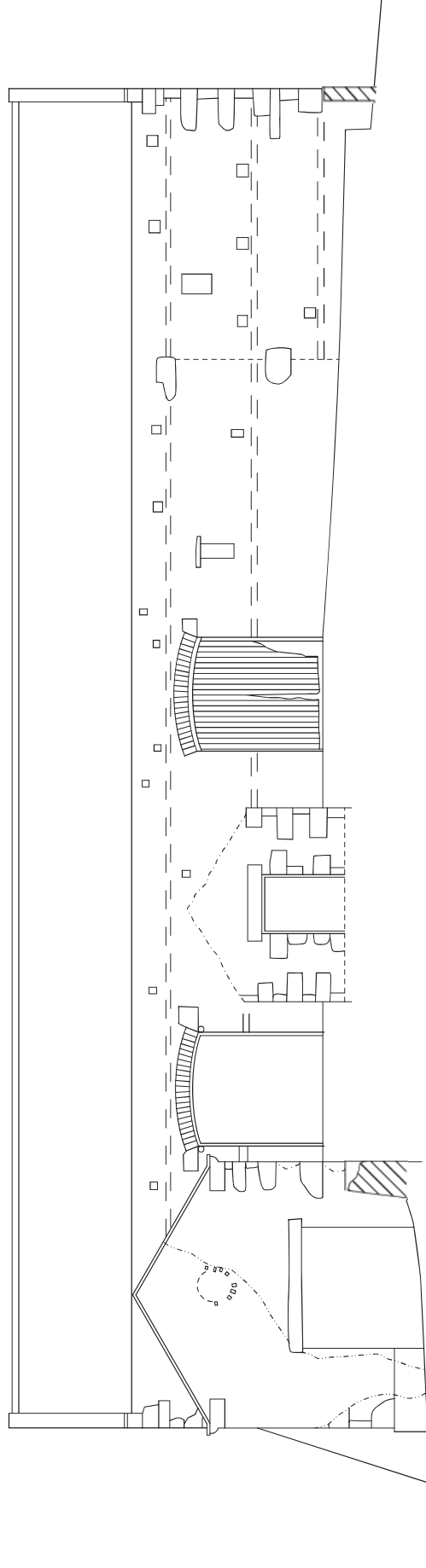
	blocked feature		through stones
	cross-sectional timber		feature obscured
	boarded		cross-sectional wall
	corrugated sheet		



Figure 2: North-west and north-east external elevations

South-east External Elevation



- Key:
-  blocked feature
  -  through stones
  -  corrugated sheet
  -  cross-sectional timber
  -  edge uncertain
  -  vegetation
  -  boarded
  -  cross-sectional wall
  -  collapse



