

BECKSIDE COTTAGE, BECK SIDE, CARTMEL, GRANGE-OVER-SANDS, CUMBRIA

Archaeological Building Recording



Client: Sarah Byrne

NGR: 337282 480522

© Greenlane Archaeology Ltd

July 2013



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

Tel: 01229 588 500
Email: info@greenlancearchaeology.co.uk
Web: www.greenlancearchaeology.co.uk

Contents

Non-Technical Summary	4
Acknowledgements.....	4
1. Introduction	5
2. Methodology	7
3. Desk-Based Assessment.....	8
4. Building Recording.....	12
5. Discussion.....	35
6. Bibliography	37
Appendix 1: Listed Building Information	38

Illustrations

List of Figures

Figure 1: Site location	6
Figure 2: External elevations	17
Figure 3: Ground floor plan	18
Figure 4: First floor plan.....	19
Figure 5: Cross-section A-A1.....	20

List of Plates

Plate 1: Extract from the Ordnance Survey map of 1851	8
Plate 2: Extract from the Ordnance Survey map of 1890.....	8
Plate 3 (left): Extract from the Ordnance Survey map, showing detailed rating valuation numbering c1910	9
Plate 4 (right): Extract from the Ordnance Survey map, showing rating valuation numbering c1910.....	9
Plate 5: Photograph, c1910	9
Plate 6: Extract from the Ordnance Survey map, 1919.....	10
Plate 7: Photograph, c1945	10
Plate 8 (left): Outshut at the south-west end of the main barn	13
Plate 9 (right): South-west end of the main barn	13
Plate 10 (left): Central and north-east end of the main barn	13
Plate 11 (right): Return in the north-west elevation	13
Plate 12 (left): South-west end of the cottage	13
Plate 13 (right): South-west elevation of the cottage.....	13
Plate 14: North-east end of the cottage.....	14
Plate 15: North-east elevation of the cottage	14
Plate 16 (left): North-east end of the cottage.....	15
Plate 17 (right): The main barn.....	15
Plate 18: The south-west end of the main barn.....	15
Plate 19 (left): South-east end of the south-west elevation.....	16

Plate 20 (right): North-west end of the south-west elevation.....	16
Plate 21 (left): Cobbled floor in Ground floor Room 1	21
Plate 22 (centre): South-east elevation of Ground floor Room 1	21
Plate 23 (right): Double door in the north-west elevation of Ground floor Room 1	21
Plate 24 (left): Iron I-beams in the ceiling of Ground floor Room 2	22
Plate 25 (right): Upper floor to the north-west side of Ground floor Room 2.....	22
Plate 26 (left): Double door in the south-east elevation of Ground floor Room 2.....	22
Plate 27 (right): Re-used cruck forming a lintel in Ground floor Room 2.....	22
Plate 28 (left): Fire damage in the roof above Ground floor Room 3	23
Plate 29 (right): Timber beam to the south-west side of the Ground floor Room 3, possibly for a hayloft.....	23
Plate 30 (left): Doorway in the north-east elevation of Ground floor Room 3.....	23
Plate 31 (centre): Doorway in the north-west elevation of Ground floor Room 3.....	23
Plate 32 (right): Doorway in the south-east elevation of Ground floor Room 3.....	23
Plate 33 (left): Concrete floor and steps to the north-east side of Ground floor Room 4	24
Plate 34 (right): Stalls in Ground floor Room 4 viewed from the north-west	24
Plate 35 (left): Stalls in Ground floor Room 4 viewed from the east.....	24
Plate 36 (right): Re-used cruck in Ground floor Room 4	24
Plate 37 (left): Doorway in the north-west elevation of Ground floor Room 4	24
Plate 38 (centre): Doorway in the south-east elevation of Ground floor Room 4.....	24
Plate 39 (right): Doorway in the south-west elevation of Ground floor Room 4	24
Plate 40 (left): Beam in Ground floor Room 5	25
Plate 41 (right): Window in the north-west elevation of Ground floor Room 5	25
Plate 42 (left): DVD cupboard under the stairs in Ground floor Room 5	25
Plate 43 (right): Window in the south-east elevation of Ground floor Room 5	25
Plate 44: Fireplace in Ground floor Room 5	26
Plate 45 (left): Beam in Ground floor Room 6	26
Plate 46 (right): Detail of the beam in Ground floor Room 6	26
Plate 47: North-east elevation of Ground floor Room 6	27
Plate 48 (left): Door to the spice cupboard in Ground floor Room 6	27
Plate 49 (right): Spice cupboard in Ground floor Room 6	27
Plate 50 (left): Cupboard on the south-east elevation of Ground floor Room 6	27
Plate 51 (right): Shutters on the windows in Ground floor Room 6	27
Plate 52: Panelling in Ground floor Room 6	28
Plate 53: West corner of Ground floor Room 7	28
Plate 54 (left): North-west end of Ground floor Room 8.....	29
Plate 55 (right): Alcove in the south-west elevation of Ground floor Room 8.....	29
Plate 56: Door in the south-east elevation of Ground floor Room 8.....	29
Plate 57 (left): South-east end of the tie beam truss in First floor Room 1	30
Plate 58 (right): South-east elevation of First floor Room 1	30
Plate 59 (left): North-west end of the truss visible in First floor Room 2	31

Plate 60 (right): Alcove in the north-east elevation visible First floor Room 2.....	31
Plate 61 (left): North-east elevation of First floor Room 3	31
Plate 62 (right): South-east elevation of First floor Room 3	31
Plate 63 (left): North-west elevation of First floor Room 4.....	32
Plate 64 (right): North- and south-west elevations of First floor Room 5.....	32
Plate 65 (left): Stairs to Ground floor Room 6 from First floor Room 6	32
Plate 66 (right): Doors at the south-west end of First floor Room 6	32
Plate 67: Roof space over First floor Rooms 1 and 2.....	33
Plate 68 (left): Truss above First floor Rooms 4, 6 and 7.....	33
Plate 69 (right): Truss above First floor Rooms 3 and 6.....	33
Plate 70 (left): North-west end of the roof space above First floor Room 8	34
Plate 71 (right): Timbers spanning the junction between the roof spaces above First floor Rooms 7 and 8.....	34

Non-Technical Summary

Prior to the submission of a planning application to make a number of changes to Beckside Cottage, Beck Side, Cumbria, a recommendation was made that an archaeological building recording be carried out. Greenlane Archaeology was commissioned to carry out the building recording, which was undertaken in July 2013.

A late 17th or early 18th century date has been suggested for the cottage but the origins of the building are uncertain. The cartographic sources are problematic since the cottage is shown on a slightly different orientation in 1851, which is perhaps misleading. Certainly, the map evidence shows that the current arrangement of the building had largely been constructed by 1890.

Details of the owners and occupiers are scant but c1910 the cottage, barns, nearby fields and woodland were all owned by Isaac Rawlinson. Elizabeth Towers and her nephew, James N Parker, were resident at the time, Ms Towers living on her own means and Mr Parker recorded as an artist, painter, and sculptor.

The building recording revealed that the earliest element of the property is indeed the house, to which additions were made to the north-west and south-west in the early 19th century, the former probably to provide a more modern service wing and latter a threshing barn with cattle housing. Additional outbuildings were then added to the south-west. Further alterations were made to the cottage in the late 20th century, including the addition of a porch to the rear and kitchen to the north-east as well as the incorporation of the upper part of the main barn after which time the exterior was rendered and painted.

Acknowledgements

Greenlane Archaeology would like to thank Sarah Byrne of Sarah Byrne Limited for commissioning the project and providing the 'as existing' drawings of the building. Special thanks are due to Sarah Byrne and Stewart Cowe for their hospitality on site and for providing copies of the two early photographs of the building. Additional thanks are due to the staff of the Cumbria Archive Centre in Barrow-in-Furness (CAC(B)) for their help in accessing the records.

The desk-based assessment was carried out by Dan Elsworth. The building recording was carried out by Dan Elsworth and Tom Mace, who co-wrote this report. The illustrations were 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 The building is Listed Grade II and prior to the submission of a planning application to make a number of changes to Beckside Cottage, Beck Side, Cartmel, Grange-over-Sands, Cumbria (NGR 337282 480522), a programme of archaeological investigation comprising an English Heritage Level 2-type building recording (English Heritage 2006) was recommended by Mike Darwell at John Coward Architects and Graham Darlington, Conservation Officer at South Lakeland District Council (SLDC). Greenlane Archaeology was approached by Sarah Byrne (hereafter 'the client') to carry out the archaeological work and a project design was produced in response. Following its approval the building recording was carried out in July 2013.

1.2 Location, Geology, and Topography

1.2.1 The site is approximately 70m above sea level to the west of the village of Beck Side (Figure 1). Beck Side is approximately 1.5km north-north-west of Cartmel in the South Cumbria Low Fells on the northern side of Morecambe Bay (Countryside Commission 1998, 69; Ordnance Survey 2008).

1.2.2 Cartmel is situated on the junction of a complex series of solid geology comprising Bannisdale Slates of Silurian age and carboniferous limestone, covered by thick glacial debris, including deposits of cobbles, pebbles and sandy material (Mitchell 1990, 43; Moseley 1978, plate 1). The topography is typically undulating low fells and ridges with fields divided by dry stone walls and with rocky outcrops (Countryside Commission 1998, 64).

