

KEEPERS COTTAGE, ABBEYSTED, LANCASHIRE

Archaeological Building Recording



Client:
4th Duke of Westminster's
1964 Settlement
Planning Ap. Ref.: 05/00976/LB
NGR: SD 356170 454238

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March 2009



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Non-Technical Summary

A planning application was submitted for the renovation of Keepers Cottage, Abbeystead, Lancashire. Consequently, Stephen Gardiner the senior Conservation Officer at Lancashire City Council, and Doug Moir the Planning Officer (Archaeology) at Lancashire County Council requested an archaeological recording of the Grade II listed building. The level 3 building recording was carried out by Greenlane Archaeology in October 2008 and a brief summary of the findings is presented below.

Keepers Cottage is a traditional double pile house that is thought to pre-date 1770. It is within the hamlet of Abbeystead, which is shown to consist of ten buildings on an estate plan compiled in 1653. Unfortunately, it is not known whether there was a building at the site of Keepers Cottage at this time. The layout of the building appears to have remained unchanged since its construction and only minor renovations have taken place. Very little information specific to the cottage could be found, although it appears to have been a gamekeepers cottage in recent times.

Acknowledgements

Greenlane Archaeology would like to thank the Grosvenor Estate and the 4th Duke of Westminster's 1964 Settlement for commissioning the project, and in particular their clerk of works, Mike Westwood for providing access, useful background information and plans and photographs of the building. Further thanks are due to Jonathan Ratter for his medium format photography, the staff of the Lancashire Record Office in Preston, Doug Moir, Planning Officer (Archaeology) at Lancashire County for approving the project design and commenting on the report, and Stephen Gardner for his comments on the report.

The building recording, report and illustrations were done by Sam Whitehead with assistance from Dean Williams and Steve Clarke. The project was managed by Dan Elsworth, and the report edited by Dan Elsworth and Jo Dawson.