South-west External Elevation

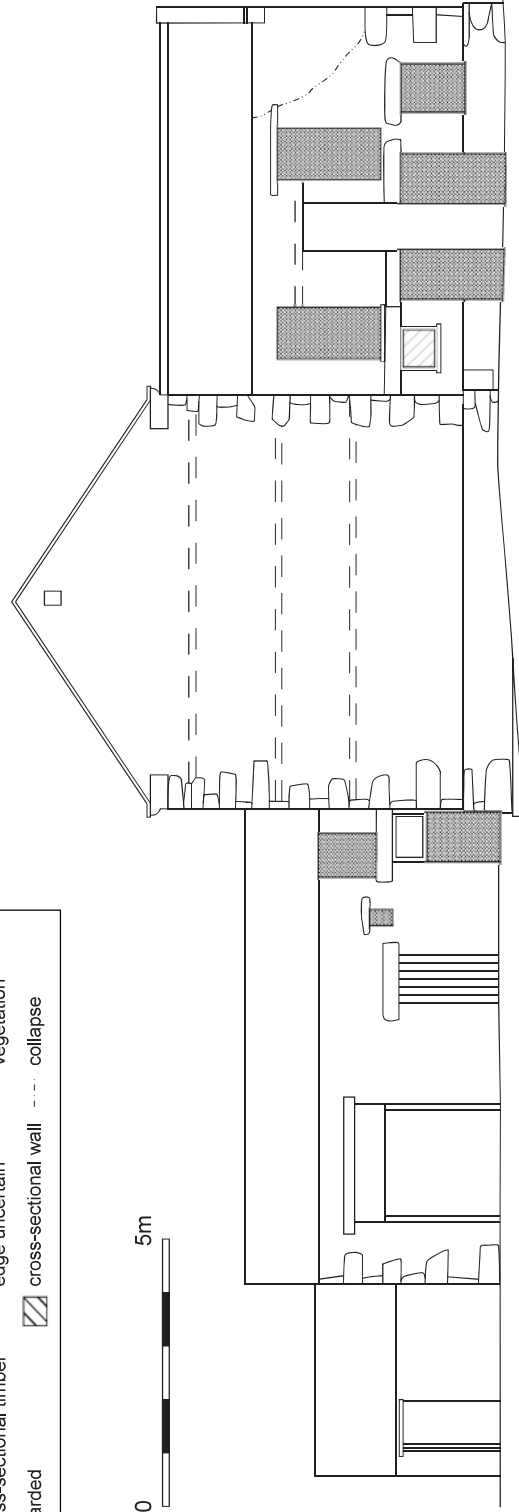


Figure 3: South-east and south-west external elevations

Ground Floor Plan

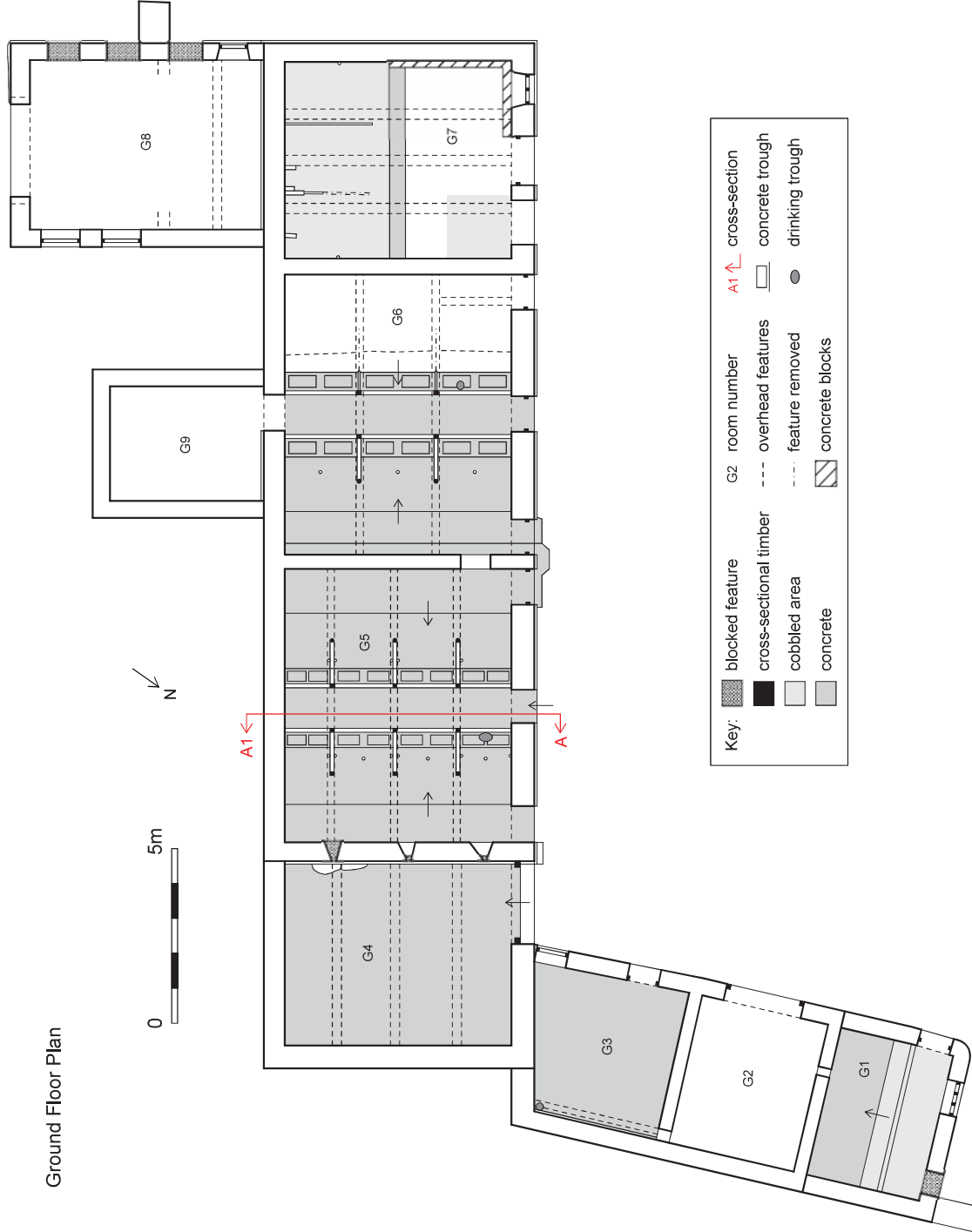


Figure 4: Ground floor plan

### First Floor Plan

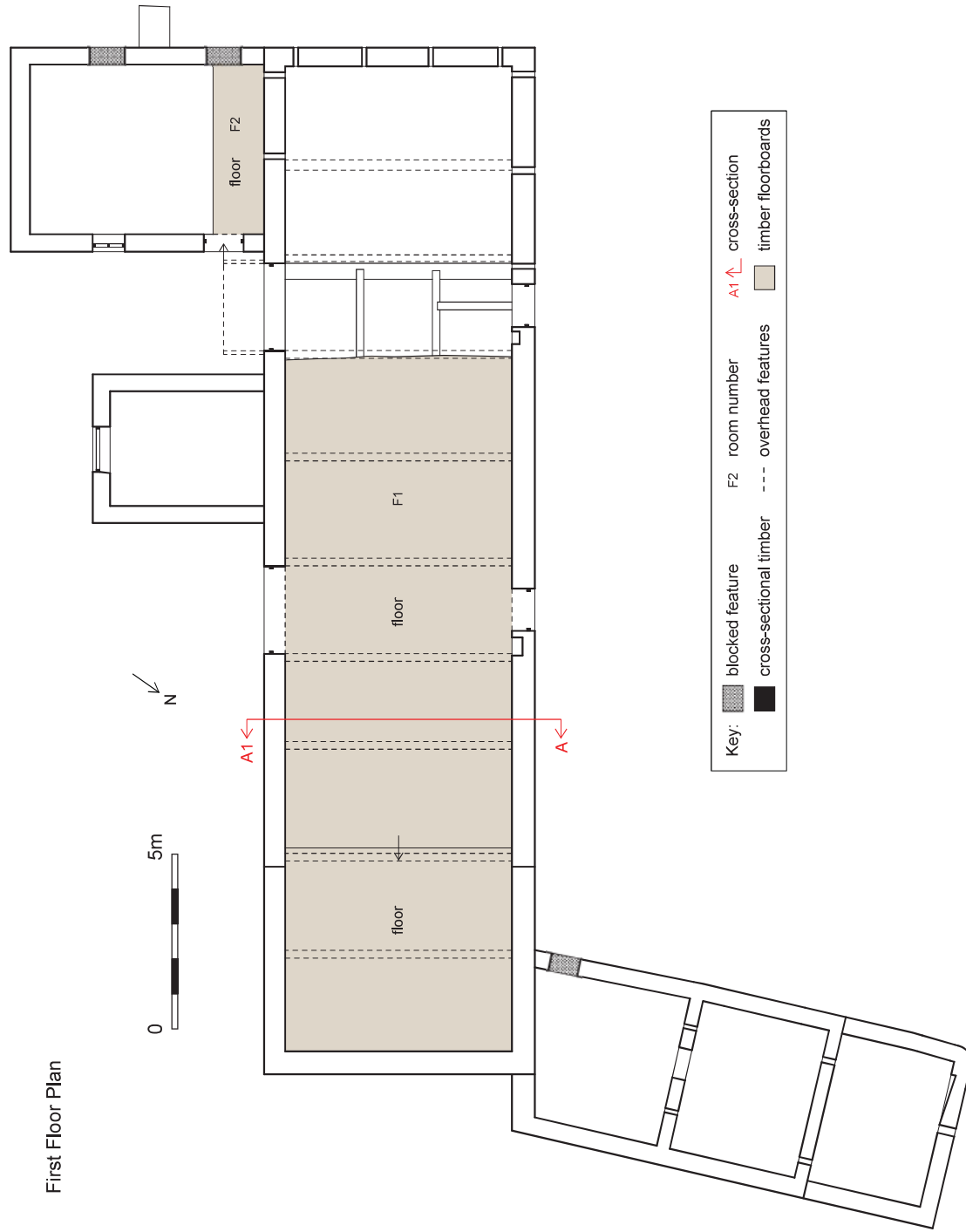


Figure 5: First floor plan

### 4.3 Internal Detail

4.3.1 **Ground Floor Room 1:** this comprises a small room at the northern most end of the north outshut, currently used as a wood store. The floor is finished with a mixture of edge-set cobbles in the north-west corner, at the doorway, and ceramic blocks, divided from a concrete floor, stepped up, on the south side by a ceramic trough running east/west (Plate 22). It is open to the roof, which is supported by a single purlin per pitch and double diagonally-set ridge purlins, all of which are sawn. The walls are finished with limewash and plain, apart from the north, which has a small high-level aperture near the centre, perhaps an owl hole, and a lower level window to the west with a fixed 6-light timber casement (Plate 23). The masonry in the far north side is slightly rounded, suggestive of a flue in the wall but has clearly been more recently repointed so this may just represent rebuilding. There is a doorway on the north side of the west elevation, with a tongue and groove plank and batten door, with several thin planks forming the lintel and a plain surround (Plate 23), and there are through stones in the south elevation.



Plate 22 (left): Different types of flooring in Room G1

Plate 23 (right): North-west corner of Room G1

4.3.2 **Ground Floor Room 2:** this comprises a slightly larger room to the south of G1, currently used as a garage. The floor is covered with gravel, continuing from the surface of the courtyard to the west. It is open to the roof, which has a single purlin per pitch plus ridge plank, all of which are sawn. The walls are exposed masonry, comprising rough courses of angular stone set in a thick gravelly lime mortar. The north elevation has two high level square vents, evidently blocked on the north side, and possibly more below. The east elevation is plain, although there is at least one large boulder in the footings (Plate 24). The south elevation has a central high-level aperture with a rough timber lintel, with square vents either side, and a further possible aperture against the east elevation (Plate 25). The west elevation has a large central wagon or garage doorway, the south jamb of which has evidently been repointed. It has a

machine-cut timber lintel with tongue and groove boards below infilling the top part of the opening and a plain timber frame but no door.



**Plate 24 (left): East elevation, Room G2**



**Plate 25 (right): South elevation, Room G2**

**4.3.3 Ground Floor Room 3:** this comprises another small room to the south of G2, and is currently used as a store. The floor is concrete and it is open to the roof, although it evidently originally had two storeys. The roof is supported by a single purlin in each pitch plus a ridge plank, all of which are sawn. The walls are finished with limewash. The north elevation has a small central aperture at first floor level, covered with board, and two square vents either side plus a row of through stones. There is a timber set into the wall low on the west side with a joist hole above. The east elevation has a beam, which presumably originally formed part of the support of the upper floor, against it running north/south, which is hand-finished and set into the north and south walls. The south elevation has the butt-joint between the outshut wall and the earlier barn showing clearly, with the quoins, coursed stonework and through stones clearly visible on the west side (Plate 26). Three slots for the joists that supported the original first floor are also present. The west elevation has a small window on the south side with a single-light timber casement, a rough timber lintel and sandstone sill. To the north is a doorway with a rough timber lintel and beaded tongue and groove plank and batten door in a plain surround. At first floor level, on the south side of the elevation, is an aperture blocked with stone (Plate 27) and there is some recent repointing in the north-west corner.