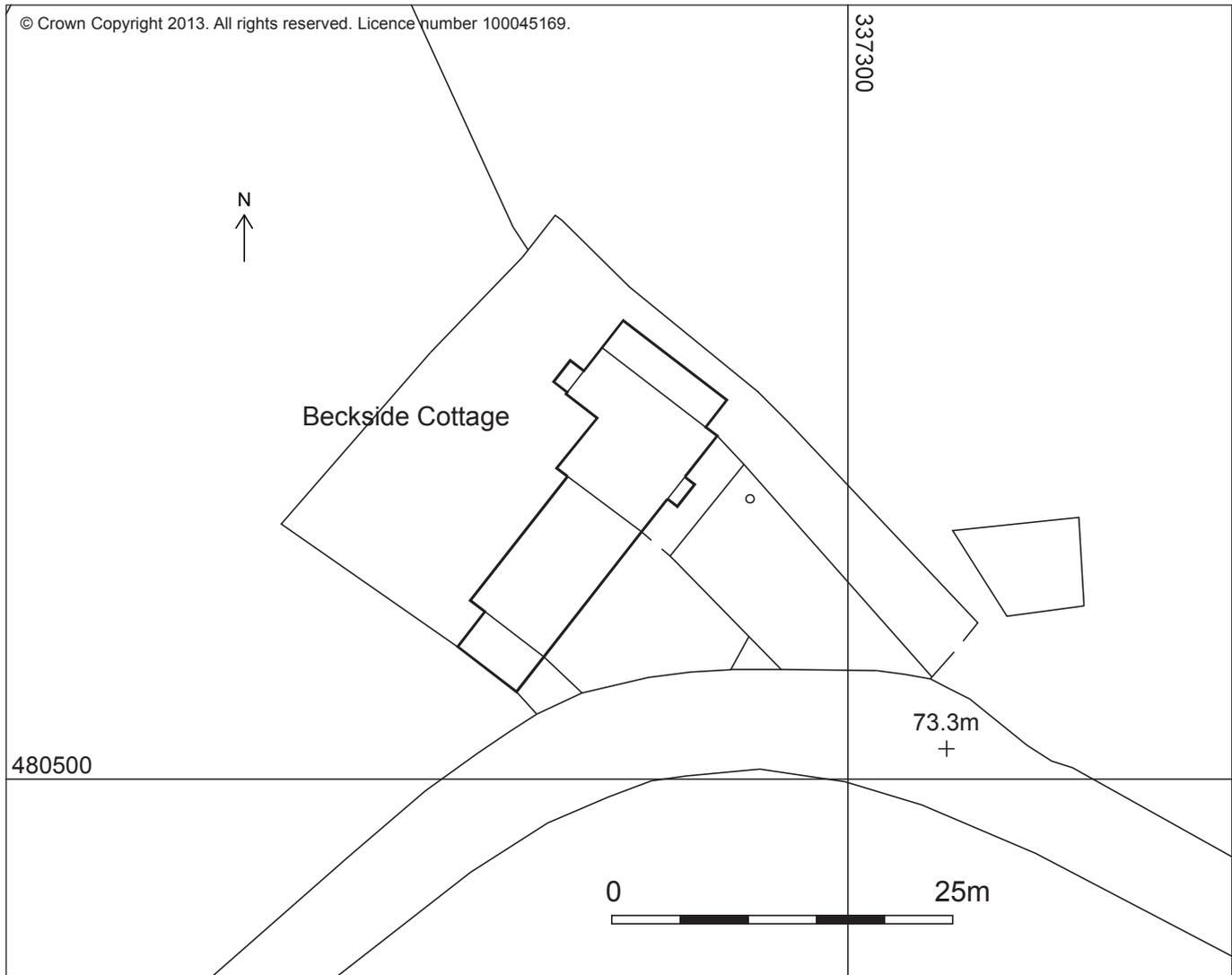
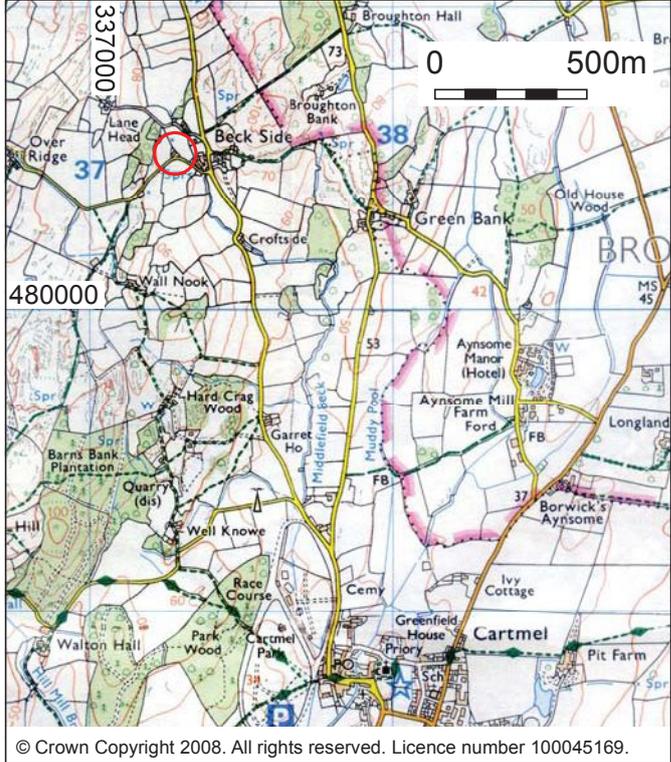
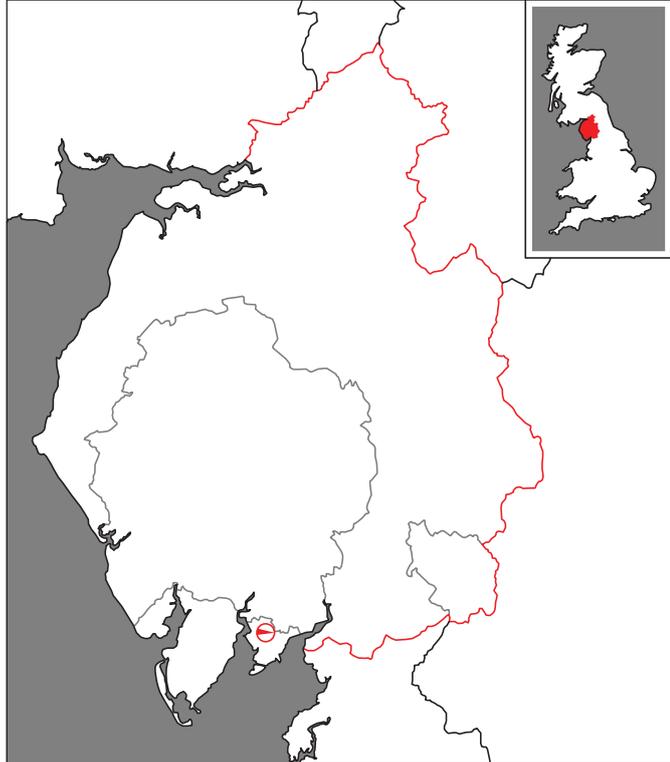


Figure 1: Site location

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, Barrow-in-Furness (CAC(B))**: 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-2 type standards (English Heritage 2006), which is a relatively low level of investigation intended to record the form, function and phasing of the building, without incorporating the results of the desk-based assessment in detail. 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-annotating printed plots of 'as existing' drawings provided by Sarah Byrne and a hand-drawn cross-section was produced from scratch on site. The drawings produced ultimately comprised:
 - i. external elevations at a scale of 1:100;
 - ii. floor plans 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 Barrow-in-Furness on completion of the project. A paper and digital copy of the report be provided to the client, and one will be retained by Greenlane Archaeology. In addition a digital 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 and Image Regression

3.1.1 **Introduction:** early maps of the area tend to be relatively lacking in detail and are certainly not specific enough to be useful in understanding the development of the property. The earliest useful maps are therefore only from the 19th century. Regrettably, the Ordnance Survey did not issue sheets for the area in the 1930s.

3.1.2 **Ordnance Survey, 1851:** this is the earliest Ordnance Survey map available of the area and a cottage is clearly marked at the location with another smaller building marked to the north. Unfortunately, the detail is slightly limited and the orientation of the cottage appears to be incorrect, although it may have been altered and has certainly been added to since (Plate 1).



Plate 1: Extract from the Ordnance Survey map of 1851

3.1.3 **Ordnance Survey, 1890:** the footprint of the cottage and principal barns to the south-west is clearly apparent by this time (Plate 2). The layout of these sections of the buildings appears much as it is today although the porch to the north-west side of the cottage is absent. The nearby fields, labelled 313 and 319, notably have 'Isaac' and 'Isaac R' pencilled on, which corresponds with Isaac Rawlinson who is the named owner c1910 (see Section 3.2).

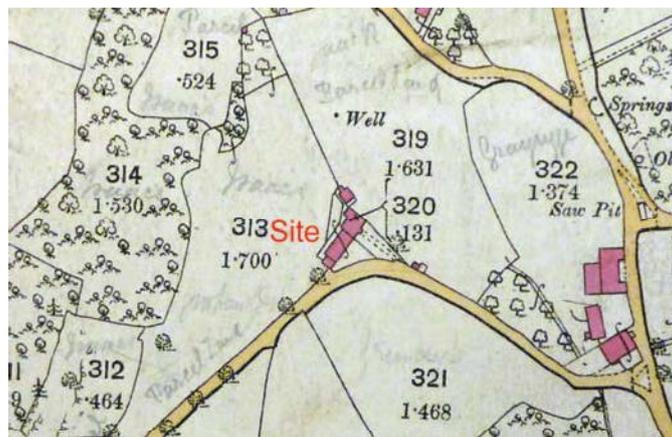


Plate 2: Extract from the Ordnance Survey map of 1890

3.1.4 **Ordnance Survey, 1890:** the reference numbers for the Inland Revenue *Record of Valuation* of c1910 are marked on a copy of the earlier Ordnance Survey map from 1890. This records the cottage to the north-east and the barn and outbuildings to the south-west as separate entries forming parts of plot 238 and 240 (Plate 3). Plot 240 also includes a sizeable area of woodland to the north and west of the site, as does 238, albeit a smaller area of woodland, both of which are separated by plot 237 (Plate 4). A summary of these entries is presented below in Section 3.2.