1. Introduction

1.1 Circumstances of the Project

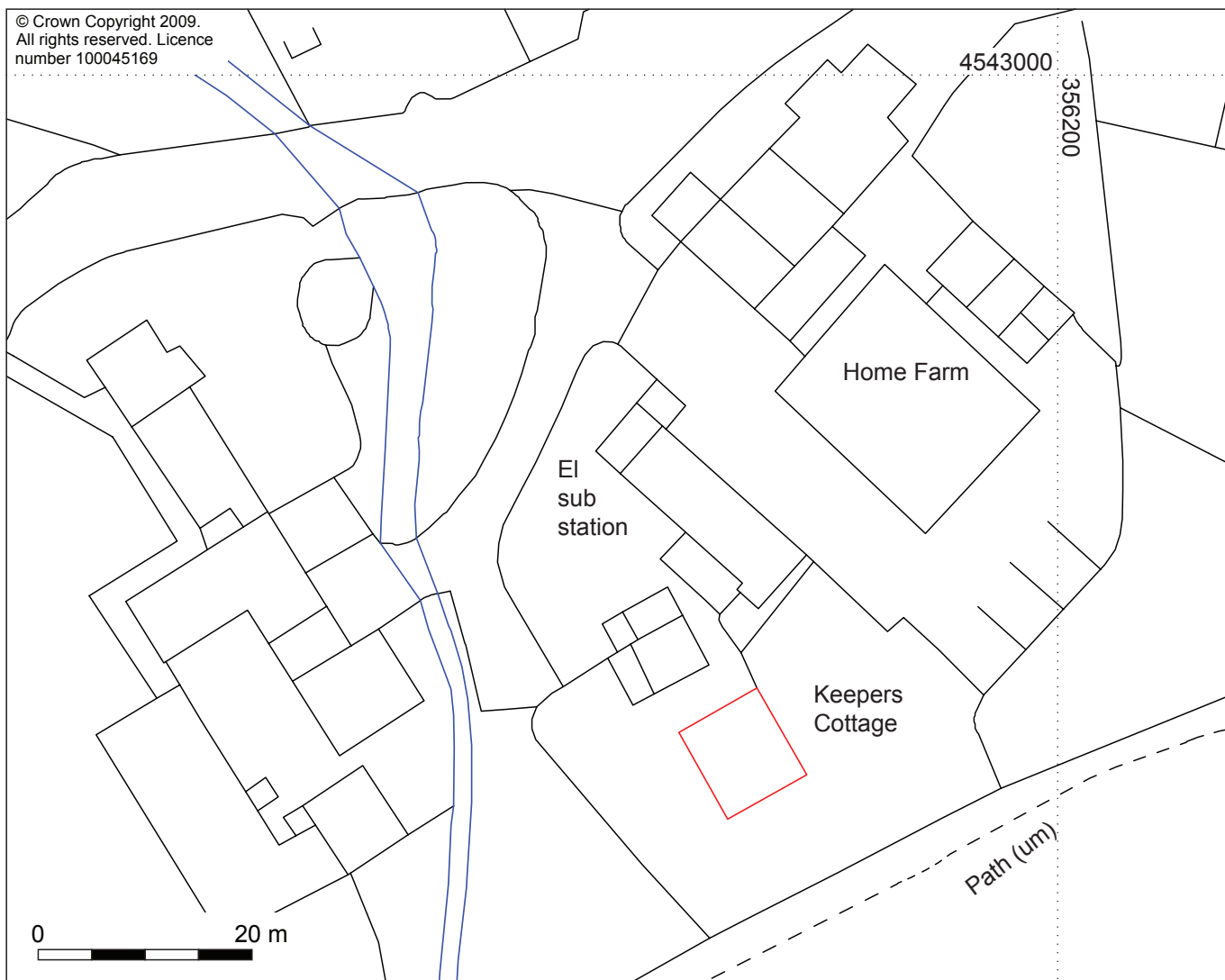
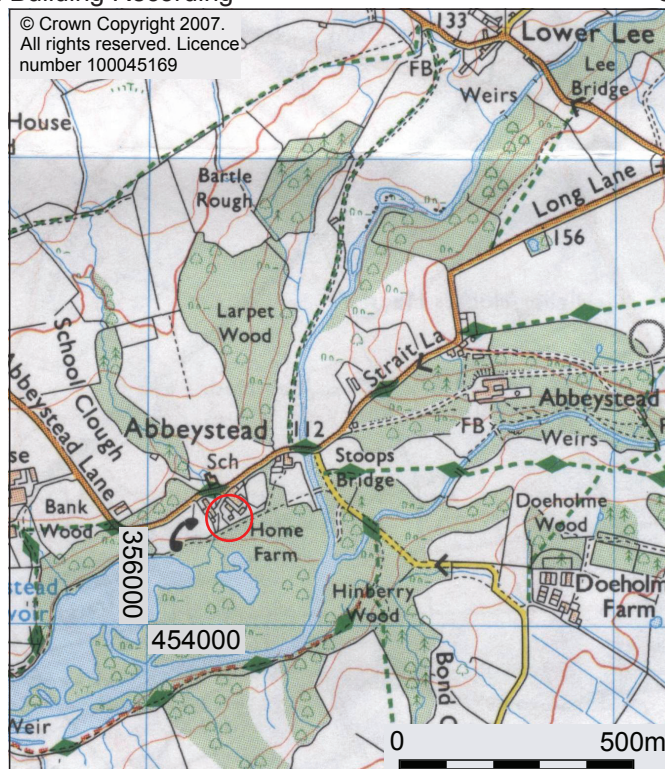
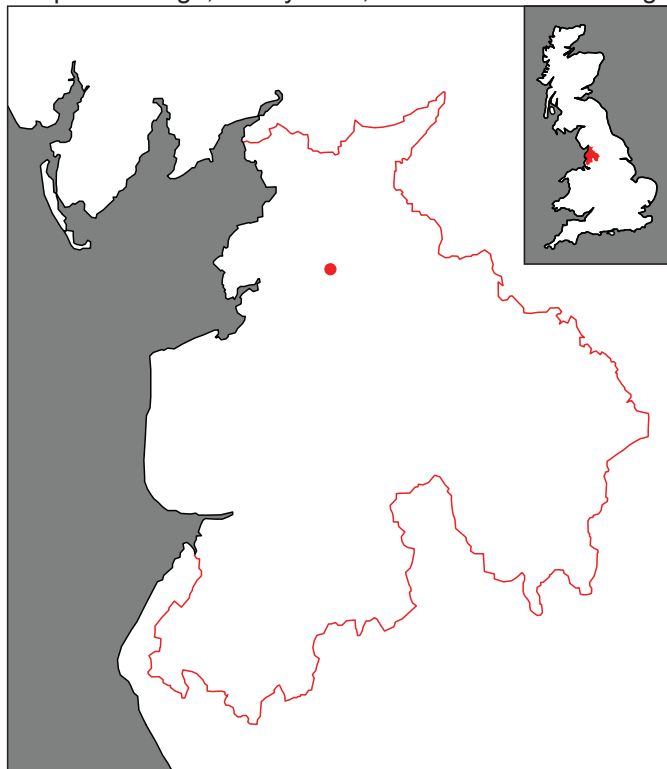
1.1.1 An archaeological condition was imposed on planning consent (05/00976/LB) to renovate Keepers Cottage, Abbeystead, Lancashire (NGR 356170 454238). The planning condition was imposed by Lancashire County Council, following a recommendation by the Senior Conservation Officer at Lancashire City Council, and involved an English Heritage Level 3 type recording. The work on the Grade II listed building (Images of England No. 182579; English Heritage 2001) was commissioned by the 4th Duke of Westminster's 1964 Settlement Grosvenor Estates. A project design was produced by Greenlane Archaeology and following this the building recording was carried out on the 22-23rd October 2008, and the 16th February 2009. The initial phase of work concentrated on the internal recording while the building was being re-roofed; the external elevations were recorded at a later date after the scaffolding had been removed.