**Plate 26 (left): South elevation, Room G3, showing the junction between the outshut and the main barn**

**Plate 27 (right): West elevation, Room G3, showing the blocked high-level aperture**

**4.3.4 Ground Floor Room 4:** this forms the north-eastern most room of the main barn, and is currently used for storage. It has a concrete floor, raised in height relative to the external ground level. The ceiling comprises wide sawn boards supported by joists on three large beams orientated north-east/south-west (Plate 28). The joists and beams are hand-finished, and the beams chamfered with a run out stop. The walls are largely exposed stone in rough courses with thick gritty lime mortar. The north-west elevation has a wagon doorway on the south-west side with a double beaded tongue and groove plank and batten door, and an internal frame including a two-light casement at the top. It has a rough timber lintel with a trapezoidal timber block attached in the centre. The rest of the wall to the north-east is essentially plain, although there are some through stones and attached timber battens. The north-east elevation is plain, although the lower part is limewashed and the upper has a row of through stones. The lower part of the south-east elevation is covered by a skim of concrete and limewashed, and there is a rough re-used timber rail built into the wall above this. The south-west elevation was evidently originally external as it has a plinth at the base, continuing from that seen to the north-west through the jamb of the wagon doorway, two rows of through stones, and three tall narrow ventilation slots, the south-east of which is totally blocked (Plate 29). High on the south-east side there is a small aperture covered with modern board and sealed with insulating foam.



**Plate 28 (left): Ceiling, Room G4**

**Plate 29 (right): South-west elevation, Room G4**

**4.3.5 Ground Floor Room 5:** this is situated to the south-west of Room G4, and is currently used for storage. It comprises a single room, divided into three parts by partitions constructed from timber posts and rails supporting stone slab panels (Plate 30), and forming two rows of animal stalls either side of a central feed channel (Plate 32). The stalls, of which there are four on either side, have a timber tether post on either side and a hole for a further central post (now removed; Plate 31). The floor is concrete, stepping down on the north-east and south-west sides, where it is also gridded, to form a dung channel orientated north-west/south-east and there is a pair of concrete troughs in each stall. The ceiling is supported by three north-east/south-west beams, which are further supported by the posts of the stalls, and the walls, ceiling and stalls are all finished with limewash. The north-west elevation has three doorways, one accessing each of the stalls and one for the feed channel, the south-west and central of which retain plank and batten doors and all of which have hand-finished timber lintels (Plate 34). The north-east elevation has two winnowing slots, in the centre and to the north-west, with splayed jambs (Plate 33). The south-east elevation is plain, while the south-west has a large aperture on the north-west side with a rough timber lintel and sill (Plate 34).