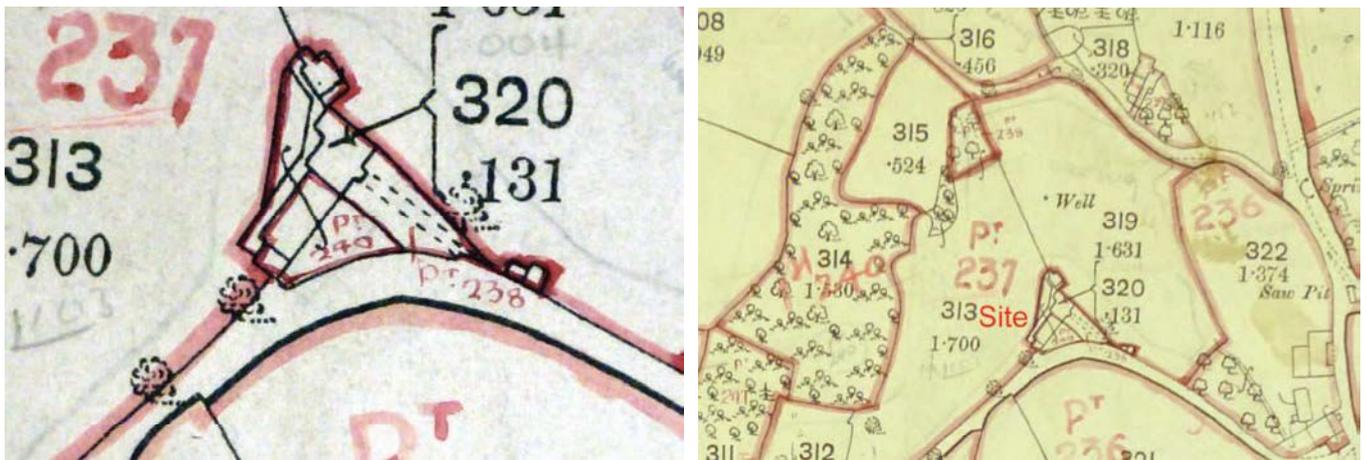


Plate 3 (left): Extract from the Ordnance Survey map, showing detailed rating valuation numbering c1910

Plate 4 (right): Extract from the Ordnance Survey map, showing rating valuation numbering c1910

3.1.5 **Photograph, c1910:** this photograph shows the cottage and north-east end of the adjoining barn c1910 (Plate 5). Little has changed to the exterior of the cottage although it appears to have been plastered and painted since this photograph was taken. Two windows have since been inserted in the north-east section of the barn on the first floor and the stonework is no longer exposed apart from in a few small areas.



Plate 5: Photograph, c1910

3.1.6 **Ordnance Survey, 1919:** the footprint of the buildings on site appears unchanged from the 1890 version although the internal division between the cottage and the main barn is not shown (Plate 6).



Plate 6: Extract from the Ordnance Survey map, 1919

3.1.8 **Photograph, 1945:** a photograph from 1945 of the cottage and main barn to the south-west c1945 shows the upper floor windows in the barn had yet to be inserted and the exterior of the buildings had still not been rendered over and painted by that time (Plate 7).



Plate 7: Photograph, c1945

3.2 Site History

3.2.1 **Early History:** the origins of settlement at Beckside are uncertain as there is little available information about it and it does not even get a mention in detailed local histories (e.g. Farrer and Brownbill 1914). The place-name is, however, undoubtedly derived from the Norse word 'bekkr', meaning a small stream or brook and perhaps also 'saetr' meaning a shieling or temporary settlement (Ekwall 1922, 7 and 16).

3.2.2 **Owners and Occupiers:** entries for 'Beckside' or 'Beckside Cottage' in the early censuses are rare. Several entries are listed for 'Beckside' in 1871, but the individual properties are unnamed (RG10/Piece 4238/Folio 62/Page 1 1871). The earliest mention of 'Beckside Cottage' seems to be the 1901 census, which lists Elizabeth Towers, aged 61, and her nephew, James N Parker, 36, as resident at the time (RG13/Piece 4000/Folio 62/Page 7 1901). Ms Towers is the head of the family, living on her own means, and Mr Parker is recorded as 'artist, painter, [and] sculptor' on his own account.

3.2.3 The *Record of Valuations* by the Inland Revenue c1910 records Isaac Rawlinson as the owner of both the cottage (plot 238) and barns (plot 240), as well as several nearby fields (specifically plot 237), although the cottage is not specifically named and the barns are not given separate entries (see Table 1). This too shows the occupier of the cottage to be Elizabeth Towers, as in 1901, although she doesn't appear to be living there at the time of the survey.

Assessment Number	Description of property	Owner	Occupier
237	Land	Isaac Rawlinson	John Wearing
238	Cottage	Isaac Rawlinson	I Rawlinson for E Towers
240	Woodland	Isaac Rawlinson	Isaac Rawlinson

Table 1: Summary of the *Record of Valuations* c1910

3.2.4 **Discussion:** the Listed Building information suggests a late 17th or early 18th century date for the cottage and it is clear from the available mapping that the cottage and barns to the south-west had been completed by 1890 if not well before. A cottage is shown at the site on the Ordnance Survey of 1851, the shape of the cottage is broadly correct but unfortunately the earlier edition appears to show the cottage at a different orientation, which might be misleading. Modifications have certainly been made both externally and internally in the 20th century, including the addition of the porch to the rear and kitchen to the north-east end as well as the incorporation of the north-east end of the barn into the cottage, the exterior of which is also now rendered and painted.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The row of buildings on site is aligned approximately north-east/south-west, with Beckside Cottage located at the north-east end (Figure 1). The cottage has a modern extension to the north-east side and there is a large barn adjoining the cottage to the south-west and another smaller barn to the south-west of this. Various parts of the building are split over two floors and it fronts south-east towards the road (see Figure 2 to Figure 5).

4.1.2 Externally the walls are mostly finished with a rough render in a 'country cottage' style and the roof is local grey slate. The rear of the property is roughcast over the cottage end and exposed stone in the barn. Where the stone is exposed it is a mix of slate and dressed limestone. There is a chimney at either end of the cottage end of the row of buildings which have squat, square stacks with slate coping and plastic pots. The windows are modern timber casements, either hinged or sash, and the timberwork is mostly hand finished. The sash windows might be original but not horned.

4.2 External Detail

4.2.1 **North-west elevation:** the south-west end is a mono-pitch outshut (Plate 8). There is a ceramic pipe vent above and the end of the purlin projects over the wide doorway on the north-east side. The doorway has a slate lintel and threshold, a double door with three lights in each, and modern dressed limestone quoins on the south-west side. The elevation returns to the north-west at the junction with the main barn, and there are dressed quoins at the corner, one of which has a hole drilled in it (Plate 9). To the north-east of the return there is a doorway which has roughly dressed limestone quoins on the south-west side and a slate lintel above, which has been plastered over. The doorway houses a single-light, tongue and groove, plank and batten door on a pivot hinge in a plain surround and the quoins of the original end of the wall form the north-east jamb. The remaining section of the main barn to the north-east has some throughstones and square holes or vents in the wall, one with the end of a piece of timber visible inside. The wagon doorway to the north-east is at a lower level relative to the south-west end of the building and houses a double tongue and groove plank and batten door (Plate 10). The doorway has a concrete lintel and there is some rebuild above it but the jambs are possibly original. There is a slight plinth on the south-west side, disappearing into the slope, and a high level, five-light, hinged casement window with a concrete sill and slates over the lintel to the north-east.

4.2.2 Stepped down again there is a lower doorway with a brick voussoir arch with handmade orange bricks (just visible to the left hand side in Plate 10; see Figure 2). The bricks are very thin, only 0.06m thick by 0.23m long by 0.11m wide. The door below is a modern tongue and groove plank door with a single light in a chamfered surround. The elevation again returns to the north-west where it meets the cottage (Plate 11). The slope of the outshut roof is raised by a three-light dormer window with a flat top and there are two windows in the elevation below, one at ground floor level, with a 12-light fixed casement and slate sill, the other at mid-level with a four-light casement and sandstone sill (Plate 12). The elevation returns again to the north-west along the side of the cottage and then back to the north-east (Plate 11; Figure 1). This side of the cottage is plain apart from a low level, tall, eight-light window with a slate sill and is extended by a porch with a rough render finish and a fixed nine-light window with a slate sill (Plate 13). Continuing the north-west elevation proper, the gabled porch to the south-west side of the cottage has slate hung over the lintel and a beaded tongue and groove plank door with a single light (Plate 14). At first floor level there is a two-light hinged casement window with slate over the sill and there is an 18-light hinged casement window with a sandstone sill and limestone lintel on the ground floor. There are projecting purlins and tongue and groove boards at the top of the gable and there is a further mono-pitch outshut extending the line to the north-east. There is a door into the extension to the north-east end with a timber canopy and a slate roof and a modern plank door with barred window (Plate 14).



Plate 8 (left): Outshut at the south-west end of the main barn

Plate 9 (right): South-west end of the main barn



Plate 10 (left): Central and north-east end of the main barn

Plate 11 (right): Return in the north-west elevation



Plate 12 (left): South-west end of the cottage

Plate 13 (right): South-west elevation of the cottage



Plate 14: North-east end of the cottage

4.2.3 **North-east elevation:** the lower part is covered by a mono-pitch extension to the side of the cottage (Plate 15; Figure 2). The extension has three windows in it with slate sills, the window to the north-west being the largest with nine-lights, the others having a single light. There is a third chimney corresponding to the extension to the north-west, which is smaller than the other two stacks, with a squarer base, topped with a taller, narrower section with slate at the junction and a single pot. The main gable has a window on the north-west side with nine lights and plain, square reveals. The chimney in the centre is projecting on corbels and there is a small single-light window to the south-east at attic level.