1.2 Location, Geology, and Topography

1.2.1 Keepers Cottage is located within the small township of Abbeystead in the parish of Over Wyresdale within the south part of the hundred of Lonsdale in Lancashire (Figure 1).

1.2.2 The solid geology of the area comprises the millstone grit of the upland Bowland Fells which is modified in the river valleys by alluvial gravels, sands and silts (Countryside Commission 1998, 66).

1.2.3 The site lies approximately 100m above sea level on gently undulating ground at the east end of the Wyre river valley and is surrounded to the north, east and south by the Bowland Fells (Ordnance Survey 2002). The area is characterised by small scattered villages and farmsteads that are linked by hedge lined lanes that reveal a surprising degree of organisation and management of the landscape which is predominantly high grade agricultural land (Countryside Commission 1998, 66).



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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 structures in line with English Heritage standards (English Heritage 2006) and the guidelines of the Institute of Field Archaeologists (IFA 2001a). In addition a desk-based assessment was carried out in accordance with the project design (see *accompanying* CD), and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with IFA guidelines (IFA 2001b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Lancashire Record Office, Preston (LRO(P))**: this was visited in order to examine early maps and plans of the site;
- **Greenlane Archaeology library**: additional secondary sources, used to provide information for the site background, were examined.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006). These are largely descriptive investigations, with interpretation of the phasing and use of the buildings. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the buildings were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs were taken in 35mm colour slide film, 35mm black and white, colour digital and medium format and recorded the main features of the buildings, their general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are presented on the *accompanying* CD. Details of the location of all of the photographs were recorded and are presented in *Appendix 3* and *Figure 4*;
- **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the buildings supplied by the client (see *Figure 2* and *Figure 3*). These were:
 - i. 'as existing' ground, first and second floor plans at 1:50;
 - ii. 'as existing' front and rear elevations at 1:50;
 - iii. in addition, a cross-section was produced 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 (see *accompanying* CD), 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 Lancashire Record Office in Preston on completion of the project. Three copies of this report will be deposited with the Lancashire Historic Environment Record, one with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be supplied to the client's agent, and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment Results

3.1 Background History

3.1.1 Very little information is available regarding the background history of Keepers Cottage. The listed building information states that the property was formerly listed as Kooper's Cottage in 1968. The date stone (1770) over the doorway is said to relate to Titus Cragg, 1700-1781, and it is thought that he acquired the property through his wife Alice Parkinson (Garnett 1999, 203).

3.1.2 The 1910 land valuation register records that the owner of Keepers Cottage was Lord Sefton and that it was occupied by Thomas Brennand – gamekeeper; the property is just referred to as 'plot 85' and 'cottage' at this time (LRO DVLA 1/6/8 1913). The census information (see app 2) reveals Thomas Brennand to have been an occupant of Abbeystead at least as far back as 1891; it would seem likely that given his large family and his stable occupation that he occupied 'Keepers Cottage' throughout this period. Details from the earlier censuses (*Appendix 2*) reveal there to have been gamekeepers in the hamlet of Abbeystead at least as far back as 1871, although it is not known whether they resided at Keepers Cottage or not (see *Appendix 2*).