**Plate 30 (left): Stalls, Room G5**

**Plate 31 (right): Detail of typical stall, Room G5**



Plate 32 (left): Central feed channel, Room G5



Plate 33 (right): Wincing slots, north-east elevation, Room G5



Plate 34 (left): Aperture in the south-west elevation and doorway in the north-west, Room G5

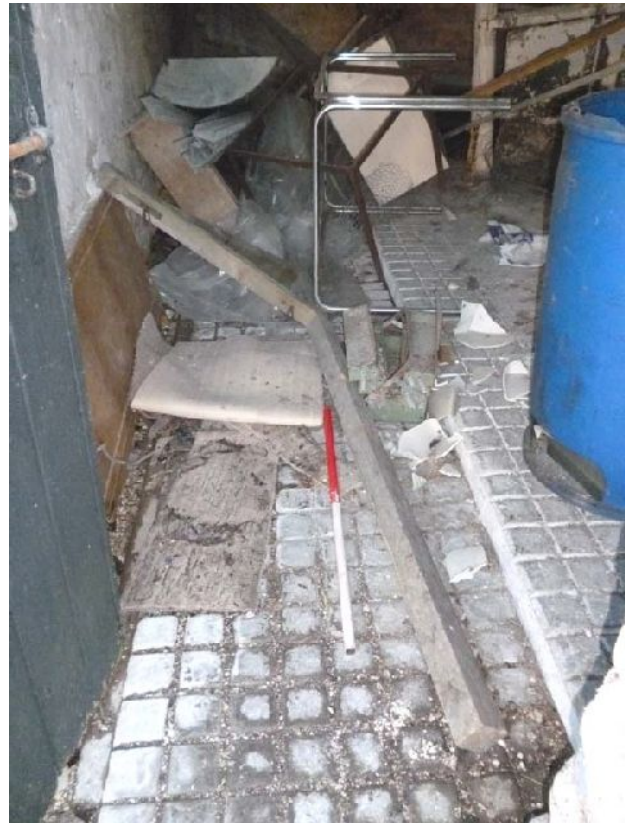


Plate 35 (right): Gridded concrete dung channel, north-east side of Room G6

4.3.6 **Ground Floor Room 6:** this is essentially a mirror image of Room G5, although the floor, ceiling and stalls have been removed on the south-west side leaving the earth exposed, whereas the floor is concrete and incorporating a dung channel elsewhere (Plate 35). The concrete troughs remain throughout, however. As per Room G5, an arrangement of timber rails and posts with panels formed by stone slabs create animal stalls either side of a north-west/south-east orientated central feed channel, although there are only three stalls per side, the tether posts on either side are iron with the central iron post surviving (Plate 36), and the stalls on the south-west side of the feed channel have been partially removed (Plate 37). The ceiling comprises wide sawn floorboards and joists, supported by two beams orientated north-east/south-west and all of the timber is hand-finished. The walls are finished with

limewash. The north-west has three doorways, one to each of the set of stalls and one to the central feed channel, the remaining doors are of plank and batten construction and the doorways have heavy hand-finished timber lintels. The north-east elevation is plain apart from an aperture on the north-west side as per Room G5, and the south-east elevation is plain apart from a central doorway leading off the feed channel with a hand-finished timber lintel. The south-west elevation is plain and open to the floor above due to the ceiling having been removed.



**Plate 36 (left): Remains of stalls, Room G6**

**Plate 37 (right): Partially removed stalls, south-west side, Room G6**

**4.3.7 Ground Floor Room 7:** this comprises the south-western room in the main barn, which has also recently had its ceiling removed, as well as an area of concrete block walling in the west corner. The floor is largely comprised of cobbles (Plate 38), although the flooring has been entirely removed in the west corner, and there is a strip of concrete orientated north-east/south-west across the centre of the room. Against the south-east elevation there are two stalls constructed from sawn stone slabs, with fixings for and remains of iron tether posts and water troughs (Plate 39). The ceiling is now missing, but the holes for three beams orientated north-west/south-east are evident in the corresponding elevations. The walls are all finished with limewash. The north-west elevation has two doorways, with the remnants of the surrounds present but no doors, and there is a small window to the south-west with a two-light timber casement. The window and doorways all share a single piece of timber for their lintel, which is evidently re-used and was presumably originally a cruck blade (Plate 40). The north-east elevation is plain, open at the top where the ceiling has been removed, and with an iron tether post attached on the south-east side. The south-east elevation has stalls against it and the holes for the beams above and there are attached timber battens and the scars of where these were. The south-west elevation is plain, with an iron tether post on the south-east side and a timber batten attached at ceiling height with square pegs. The remains of the concrete block wall are present at the base of the elevation on the north-west side, and extend around to the north-west elevation.



Plate 38 (left): Section of cobbled floor, north corner of Room G7



Plate 39 (right): Stalls remaining against the south-east elevation, Room G7



Plate 40 (left): Doorways and window sharing a single piece of re-used timber as a lintel, north-west elevation, Room G7



Plate 41 (right): North-west elevation, Room G8

4.3.8 **Ground Floor Room 8:** this comprises the interior of the larger of the two south-east outshuts. The floor is just earth, and largely covered in manure, and it is mostly open to the roof, with the joists of the first floor level only surviving on the north-west side but no floorboards. These have been sawn off across the rest of the room but were clearly supported by double beams orientated north-east/south-west, one pair of which survives. The walls are finished with limewash. The north-west elevation is plain, with the plinth of original external wall of the main barn visible at the base and the coursed stonework above (Plate 41). The north-east elevation is plain on the north-west side, but with the scar of a possible dividing wall evident in a concrete skim at the centre, which continues to the south-east around two

windows, both of which have sloping sills and hand-finished timber lintels (Plate 42). The sawn off ends of a pair of beams are visible between the two windows. The south-east elevation has a wide central doorway, which is evidently inserted as the jambs are rebuilt, and has a very large hand finished and re-used timber lintel (Plate 42). The south-west elevation has a blocked window on the south-east side and two central doorways, also blocked, between which is further scarring and a projecting stone, again suggesting that a dividing wall has been removed. There is further window at the north-west end with a timber single-light casement blocked with board (Plate 43). All of these openings share a single lintel formed by two pieces of hand-finished timber roughly scarf-jointed together, and there is a further small aperture at ground level in the west corner, which is loosely covered by concrete blocks.