Plate 15: North-east elevation of the cottage

4.2.4 **South-east elevation:** the front elevation of the cottage has a gabled porch with slate hung over the doorway (Plate 16). The door has six panels with three lights over, which are have stop-chamfered decoration. There is a small single-light window in the south-west elevation. There are two windows on the ground floor, one either side of the porch, each with 16-light sashes and no horns. Each of these has slate hung over the lintels and stone sills, slate to the north-east and slightly chamfered limestone to the south-west, and there is a slate drip course to the south-west of the south-west window at lintel height. All three first floor windows have nine-light fixed casements and sandstone sills. The barn to the south-west has a low level doorway on the north-east side with a tongue and groove plank and batten door and a brick voussoir arch (as per the north-west elevation) with a re-used timber lintel behind, but it is covered by render on this side (Plate 17). There are two modern windows at first floor level at this end of

the barn, both with nine-light casements, slate hung over the lintels, and concrete sills. There is a large wagon doorway to the south-west with a slate canopy and timber support housing an early plank and batten door with a stone voussoir arch (Plate 18). Some of the quoins are visible but most are obscured by render. There is a further wagon door housing a tongue and groove plank and batten double door on pivot hinges at the south-west end. The doorway utilises the quoins at the original end of the building on the north east side with dressed limestone quoins on the south-west side connecting with quoins in the end of the building.



Plate 16 (left): North-east end of the cottage

Plate 17 (right): The main barn



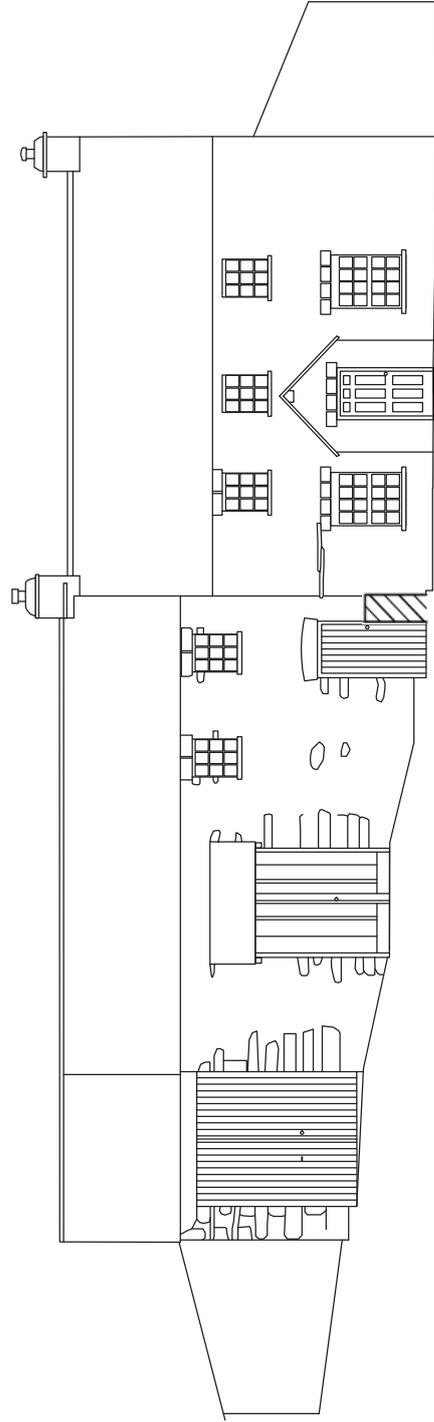
Plate 18: The south-west end of the main barn

4.2.5 South-west elevation: the south-west elevation forms a gable end with a plain outshut attached (Plate 19). The outshut does not extend the full width of the main building and is plain. There is a drip course over the lead flashing of the roof to the outshut and the gable above is topped with a stone finial base and there is a skim of concrete along the eaves. There are one or two purlins per pitch and the ends of the purlins are covered with slate. The north-west side of the main building is finished with dressed limestone quoins.

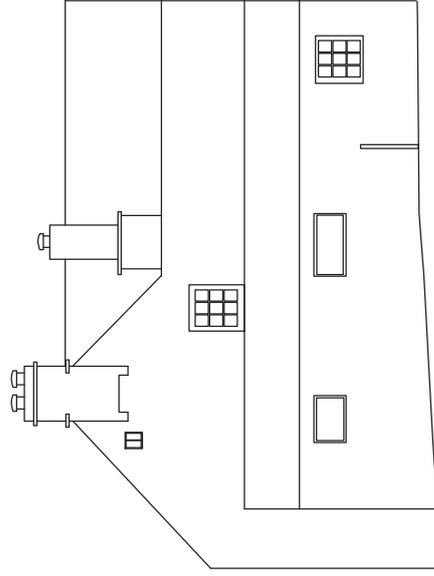


Plate 19 (left): South-east end of the south-west elevation
Plate 20 (right): North-west end of the south-west elevation