3.1.3 The land in which Keepers Cottage was located was part of the vaccary of Abbeystead; a letter dated from 1805 shows that at this time it was owned by John Fenton Cawthorne. His letter threatens Thomas Edmondson, Lord of the manor of Caton, with legal action regarding encroachments on to his land (LRO DDGA 25/7 1805).

3.2 Map Regression

3.2.1 **Holden 1670:** this early plan shows 10 properties in 'Abbeysted', which appear to flank a small stream; Keepers Cottage would most likely be in the vicinity of the lower right hand property (Plate 1).

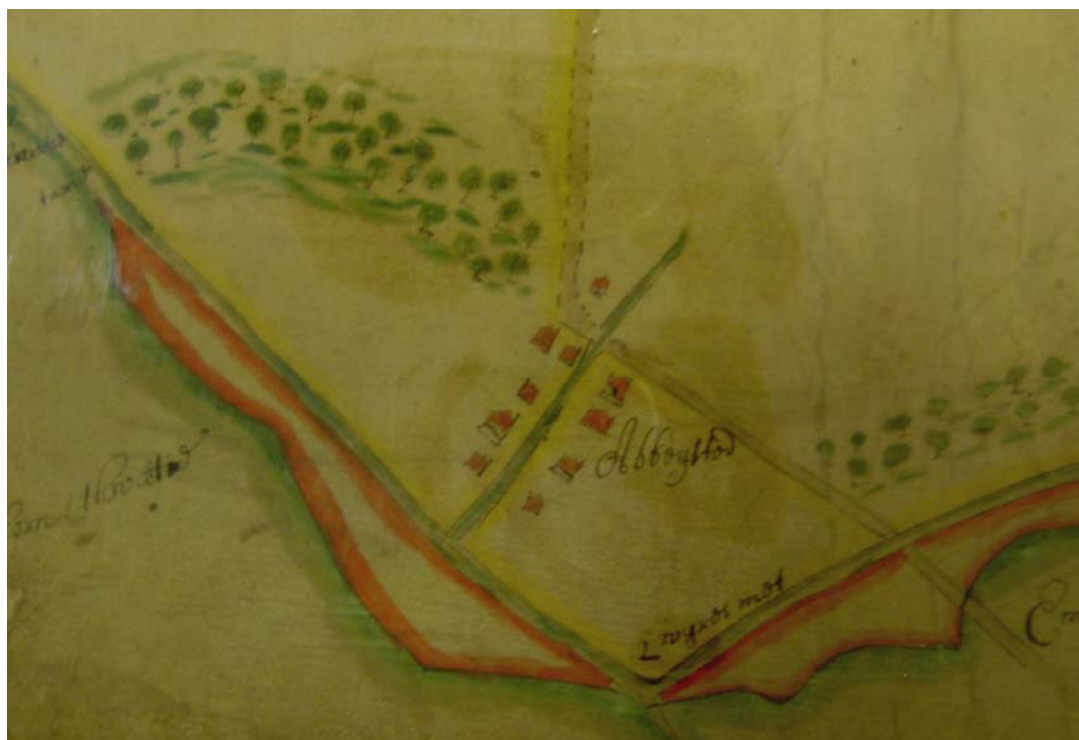


Plate 1: Extract from Holden's 'mappe of the vacharie of Abbysteed', 1670



Plate 2: Extract from Ordnance Survey 1847

3.2.2 **Ordnance Survey 1847:** this plan shows that the number of houses in the settlement of Abbeystead has reduced but some of the properties, especially to the west of the stream, appear more grandiose (Plate 2). The school has now been built and the road layout to the west of the village appears to be slightly changed. Keepers Cottage can clearly be seen as the lower east building.