**Plate 42 (left): East corner, Room G8**

**Plate 43 (right): South-west elevation, Room G8**

**4.3.9 Ground Floor Room 9:** the floor of this is lower than the ground level to the south-east, the outshut having been cut into the slope, and is covered with debris. It is open to the roof, but most of this is now missing, with only two purlins remaining *in situ*, one per pitch. The walls are all exposed stone, mostly in fairly random courses with thick gritty lime mortar and effectively plain. The north-west elevation has a low doorway with a limestone lintel but no quoins, suggesting it is possibly inserted (Plate 44). There is no plinth in what is the exterior wall of the main barn. The south-east elevation has a doorway at the external ground level with a machine cut timber lintel and dressed sandstone quoins (Plate 45). The north-east and south-west elevations are plain.



**Plate 44 (left): Doorway in the north-west elevation, Room G9**

**Plate 45 (right): Doorway in the south-east elevation, Room G9**

4.3.10 **First Floor Room 1:** this comprises a very large room spanning the full length of the main barn. It has a timber board floor, mostly orientated north-west/south-east and relatively wide, but the north-east end (comprising two bays) is raised above the level of the rest and the boards in this section are orientated north-east/south-west and seem narrower. However, it should be noted that throughout room the floor was largely obscured by straw and other debris and in poor condition so it was difficult to fully access. The walling forming the raised floor at the north-east end has a small doorway on the south-east side, which is filled with board. The whole room is open to the roof, which is supported by nine trusses (and so comprises 10 bays). All but the north-eastern of these are constructed from hand-finished timber with pegged joints and comprise a simple tie beam with a thin collar, the principals held by an overlapping scarf joint (Plate 46). There are carpenter's marks in the form of Roman numerals, curiously beginning with 'II' on the most north-easterly of the collared trusses, but then beginning at 'I' and counting up to what appeared to be 'VII' (although it was impossible access the south-western truss due to the lack of floor at this end). The north-eastern truss was constructed from machine cut timber and comprised a tie beam with a pair of queen posts (Plate 47). The word 'HOUSE' has been painted on the south-west face of the north-west end of the north-west principal rafter in large letters. All of the purlins, of which there are three per pitch and a diagonally-set ridge purlin, and rafters were also hand-finished, apart from those in the north-eastern bay, which were machine cut like the truss. There are also three skylights per pitch, each comprising a single sheet of glass.



**Plate 46 (left): Trusses in Room F1**



**Plate 47 (right): North-east truss, Room F1**

4.3.11 All of the elevations comprise exposed stonework in random courses, held in a thick gritty lime mortar. The north-west elevation has a row of square vents at head height with another below and two pitching or winnowing doors. Both of these has a hand-finished timber lintel and the remains of a plain timber door surround but no door and there is a small alcove to the north-east of each with a re-used timber lintel (Plate 48). The north-east and south-west elevations comprise the gable ends, and have two rows of vents visible (which are presumably blocked or obscure externally) and an owl hole at the top (Plate 47). A piece of rough re-used timber is also built into the centre of the south-west elevation. The south-east elevation has rows of square vents and a larger aperture on the north-east side plus a further blocked one to the south-west of this. There are two large wagon doorways, both with heavy timber lintels, shaped to form an arch (Plate 49), and there are several other pieces of re-used timber built into the wall.



**Plate 48 (left): North-eastern pitching or winnowing doorway, south-east elevation, Room F1**



**Plate 49 (right): North-eastern wagon doorway, south-east elevation, Room F1**

4.3.12 **First Floor Room 2:** this is the first floor of the larger of the two south-eastern outshuts, although it only has part of its actual floor, comprising a single double beam and joists covered by loose pieces of timber, on the south-west side. It is open to the roof, which is supported by two simple tie-beam trusses, with lap-jointed principal rafters held with pegs (Plate 50). There are open slots for the original purlins as the current ones are machine-cut replacements, as are the rafters, and the slates are backed with modern roofing felt. The walls are finished with limewash and there is concrete repointing along the roofline on all sides. The north-west elevation comprises the original external wall of the main barn, with



the courses of dressed stone visible behind the limewash. The north-east elevation has a doorway on the north-west side with a timber lintel and plank and batten door. To the south-east is a window, also with a timber lintel, with a six-light timber casement. The south-east elevation is essentially plain, but has been rebuilt above the doorway below. The south-west elevation has two doorways, which have been blocked with stone and limewashed over, both with timber lintels (Plate 51).