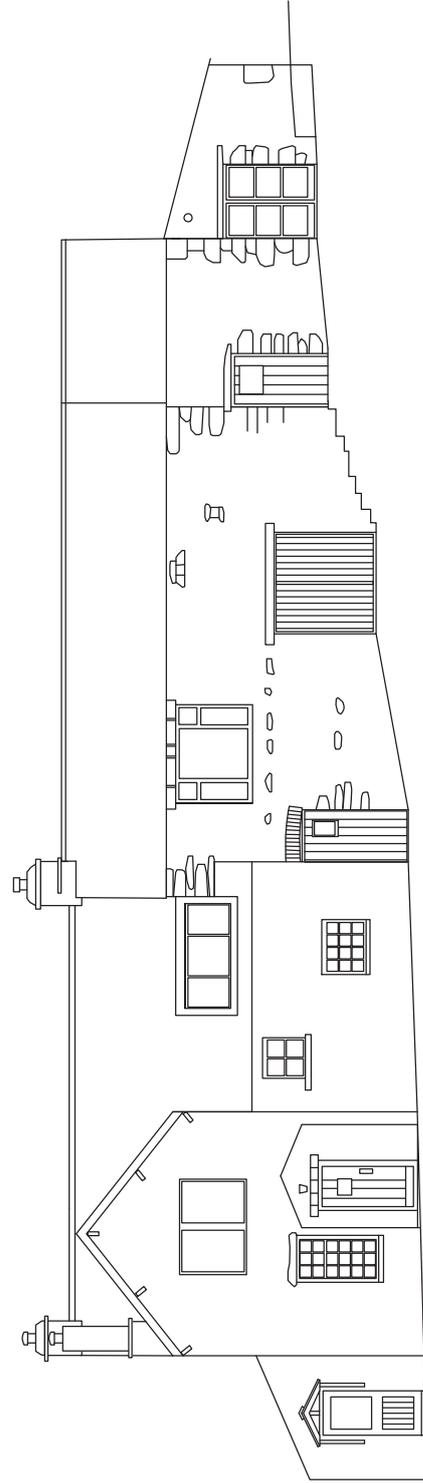
Front (South-East) Elevation



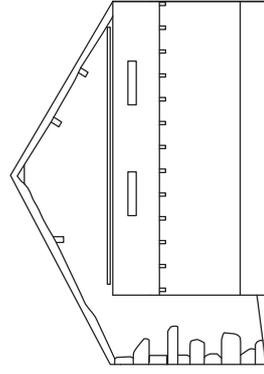
Side (North-East) Elevation



Rear (North-West) Elevation



Side (South-West) Elevation



Key:  cross-sectional wall — obscured



Figure 2: External elevations

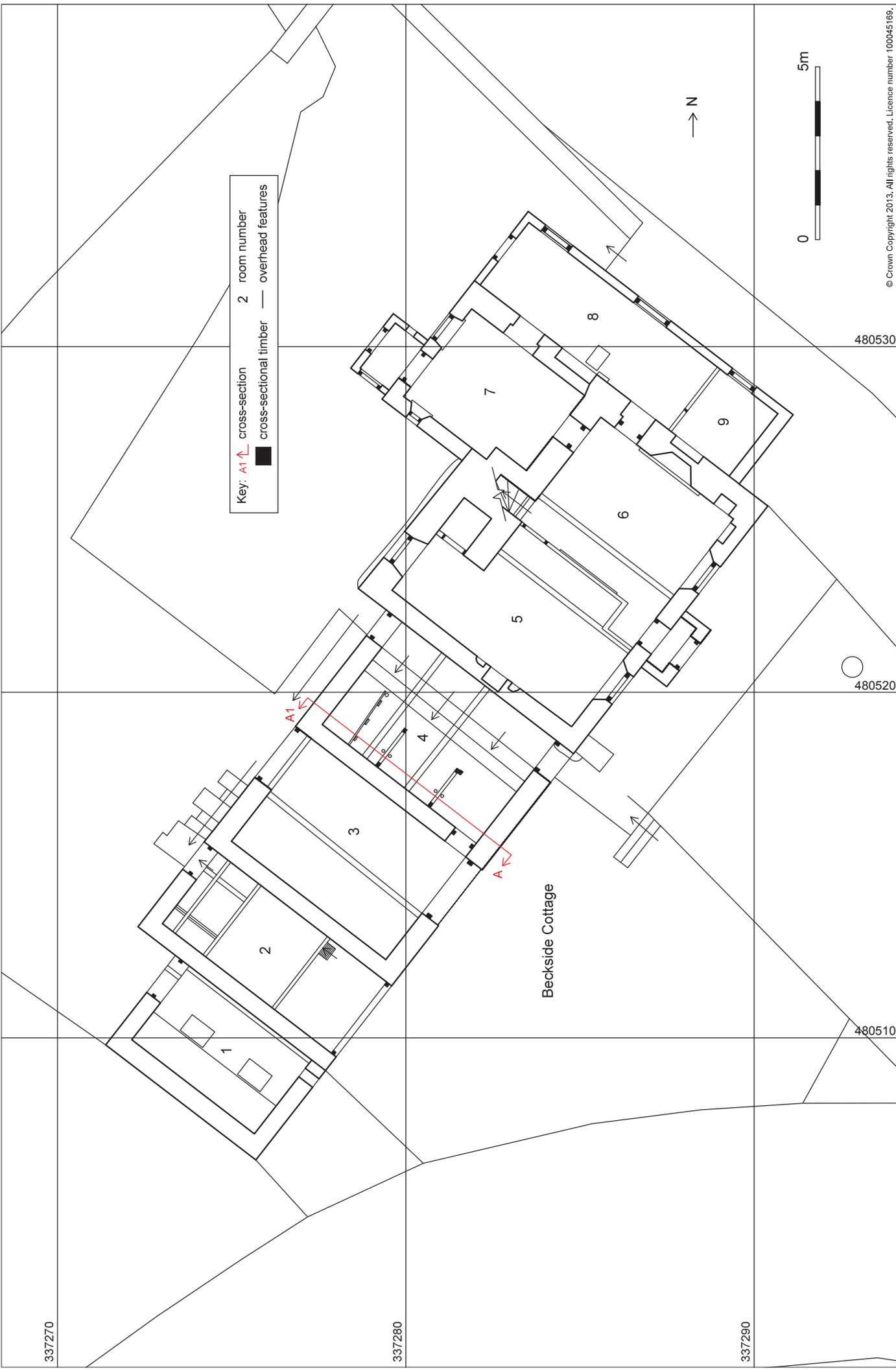


Figure 3: Ground floor plan

337270

337280

337290

480510

480520

480530

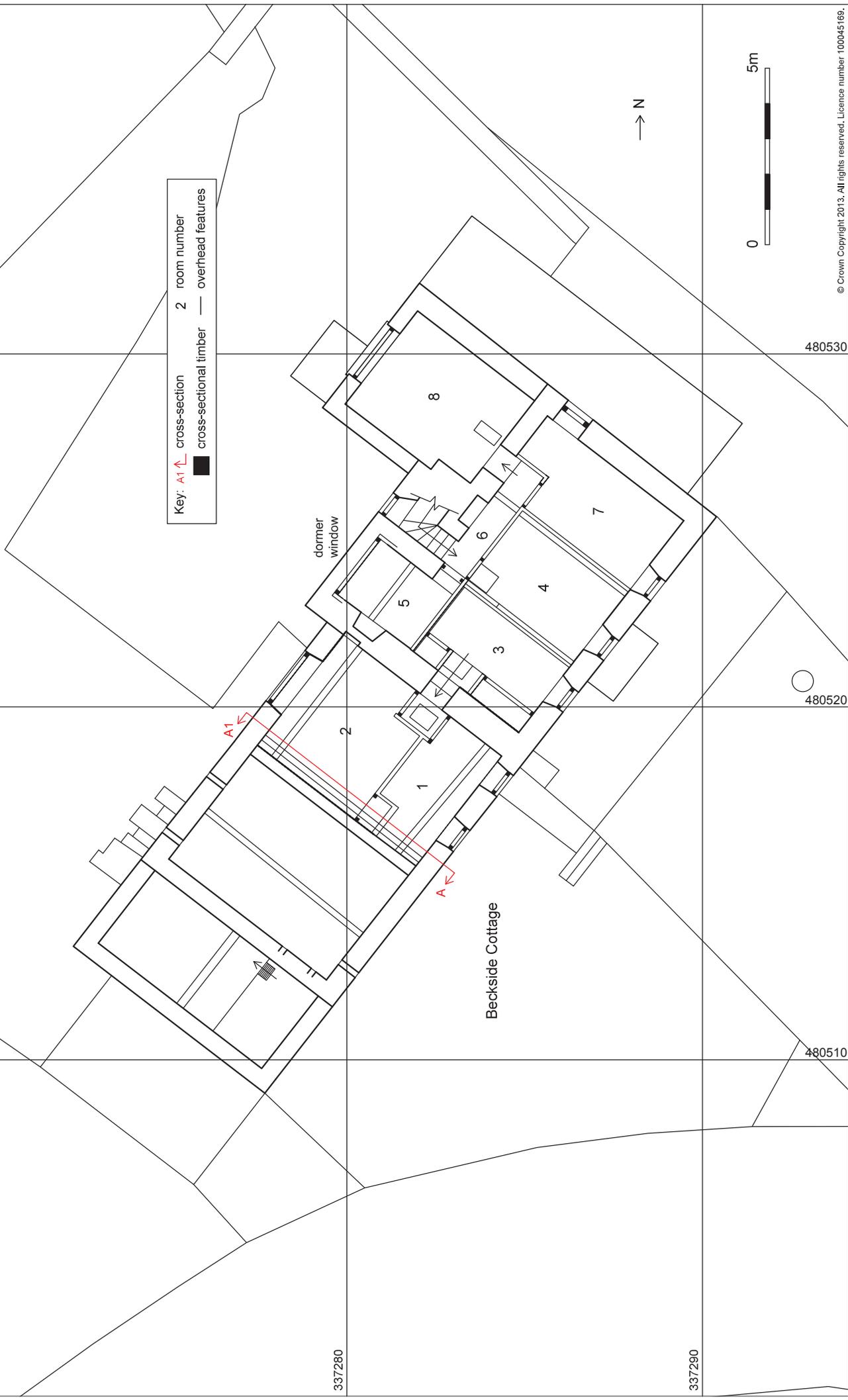


Figure 4: First floor plan

Cross-Section A-A1

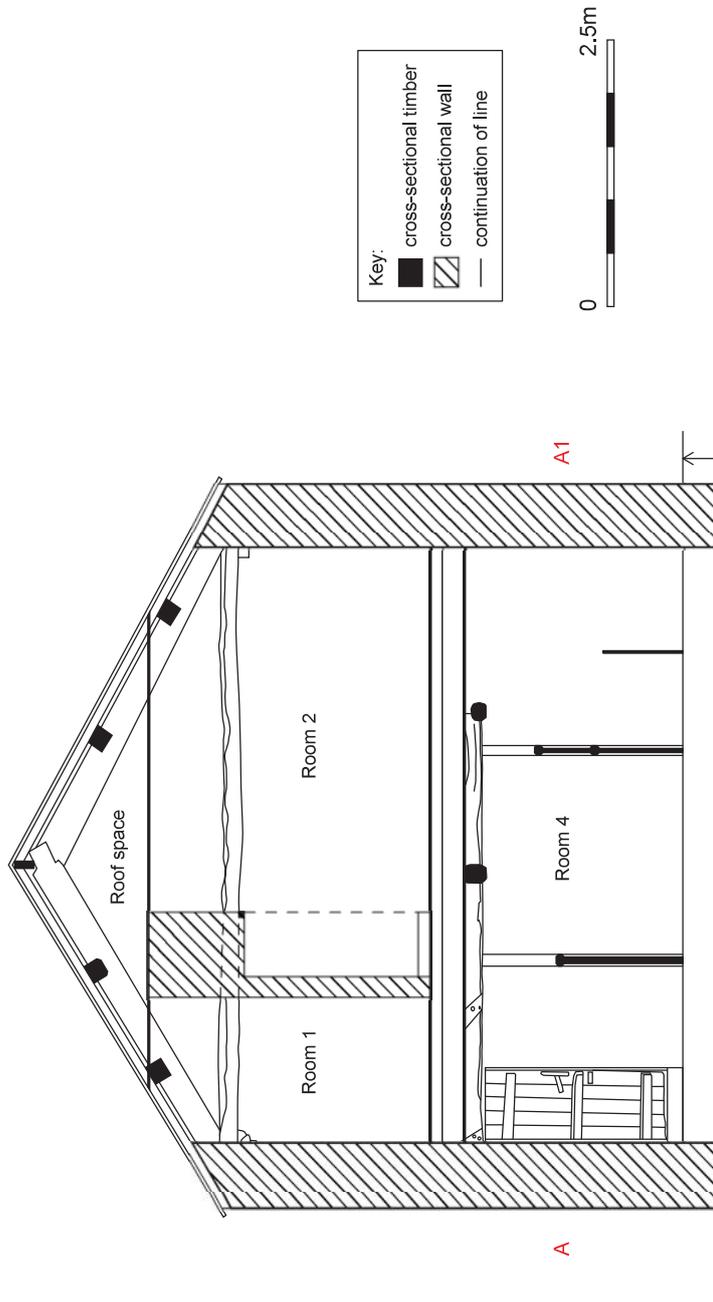


Figure 5: Cross-section A-A1

4.3 Internal Detail

4.3.1 **Ground floor Room 1:** this room forms the outshut at the south-west end of the row. It has a cobble floor and a mono-pitch roof with machine cut rafters on a single north-west/south-east aligned machine cut purlin (Plate 21 and Plate 22). There are two single sheet skylights and a purlin against the north-east elevation held on iron brackets. The walls are all exposed stone with traces of mortar and plaster or limewash on the north-east side. The north-east and south-west elevations are otherwise plain (Plate 22). The north-west elevation has a doorway with a slate lintel and a double door, each with three lights (Plate 23). The south-east elevation has a high level vent on the north-east side. It is square with a slate lintel and a ceramic grill on the outside.