**Plate 50 (left): Trusses in Room F2**

**Plate 51 (right): Blocked apertures, south-west elevation, Room F2**

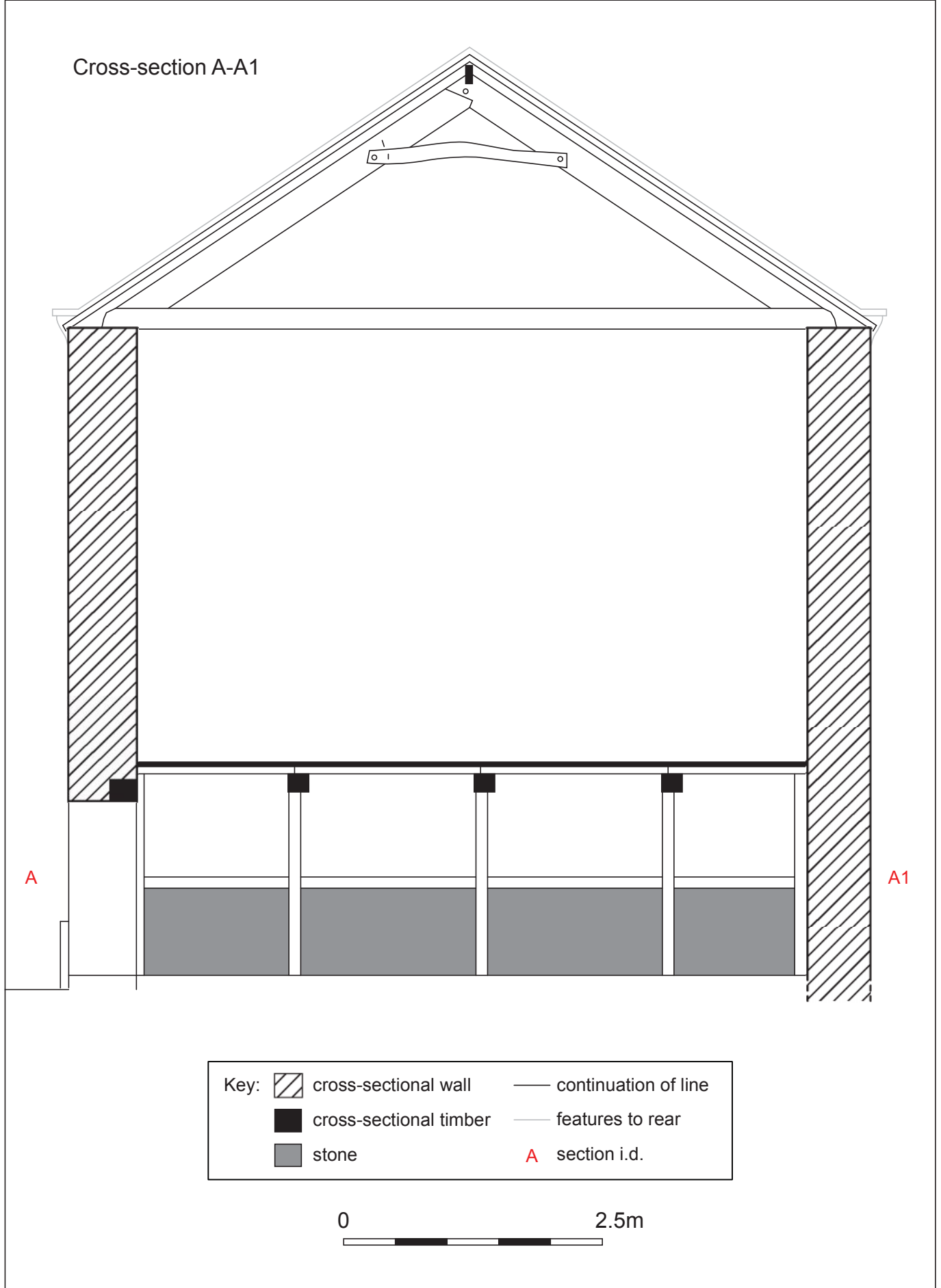


Figure 6: Cross-section A-A1

## 5. Discussion

### 5.1 Phasing

5.1.1 **Introduction:** the building clearly retains a considerable amount of original fabric but with a number of later alterations and modifications. In total, four phases of development were identified.

5.1.2 **Phase 1 (late 18<sup>th</sup> – early 19<sup>th</sup> century):** the earliest element of the site is evidently the main barn, which was probably built at the same time as the farmhouse to the north-west as stylistically they are very similar, with the same use of bands of green volcanic stone and white limestone. Although the earliest plan, of 1771, shows a building in approximately the same position, it is not clear if this is the current barn. If it is then the house had apparently not been constructed by that time. The barn as initially constructed was essentially much as it now is; a true bank barn (Brunskill 2002, 105) of two storeys, with a pair of wagon doors and opposing winnowing/pitching doors on the upper floor, and two cow houses, below, with the same plan, and perhaps a third cow house at the south-west end (Room G7). This form, and the type of trusses (*op cit*, 152-153), both indicate that a late 18<sup>th</sup> to early 19<sup>th</sup> century date is likely. The original arrangement was very quickly altered, with an extension added to the north-west end comprising what was probably originally a cart house with a raised floor above. This is demonstrated by the presence of dressed stonework similar to that used in the 'front' (north-west) elevation and south-west elevation with a plinth, the small number of quoins left in the main north-west and south-east elevations, and the three winnowing slots, which would have been intended to be in an external wall. The style of build is, however, virtually identical to that of the original build, to the extent that externally there is virtually no difference, which indicates that this addition was carried out very soon after.

5.1.3 **Phase 2 (mid 19<sup>th</sup> century):** by the time the first Ordnance Survey map was produced, in c1857, it is clear that several further additions had been made. The outshut extending from the north-east end of the north-west elevation had been added and already extended by the addition of a lower level extension at the north end, and the larger of the outshuts projecting from the south-east elevation had been constructed. The purpose of the former is unclear, but it perhaps initially comprised a further cart shed (Room G2), a two storey granary (?) (Room G3), with the later addition probably a loose box or calf pen (Room G1). The south-east outshut probably also comprised further animal housing on the ground floor (Room G8), with perhaps a hay loft or granary above (Room F2).

5.1.4 **Phase 3 (late 19<sup>th</sup> century):** the map evidence again shows a further addition in the later 19<sup>th</sup> century; the second, smaller, outshut projecting from the centre of the south-east elevation (Room G9). The single high-level access into this from the adjacent field suggests it was perhaps a store for animal feed such as hay or grass, supplied directly from the land, and the doorway into the adjoining cow house (Room G6), was probably added at this time to allow direct access to the feed channel. A further detached building was also constructed to the south-east. This was apparently open-fronted and it seems likely that it was supported by the columns now lying loose on the ground and had a concrete slab floor. It probably formed an additional hay store or Dutch barn and, if the mark on the columns is indeed a date, cannot have been constructed any earlier than 1873.

5.1.5 **Phase 4 (20<sup>th</sup> and 21<sup>st</sup> century):** it is apparent that the farm buildings have not been used for their original purpose for some time, with most being used for storage and gradually falling into disrepair, and the final phase of alterations reflect this. This has caused the loss of some fabric, such the roof of the north-east outshut off the south-east elevation (Room G9), and the gradual decay of the floorboards inside the main barn. The north-eastern bay also underwent some modification, again perhaps a requirement of maintenance, with the truss and associated roof timbers having been replaced. Some deliberate modification also took place in this period. The larger of the south-eastern outshuts (Room G8) had a large doorway knocked into the south-east elevation, most of the upper floor was cut out, any dividing wall that might have existed removed, and the apertures in the south-west elevation were mostly blocked. This was presumably to enable it to be used for storing a vehicle, and may also have necessitated the addition of the buttress against the south-west elevation; the partial collapse of the east corner suggests it is now very unstable. The northern outshut was similarly modified; the north end (Room G1) had openings blocked to reorganise the access and provide a window, the west elevation

was extensively remodelled to provide a wider doorway, presumably to allow Room G2 to be used as a garage, and the upper floor in Room G3 was removed and the first floor aperture blocked, again presumably to allow it to be used for storage, and one of the doorways was converted into a window. More recently a new concrete floor has been added in Room G4, also presumably to make it more suitable for storage. More recent alterations have also been carried out in connection with the present development, such as the removal of a concrete block wall in Room G7 (apparently added to form a hen house; Jeff Manning pers comm.) and the removal of stalls from Room G6 and the ceiling/floor between Rooms G6/7 and the south-west end of Room F1.

## 5.2 Significance

5.2.1 The farmstead at Spout House represents a good example of a late 18<sup>th</sup> or early 19<sup>th</sup> century development, with both the house and barn having an unusual decorative scheme created through the use of alternating stone types to produce coloured bands and stripes. The barn is also an especially large example of its type, perhaps suggesting a particularly large enterprise. The alterations made to the barn show an almost continuous programme of addition and development, which must have begun very soon after construction and continued for over 100 years. These changes probably relate to increased capacity and the need for additional buildings to house more animals, a common progression with buildings of this type throughout the peak period of the Industrial Revolution, when demand for food, in particular dairy products, was particularly high (Brunskill 2007, 67). The 20<sup>th</sup> and 21<sup>st</sup> century changes, by contrast, were largely related to the original use becoming redundant and the buildings being used less or for storage and as garages.

## 6. Bibliography

### 6.1 Primary and Cartographic Sources

CAC(K) WDAG/Box 27, 1771 *A Map of all the Customary Lands Within the Manor of Preston Patrick in the County of Westmorland Held Under the Hon<sup>ble</sup> Francis Charteris*

CAC(K) WDAG/Box 27, 1776 *A Survey of Two Estates one Situated at Nook in Preston Patrick the Other at Farleton in the County of Westmorland Belonging to Mr Thos. Cartmel*

CAC(K) WDAG/Box 113, 1879 *Will of Stephen Bainbridge Deceased of Spout House, Preston Patrick, Farmer*

CAC(K) WDRC/8/294, 1847 *Plan of The Township of Preston Patrick to be Charged with Payment of the Corn Rent in Lieu of Vicarial Tithes*

CAC(K) WDRG/315/1, 1792 *Lease and Release : All that Messuage at Moss Side, Preston Patrick*

CAC(K) WDRG/315/2, 1792 *Mortgage by Lease and Release: All that Messuage at Moss Side, Preston Patrick*

CAC(K) WT/DV/2/47, 1910 *Duties on Land Values. Record of Valuations Made by the Commissioners of the Inland Revenue, in Accordance with the Provisions of Part 1. of the Finance (1909/10) Act, 1910. County of Westmorland Division of Kendal Ward. A Valuation Book for the Parish or Place of Natland, Preston Patrick, Preston Richard, Sedgewick and Stainton*

Ordnance Survey, n.d. *Westmorland Sheet 47.1*, 1: 2,500

Ordnance Survey, 1898 *Westmorland Sheet 47.1*, 1: 2,500, revised 1896

Ordnance Survey, 1914 *Westmorland Sheet 47.1*, 1: 2,500, revised 1911

Ordnance Survey, 2008 *The English Lakes: South-Eastern Area Windermere, Kendal & Silverdale, OL7*, 1:25,000

### 6.2 Secondary Sources

Brown, DH, 2007 *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer, and Curation*, IfA, Reading

Brunskill, RW, 2007 *Traditional Farm Buildings of Britain*, 3<sup>rd</sup> edn, London

Brunskill, RW, 2002 *Traditional Buildings of Cumbria: The County of the Lakes*, London

Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham

English Heritage, 1991 *The Management of Archaeological Projects*, 2<sup>nd</sup> edn, London

English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon

English Heritage, 2012 *National Heritage List for England*, <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Gaskins, P (trans and ed), 2004 *The Parish Registers of St James, Buton-in-Kendal 1653-1837*, CWAAS rec ser **18**, Kendal

Institute for Archaeologists (IfA), 2008a *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, revised edn, Reading

IfA, 2008b *Standard and Guidance for Archaeological Desk-Based Assessment*, revised edn, Reading

Moseley, F. (ed), 1978 *The Geology of the Lake District*, Yorkshire Geological Society, occ publ **3**, Leeds

## Appendix 1: Listed Building Details

From: English Heritage 2012

**Name:** SPOUT HOUSE FARMHOUSE

**List entry Number:** 1137844

**Grade:** II

**Date first listed:** 12-Feb-1962

**UID:** 76618

SD 58 SW PRESTON PATRICK A65 (South side)

12.2.62 Spout House Farmhouse

G.V. II

House. Probably late C18 or early C19 remodelled late C19. Squared limestone rubble with chamfered quoins and sandstone dressings; graduated greenslate roof, stone ridge. 2 storeys, 3 windows, C19 sashes with glazing bars in stone surrounds. Central 6-panel door, top 2 panels glazed, in corniced stone surround. Corniced gutter and 2 end chimneys. Full-height stair window to rear with round head and glazing bars.

---

**Name:** BARN APPROXIMATELY 10 METRES SOUTH EAST OF SPOUT HOUSE FARMHOUSE

**List entry Number:** 1335715

**Grade:** II

**Date first listed:** 12-Feb-1962

**Date of most recent amendment:** 20-Sep-1985

**UID:** 76619

G.V. II

Barn with cart-shed and cowhouse under and store attached at right-angles. Probably early C19 with later alterations. Squared limestone blocks with 4 levels of protruding through stones; limestone quoins; graduated greenslate roof with stone ridge, copings and kneelers. Waggon Entrance to left with segmental arch and voussoirs; 7 board doors, one small casement and one C20 panelled door to right of it.