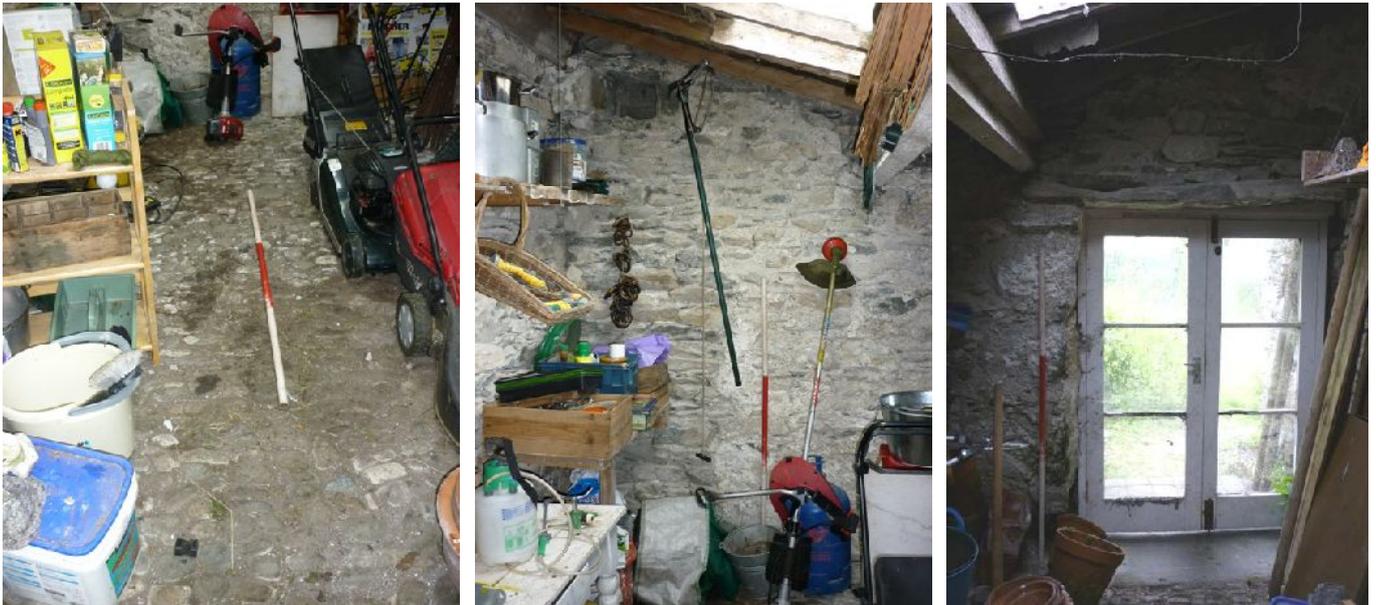


Plate 21 (left): Cobbled floor in Ground floor Room 1

Plate 22 (centre): South-east elevation of Ground floor Room 1

Plate 23 (right): Double door in the north-west elevation of Ground floor Room 1

4.3.2 **Ground floor Room 2:** this room has a concrete floor which steps down from ground level outside to the north-west. The ceiling comprises sawn timber joists and floorboards, supported by an arrangement of I-beams aligned north-east/south-west and north-west/south-east, which in turn supports a floor on joists and plywood (Plate 24). This upper level floor only covers the north-west side of the room leaving the rest open to the roof (Plate 25). The roof comprises two purlins per pitch and a ridge plank. One purlin on the north-west side is a piece of round wood. The walls are exposed stone and fairly plain with a piece of timber built in to the south-west, although it is not apparently a lintel. There is a double door to the south-east with a tongue and groove plank and batten door and a re-used cruck forming the lintel (Plate 26 and Plate 27). The door to the north-west has a timber lintel and a stone step and a tongue and groove plank and batten door with a single light.



Plate 24 (left): Iron I-beams in the ceiling of Ground floor Room 2

Plate 25 (right): Upper floor to the north-west side of Ground floor Room 2



Plate 26 (left): Double door in the south-east elevation of Ground floor Room 2

Plate 27 (right): Re-used cruck forming a lintel in Ground floor Room 2

4.3.3 Ground floor Room 3: this room has a concrete floor and is open to the roof. It has two purlins per pitch and a ridge plank which is hand finished but fire damaged and sooted (Plate 28). There is a further north-west/south-east aligned hand-finished timber beam on the south-west side possibly for a hayloft (Plate 29). The walls are whitewashed stone except for the north-east elevation, which is concrete block and has a doorway on the south-east side. The doorway has a concrete lintel and a plank and batten door in a plain surround (Plate 30). The north-west elevation has a double doorway on the north-east side with a rough timber lintel over an inserted iron I-beam and a double plank and batten door (Plate 31). The south-west elevation is plain apart from three possible joist holes. The south-east elevation has a wagon doorway on the north-east side with a rough lintel and re-used cruck blade and double plank and batten door (Plate 32).



Plate 28 (left): Fire damage in the roof above Ground floor Room 3

Plate 29 (right): Timber beam to the south-west side of the Ground floor Room 3, possibly for a hayloft

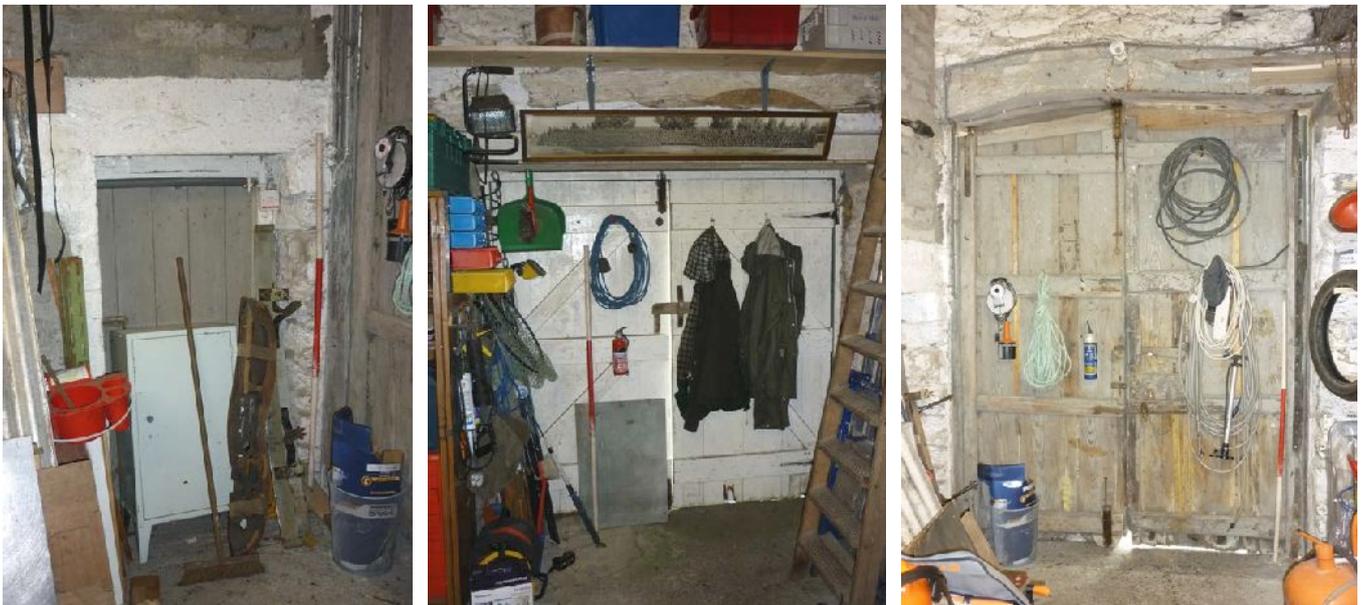


Plate 30 (left): Doorway in the north-east elevation of Ground floor Room 3

Plate 31 (centre): Doorway in the north-west elevation of Ground floor Room 3

Plate 32 (right): Doorway in the south-east elevation of Ground floor Room 3

4.3.4 Ground floor Room 4: this room has a concrete floor on the north-east side, stepping up twice to the south-west side with stone cobbled edging to the steps (Plate 33). There are two timber stall partitions on the south-east side with upright posts to the ceiling joists (Plate 34 and Plate 35). The ceiling has two beams, aligned north-east/south-west, both of which are re-used crucks, one of which has hammered carpenter's marks at an old joist slot, marked ')))' (Plate 36). There are floorboards on top and a later suspended floor on top of that (see Figure 5). The walls are painted white. The north-east elevation is plain with a slight plinth at the base continuing to the corner at the south-west end where there is a boulder. The north-west elevation has a doorway on the north-east side with a re-used timber lintel and a modern plank and batten door (Plate 37). The south-east elevation is similar with the door on the north-east side (Plate 38). The south-west elevation has a doorway raised up by a concrete step on the south-east side with an early plank and batten door on strap hinges on pivots (Plate 39).



Plate 33 (left): Concrete floor and steps to the north-east side of Ground floor Room 4



Plate 34 (right): Stalls in Ground floor Room 4 viewed from the north-west



Plate 35 (left): Stalls in Ground floor Room 4 viewed from the east



Plate 36 (right): Re-used cruck in Ground floor Room 4



Plate 37 (left): Doorway in the north-west elevation of Ground floor Room 4



Plate 38 (centre): Doorway in the south-east elevation of Ground floor Room 4



Plate 39 (right): Doorway in the south-west elevation of Ground floor Room 4

4.3.5 Ground floor Room 5: there is carpet covering the floorboards in this room and it has a flat plaster ceiling. There is a north-west/south-east beam on the north-east side sat on a corbel at the north-west end where the wall returns under the stairs. The beam is hand-finished and possibly re-used (Plate 40). The north-west elevation has a 12-light casement window on the south-west side, with splayed jambs and a timber sill (Plate 41). The return to the south-east opens to a cupboard under the stairs. The cupboard has a moulded surround but no door and a rough re-used timber lintel (Plate 42). The return to the north-east is plain. The north-east elevation is a modern stud wall and has a modern eight-light door on the north-west side with a plain surround at the south-east end. The south-east elevation has a window with splayed jambs with moulded panels and shutters (Plate 43). The shutters are either modern or reconditioned as the moulding is very crisp. The south-west elevation is plain apart from the central fireplace, which is completely modernised (Plate 44). The housing is stone and it has a timber lintel on two corbels and two small alcoves, one on each side.



Plate 40 (left): Beam in Ground floor Room 5

Plate 41 (right): Window in the north-west elevation of Ground floor Room 5



Plate 42 (left): DVD cupboard under the stairs in Ground floor Room 5

Plate 43 (right): Window in the south-east elevation of Ground floor Room 5



Plate 44: Fireplace in Ground floor Room 5

4.3.6 **Ground floor Room 6:** this room has carpet on the floor, possibly over boards. It has a flat ceiling with an ovolo-moulded and stop chamfered beam on the south-west side, with peg holes and a peg and slot on the underside at the north-west end (Plate 45 and Plate 46). The walls are plastered and painted. The north-east elevation has a doorway to the stairs on the south-west side with a rough timber lintel. The door to the north-east has a plain surround and an eight-light door. Similarly, the north-east elevation has a door on the north-west side with a plain surround and an eight-light door. The central fireplace on this side has modern, splayed, firebrick sides with alcoves either side and a modern timber lintel (Plate 47). There is a spice cupboard to the south-east, which has early butterfly hinges and ogee-moulding and outer beading plus a plain interior with one early shelf (Plate 48 and Plate 49). There is a cupboard on the north-east side of the south-east elevation with a rough, chamfered, early surround, but the shelves and timber backing are later (Plate 50). The 16-light sash window to the south-west has splayed jambs and shutters like those in Ground floor Room 5 but there is no evidence that the shutters have been cleaned up (Plate 51). The modern, eight-light door to the south-west goes into the porch, which has a flag floor and a stone bench in an alcove on the north-east side. The south-west elevation is a stud wall with a section of panelling attached (Plate 52). The edging is new and the top has been cut to fit but the rail remains at the base. There are scars and holes for various things and it has clearly been attached to the wall on modern timber battens over the skirting board and the modern wall finish.



Plate 45 (left): Beam in Ground floor Room 6



Plate 46 (right): Detail of the beam in Ground floor Room 6



Plate 47: North-east elevation of Ground floor Room 6



Plate 48 (left): Door to the spice cupboard in Ground floor Room 6



Plate 49 (right): Spice cupboard in Ground floor Room 6



Plate 50 (left): Cupboard on the south-east elevation of Ground floor Room 6



Plate 51 (right): Shutters on the windows in Ground floor Room 6



Plate 52: Panelling in Ground floor Room 6

4.3.7 **Ground floor Room 7:** this room is carpeted and has a flat plain plaster ceiling. The walls are plastered and painted. The north-west elevation has a door on the south-west side leading to the porch (Plate 53). The door is split with a nine-light in the top section and plank and batten bottom section. The porch has a flag floor and timber board ceiling and rafters and small king post truss on top of the north-west wall. There is a nine-light window to the south-west and plank and batten door to the north-west and a small single-light window to the north-east. The main elevation has an 18-light window to the north-east with a slate sill. The north-east elevation is plain with a doorway on the north-west side with stepped jambs. The south-east? elevation has a modern eight-light door. The south-west elevation steps out on the south-east side and has a tall eight-light window to the north-west but is otherwise plain.



Plate 53: West corner of Ground floor Room 7

4.3.8 **Ground floor Room 8:** this room has a tiled floor and plaster ceiling with roof lights. The roof slopes down to the north-east and there is an access hatch on the south-west side. This extension is entirely modern, with a 12-light window at the north-west end of the north-east elevation and a single-light, hinged casement window to the south-east. The door in the north-west elevation is a modern panel door with a single light (Plate 54) and there are doorways to the north-west and south-east ends of the south-west elevation to Ground floor Rooms 7 and 6 respectively. The north-west doorway has plain, stepped reveals but no door while the south-east side has an eight-light window. In the centre of the

elevation there is a central alcove with stove with a hand-finished re-used timber lintel (Plate 55). The door through to Ground floor Room 9 to the south-east has a plain surround but an early plank and batten door with three beaded planks (Plate 56).



Plate 54 (left): North-west end of Ground floor Room 8



Plate 55 (right): Alcove in the south-west elevation of Ground floor Room 8



Plate 56: Door in the south-east elevation of Ground floor Room 8

4.3.7 Ground floor Room 9: this room has a vinyl floor and plaster ceiling which slopes down to the north-east. The walls are painted and the north-east and north-west parts are tiled. There is a sink, toilet and a shower and a small window on the north-east side of the room and a bidet to the north-east. There is an early plank and batten door on later strap hinges to the north-west and a cupboard in the south-west wall.

4.3.8 First floor Room 1: the floor is finished with carpet tiles and the ceiling is plaster. The ceiling flattens at the top but part of the tie beam truss is visible at the south-west end of the room sat on stone and timber corbels at the south-east end (Plate 57). There is a single purlin, scarf jointed at the truss which is also hand-finished. The walls have a modern, rough 'country cottage' finish with protruding stones and fragments of pottery and some roof slates pressed into the plaster. '1986' is painted onto one

of the protruding stones in the south-east elevation. The north-east and north-west elevations are plain. The north-west elevation is a stud wall and has a step at the south-west end and a modern plank plank and batten door to the north-east. The south-east elevation has two nine-light hinged casement windows with smooth slate sills and timber lintels (Plate 58).



Plate 57 (left): South-east end of the tie beam truss in First floor Room 1

Plate 58 (right): South-east elevation of First floor Room 1

4.3.9 **First floor Room 2:** this room has a carpet floor and a flat plaster ceiling. The walls are finished like those in First floor Room 1. The lower part of the north-west end of the tie-beam truss is visible along the south-west elevation, which is otherwise plain (Plate 59). The north-west elevation has a five-light hinged casement window with a timber window seat. The north-east elevation has an alcove on the north-west side with a slate sill and a rough timber lintel and a piece of timber with a moulded edge has been re-used to form a shelf above (Plate 60). The south-east elevation is all modern; a stud wall with a return at the door on the north-east side and a cupboard on the south-west side. There is a hatch in the roof in the small lobby between First floor Room 1 and 2. The walls are finished as per Rooms 1 and 2 but with added pottery and coins, four two pence pieces (the two with visible faces dated 1971 and 1979) set in the wall. The walls are all modern stud partitions apart from the north-east elevation where it is stepped down to First floor Room 3 of the cottage. The door to the north-west is earlier and has a stripped, early or possibly replica latch.



Plate 59 (left): North-west end of the truss visible in First floor Room 2



Plate 60 (right): Alcove in the north-east elevation visible in First floor Room 2

4.3.10 **First floor Room 3:** this room has a carpeted floor and a flat ceiling, sloping down on the south-east side but raised relative to the height of the hand-finished north-east/south-west beam. There is a modern stud wall to the north-east with a gap on the north-west side (Plate 61). The north-west wall is an earlier stud wall, projecting out at the top. The south-west elevation is very plain with a modern cupboard either side of the doorway which steps up in the centre. The south-east elevation has a nine-light casement window on a central pivot and with a hinged bottom part with splayed jambs and a timber sill (Plate 62).



Plate 61 (left): North-east elevation of First floor Room 3



Plate 62 (right): South-east elevation of First floor Room 3

4.3.11 **First floor Room 4:** this room is carpeted and has a flat ceiling sloping down like in Room 3. The north-east and south-west walls are modern stud partitions. The north-west elevation has a large cupboard attached and a beaded plank and batten door with an early-looking latch, which is again either stripped or a replica (Plate 63). The nine-light hinged casement window to the south-east has splayed jambs and a timber sill.

4.3.12 **First floor Room 5:** this is the bathroom. It has a vinyl floor and plaster ceiling, sloping down to the hand-finished north-east/south-west aligned purlin then flat into the dormer to the north-west. The room is plastered and painted throughout. The north-west elevation has a three-light window and a toilet and sink attached. The north-east is plain with a beaded plank and batten door on the south-east side with a Victorian handle. The south-east elevation is also plain. The south-west elevation however has an alcove with splayed jambs on the north-west side (Plate 64).



Plate 63 (left): North-west elevation of First floor Room 4

Plate 64 (right): North- and south-west elevations of First floor Room 5

4.3.13 **First floor Room 6:** this carpeted room forms a corridor linking the rooms on this floor. Part way down the steps to the ground floor on the north-west elevation there is a mid-level four-light hinged casement window with splayed jambs and a timber sill (Plate 65). The walls are mostly modern stud, with stripped beaded tongue and groove plank and batten doors with early hatches of various types to the north-west, south-east, and south-west (Plate 66) (one has evidently had a dart board attached to it!). The end of a north-west/south-east beam with a slot and empty peg hole is visible at the north-east end of the corridor.



Plate 65 (left): Stairs to Ground floor Room 6 from First floor Room 6

Plate 66 (right): Doors at the south-west end of First floor Room 6

4.3.14 **First floor Room 7:** this room is carpeted with a plaster ceiling and a modern finish throughout. There is a modern stud wall to the south-west and hinged windows with splayed jambs and plain timber sills to the north- and south-east.