## Appendix 2: Details from the Census Returns, 1841 – 1911

1841 Census: Burton in Lonsdale, Enumeration district 16, HO107/1159, folio 17, page 7				
Name	Age	Occupation	Address	Place of birth
Ann Misheton	55	Farmer	Spout Hous ( <i>sic</i> )	Not Westmorland
Esablla Misheton	20		Spout Hous ( <i>sic</i> )	Not Westmorland
Jain Misheton	15		Spout Hous ( <i>sic</i> )	Westmorland
John Waller	25	Curate	Spout Hous( <i>sic</i> )	Not Westmorland
John Ronney	20		Spout Hous ( <i>sic</i> )	Not Westmorland
Robert Garrar	35	Male servant	Spout Hous ( <i>sic</i> )	Not Westmorland
Thomas Louis	15	Male servant	Spout Hous ( <i>sic</i> )	Westmorland
Thomas Marcugt	15	Male servant	Spout Hous ( <i>sic</i> )	Westmorland
Ellanor Doctor	15	Female servant	Spout Hous ( <i>sic</i> )	Westmorland

1851 Census: Preston Patrick, Enumeration district 12a, HO107/2441, folio 656, page 3				
Name	Age	Occupation	Address	Place of birth
Ann Mashiter	66	Farmer of 90 acres of land	Spout House Nook	Lancashire, Kellet
Isablla Mashiter	30	Farmer's daughter	Spout House Nook	Lancashire, Borwick
Jane Mashiter	26	Farmer's daughter	Spout House Nook	Westmorland, Preston Patrick
John Foster	80	Retired calico printer	Spout House Nook	Lancashire, Manchester
Stephen Bainbridge	31	Farm laibourer ( <i>sic</i> )	Spout House Nook	Westmorland, Heversham
John Wilson	18	Farm laibourer ( <i>sic</i> )	Spout House Nook	Cumberland, Ashton
John Parker	22	Farm laibourer ( <i>sic</i> )	Spout House Nook	Westmorland, Milnthorpe
William Scott	11	Farm laibourer ( <i>sic</i> )	Spout House Nook	Westmorland, Preston Patrick
Mary James	16	Farm laibourer ( <i>sic</i> )	Spout House Nook	Westmorland, Burton

1861 Census: Preston Patrick, Enumeration district 13, RG9/3968, folio 75, page 6				
Name	Age	Occupation	Address	Place of birth
Ann Mashiter	76	Farmer	Nook Spout House	Lancashire, Kellet
Jane Mashiter	36	Dairy maid	Nook Spout House	Westmorland, Preston Patrick
Stephen Bainbridge	41	Farm Bainbridge	Nook Spout House	Westmorland, Preston Patrick
Isabella Bainbridge	40	House maid	Nook Spout House	Lancashire, Bowick
James Bainbridge	3		Nook Spout House	Westmorland, Preston Patrick
Ann Bainbridge	1	Male servant	Nook Spout House	Westmorland, Preston Patrick
Robert Willman	17	Plough man	Nook Spout House	Westmorland, Casterton
Matthew Robinson	28	Cow man	Nook Spout House	Westmorland, Lupton
Thomas Theobolds	60	Agricultural labourer	Nook Spout House	Westmorland, Burneside
Ann Thompson	16	General servant	Nook Spout House	Lancashire, Allithwaite
Ann Park	11	Nurse girl	Nook Spout House	Westmorland, Lupton

1871 Census: Preston Patrick, Enumeration district 13, RG10/5284, folio 76, page 4				
Name	Age	Occupation	Address	Place of birth
Stephen Bainbridge	51	Farmer of 100 acres	Spout House	Westmorland, Heversham
Isabella Bainbridge	50		Spout House	Lancashire, Wharton
James Bainbridge	13		Spout House	Westmorland, Preston Patrick
Annie Bainbridge	11		Spout House	Westmorland, Preston Patrick
Thomas Newman	18	Farm servant	Spout House	Nottinghamshire, Nottingham
Samuel M. Donald	15	Farm servant	Spout House	Westmorland, Kirkby Lonsdale

<b>1881 Census: Preston Patrick, Enumeration district 13, RG11/5211, folio 52, page 8</b>				
Name	Age	Occupation	Address	Place of birth
James Bainbridge	23	Farmer	Spout House	Westmorland, Preston Patrick
Isabella Bainbridge	60		Spout House	Lancashire, Borwick
John Mattinson	21	Farm servant, indoors	Spout House	Westmorland, Hutton Roof
James Thompson	16	Farm servant, indoors	Spout House	Westmorland, Ambleside
Elizabeth McCarty	19	Domestic servant	Spout House	Ireland

<b>1891 Census: Preston Patrick, Enumeration district 13, RG12/4331, folio 146, page 26-27</b>				
Name	Age	Occupation	Address	Place of birth
Charles Williams	55	Farmer	Spout House	Bewry (?), Devenshire ( <i>sic</i> )
Ellen Williams	51		Spout House	Fennock (?), Devenshire ( <i>sic</i> )
Emma Toms	26		Spout House	Kington, Devenshire ( <i>sic</i> )
James William	22	Farmers son	Spout House	Lindale, Lancashire
John Williams	20	Farmers son	Spout House	Swarthmoor, Lancashire
Thomas Williams	18	Farmers son	Spout House	Leece, Lancashire
Mary E Williams	16		Spout House	Leece, Lancashire

<b>1901 Census: Preston Patrick, Enumeration district 11, RG13/4909, folio 79, page 1</b>				
Name	Age	Occupation	Address	Place of birth
Thomas Williams	28	Farmer	Spout House	Lancashire, Aldingham
Mary J Williams	26		Spout House	Westmorland, Grassmere
Michael Storey	20	Ordinary agricultural labourer	Spout House	Westmorland, Ambleside
George Guy	18	Ordinary agricultural labour	Spout House	Lancashire, Lancaster
Emily Grace Wilson	15	General servant	Spout House	Lancashire, Lindal-in-Furness

<b>1911 Census: Preston Patrick, Enumeration district 11, RG14/31670</b>				
Name	Age	Occupation	Address	Place of birth
James L Williams	42	Farmer	Spout House, Holme, Carnforth	Lancashire, Lindal
Ellen Williams	38		Spout House, Holme, Carnforth	Westmorland, Lupton
Charles Williams	14	Farmer's son, working on farm	Spout House, Holme, Carnforth	Westmorland, Preston Patrick
James Fletcher Williams	10	School	Spout House, Holme, Carnforth	Westmorland, Preston Patrick
John Edward Williams	8		Spout House, Holme, Carnforth	Westmorland, Preston Patrick
Thomas Henry Williams	6		Spout House, Holme, Carnforth	Westmorland, Preston Patrick
William Albert Williams	5		Spout House, Holme, Carnforth	Westmorland, Preston Patrick
Ellen Alice Williams	3		Spout House, Holme, Carnforth	Westmorland, Preston Patrick
Mary Isobel Williams	1		Spout House, Holme, Carnforth	Westmorland, Preston Patrick
Robert Rawes	20	Farm labourer working on farm	Spout House, Holme, Carnforth	Westmorland, Kendal
Bridget Philipson	18	General servant (domestic)	Spout House, Holme, Carnforth	Westmorland, Levens