4.3.15 **First floor Room 8:** there are steps leading up to this room from First floor Room 6. It is carpeted and has a flat modern plaster ceiling and wallpapered walls. There is a step in the south corner and a stripped plank and batten door to the south-west. There is a two-light hinged timber casement window to the north-west elevation and boxed pipes in the east corner and a sink to the south-west.

4.3.16 **Roof space over First floor Rooms 1 and 2:** the top of the truss is visible at the south-west end. It has a simple lap joint and purlins visible (Figure 5; Plate 67). The rafters and north-west purlin are sawn. A concrete block wall extends to the roof. The north-east end is limewashed and the stone bulges out in the centre, presumably on account of the chimney flue.



Plate 67: Roof space over First floor Rooms 1 and 2

4.3.17 **Roof space over First floor Rooms 3 to 7:** there are the tops of two trusses visible above First floor Rooms 3 to 7. The roof space is boarded out with early boards and there are some original hand-finished rafters on the south-east side but the rest are modern. The north-east truss has angled braces and slots from earlier use and a lap joint at the principal rafters (Plate 68). The south-west truss has curved collars and peg construction and empty slots from its former use (Plate 69). It is hand finished as are the purlins. There is a small window on the south-east side of the north-east elevation and a corbelled stack at the north-east end but no sign of a smoke hood (Plate 68). The wall is plastered at the north-east and south-west ends.



Plate 68 (left): Truss above First floor Rooms 4, 6 and 7



Plate 69 (right): Truss above First floor Rooms 3 and 6

4.3.18 **Roof space over First floor Room 8:** the roof space above First floor Room 8 has basic sawn purlins, one per pitch (Plate 70), and opens into space to the south-east (above First floor Room 7) with rough timbers spanning the junction (Plate 71).



Plate 70 (left): North-west end of the roof space above First floor Room 8

Plate 71 (right): Timbers spanning the junction between the roof spaces above First floor Rooms 7 and 8

5. Discussion

5.1 Phasing

5.1.1 **Introduction:** unfortunately the available mapping of the area is insufficient to closely date when various alterations and additions were made to the cottage. Four main phases of construction are suggested here.

5.1.2 **Phase 1 (late 17th – early 18th century):** the earliest element of the building is clearly the cottage comprising the north-east end of the property (Rooms G5 and G6 and F3-F7), although it was probably originally not subdivided into as many rooms on the first floor. This is essentially a two unit house plan, which most probably had the 'living room', alternatively known as the fire house, to the north-east (Room 6), the fireplace extending into a smoke hood above (now lost, although the corbelled stack remains), and a parlour to the south-west (Room G5). Room G5 may have been sub-divided on the north-west side to form a pantry (Brunskill 2002, 66-67). The nature of the original subdivision between the rooms to the south-west and the room to the north-east is unclear as the wall now dividing Rooms G5 and G6 is entirely modern. It may have formed a baffle entry as it now does, or been a simple straight wall extending across the room below the beam in Room G5. In either case the section of timber against this wall is not the remnant of a plank and muntin wall, as suggested by the listing (*Appendix 1*), but rather a piece of re-used timber panelling, which may not even have come from this house. Indeed, it is noteworthy that many of the doors on the first floor of the house are early but of several different types and apparently professionally stripped and re-used, which potentially suggests a number of architectural items were acquired from elsewhere. Dating this phase is difficult as this is a style of building that continued in use for some time (Brunskill 2002, 66), but the suggested late 17th or early 18th century date given in the listing is probably reliable. However, the listing may in part be basing this on an alleged early 18th century date on the spice cupboard (see *Appendix 1*), which is clearly not present. A piece of furniture previously in the building apparently did have an 18th century date on it (Stewart Cowe pers comm.) but this is no longer present and cannot be used as a basis for dating the house.

5.1.3 **Phase 2 (18th – early 19th century):** it is apparent that the house part of the building was extended to the north-west at an early date and, although the earliest available map, the Ordnance Survey map of 1850, is not detailed it does appear to be showing this addition so it must have been constructed by this date. This addition corresponds with Rooms G7 and F8 and was probably intended to provide an additional and more modern kitchen (the smaller chimney on this side of the property must relate to a fireplace in G7, but is now used by the stove in G9).

5.1.4 **Phase 3 (late 19th century):** the map evidence shows that the barn, comprising Rooms G3 and G4 and also F1 and F2, was apparently added between 1850 and 1890, although the truss style would suggest the earlier end of this date range (Brunskill 2002, 152-153). This would originally have comprised a threshing barn accessed through the large wagon doorway on the south-east side with a small cow house or perhaps stable below a hay loft on the north-east side. The barn utilises the slope in the same way as a bank barn, to create extra height in the lower part, although it is not a true or variant bank barn. During this phase further additions to the south-west were also made, including what was probably originally a cart shed (Room G2) and a further small outshut (Room G1). Alterations to the house were perhaps less extensive, but probably included the porch on the south-east face of the house.

5.1.4 **Phase 4 (20th century):** some of the most extensive changes to the building were made during this phase. The barn and extensions to the south-west were left relatively unmodified, although an additional floor was added into the former cart shed with steel girders inserted apparently to support a water tank. Part of the main barn was converted and incorporated into the cottage to provide additional accommodation on the first floor, creating Rooms F1 and F2, by adding a concrete block wall the north-east side of Room G3. This also involved the insertion of new windows to the south-east and north-west and a dormer window to the north-west in Room F5; this work was evidently carried out in 1986. Various other alterations were also made to the house in the 20th century; the porch to the rear of the cottage was added at this time, and internal dividing walls were added on the first floor, creating Rooms F3-F7. On the ground floor too the dividing wall between Rooms G5 and G6 was also added, although it may

have been on the line of an earlier wall, and this incorporates a piece of re-used timber panelling. The fireplaces in Rooms G5 and G6 were also modified during this phase, any original fire surround clearly having been removed, although it is not clear whether this had happened earlier or when the smoke hood was dismantled. In addition a long monopitch extension was added to the north-east side of the house, creating Rooms G8 and G9, which in turn led to the realignment of the fireplace in Room G7 so it was utilised from G8 instead. Throughout the house modern wall finishes, including the exterior of the house, were added and in many areas modern windows, although at least some of those in the front elevation are original. Many of the alterations to the house in fact appear to be very modern; possibly after the building was listed in 1989 (see *Appendix 1*), and based on the mistaken belief that only items mentioned in the listing were protected, hence the sash windows, spice cupboard, and 'plank and muntin' wall have survived but little else.

5.2 Conclusion

5.2.1 A late 17th or early 18th century date seems likely for the cottage, although there is no documentary evidence relating to it prior to the 19th century and this is based on evidence from within the building itself. The subsequent development of the site appears to be fairly straightforward with successive additions of barns and outbuildings to the south-west of the cottage, apparently all in the 18th or 19th century, although the house was also extended to the north-west, perhaps in the early part of this period. The most damaging alterations are, perhaps ironically, the most recent, with extensive changes made in the late 20th century incorporating part of the main barn into the cottage but also altering the internal lay out and modifying the fireplaces. The supposed 'plank and muntin' wall is apparently a piece of re-used timber panelling included during these later alterations.

6. Bibliography

6.1 Primary and Cartographic Sources

CAC(B) BT/IR 1/3 *Duties on Land Values: Record of Valuations Made by the Commissioners of Inland Revenue, in Accordance with the Provisions of Part I. of the Finance (1909/10) Act, 1910 County of Lancaster Division of Lonsdale North, a Valuation Book for the Parish or Place of Allithwaite Lower & Upper Broughton East Cartmel Fell Grange Staveley & Holker Lower & Upper Haverthwaite*

RG10/Piece 4238/Folio 62/Page 1, 1871 *Census*

RG13/Piece 4000/Folio 62/Page 7, 1901 *Census*

Ordnance Survey, 1851 *Lancashire Sheet, 12*, 1:10,560, surveyed 1848

Ordnance Survey, 1890 *Lancashire Sheet, 12.15*, 1:2,500, surveyed 1889

Ordnance Survey, 1919 *Lancashire Sheet, 12*, 1:10,560, revised 1911

Ordnance Survey, 2008 *The English Lakes South-Eastern Area: Windermere, Kendal and 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, 2002 *Traditional Buildings of Cumbria: The County of the Lakes*, London

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

Ekwall, E, 1922 *The Place-Names of Lancashire*, Manchester

English Heritage, 1991 *The Management of Archaeological Projects*, 2nd edn, London

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

Farrer, J, and Brownbill, W, 1914 *The Victoria History of the County of Lancaster*, 8, London

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

Mitchell, M, 1990 Lake Cartmel – A Post-Glacial Lake and its Probable Effect on the Buildings at Cartmel Priory, *The Amateur Geologist*, 13:2, 43-49

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

Appendix 1: Listed Building Information

(From English Heritage 2012)

Name: Becksid Cottag with attached barn

Grade: II

Date first listed: 15th February 1989

Details:

Becksid Cottag with 2/35 attached barn G.V. II House and barn. Probably late C17 or early C18. Roughcast stone, some projecting, slate roofs. 2 storeys, 7 bays, the 1st 4 bays slightly higher; forming barn, the 3rd and 4th bays now part of house. Ground floor windows are sashed with glazing bars and have slated lintels. 1st floor has windows with small-paned casements to 3rd and 4th bays; 5th, 6th and 7th bays have small-paned pivoted casements. Entrance to 6th bay has gabled porch with 9-panel door; 4th bay has entrance with board door. 1st bay has pivoted garage doors; 2nd bay has segmental-headed barn entrance with pentice and pivoted doors. Gable-end stacks to 4th and 7th bays, the latter corbelled. Rubble lean-to outbuilding to left return. Rear has gabled wing and dormer window. Interior not inspected, said to have plank and muntin partition and early C18 dated spice cupboard door.