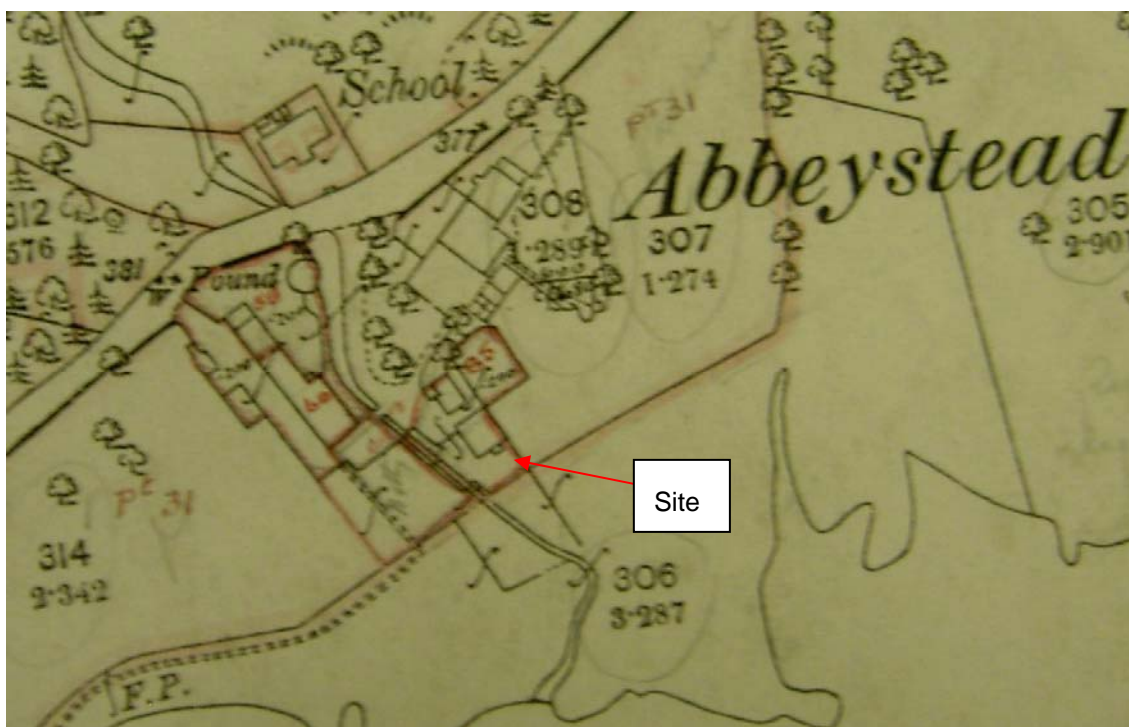


Plate 3: Extract from Ordnance Survey 1891

3.2.3 **Ordnance Survey 1891:** the scale of this map is sufficiently large to show the porch on the south side of Keepers Cottage, which is the southernmost building on this plan (Plate 3). The layout of the properties is broadly similar to those shown on the 1847 plan, the main difference is that the reservoir has been constructed, into which the stream flows.

4. Building Recording Results

4.1 Arrangement and Fabric

4.1.1 The property was a typical double pile rural house (Brunskill 2002, 81) that was two storeys tall, square in shape, and with a front entrance facing to the south-east. The building was constructed from yellow gritstone rubble with large regular quoins on all four corners. The roofing and chimneys had been removed at the time of the first phase of recording, but the graduated slabs of gritstone and chimneys had been replaced by the time the external elevations were recorded. The main windows were all contained within well dressed original four piece chamfered sandstone surrounds with inserted casements; the rear west window had a single mullion and the stair light had a single transom and was leaded. The lower two floors were each divided by an east/west stone wall and two north/south mud and stud partitions on either side of the stairs, forming four roughly equal-sized rooms; the attic space was undivided. While the true orientation of the property is closer to north-west/south-east the four cardinal points have been used to describe the elevations for simplicity, thus the front of the property is the southern elevation rather than the south-east elevation.

4.2 External Detail

4.2.1 **North elevation** (Plate 4, Figure 2): the ground floor incorporated an original doorway that accessed the western of the two rooms; there was a window either side of the doorway. The gritstone window surround at the west end of the elevation was probably re-used from an earlier building; it was plain except for a slight chamfer (which was more pronounced on the sill) and a single, central, diamond shaped stone mullion that had been painted white in keeping with the later six-light timber casements that had been inserted. The doorway was immediately to the east of the window and was finished with roughly dressed and substantial quoins set under a large lintel. The quoins on the west side of the doorway were irregular due to its proximity to the window; this asymmetry appears to be original though and not the result of any later alterations, the door itself was a modern tongue and grooved timber insert. The window at the eastern end of the elevation was a modern white-painted timber insert, which was located within an original rebated stone surround that was at odds with the sill which was chamfered; this arrangement was also common to the two upper windows on this elevation. A wall from the north-west butted the extreme east of the elevation partially obscuring the lower quoins; on the second site visit this wall had been removed revealing a mason's mark (Plate 10). Two metal vent grills were located at the base of the wall to the east of the doorway and were obviously intended to air the eastern of the two ground floor rooms; there was also a cast iron downpipe at the west end of the elevation. Photographs taken before the project was undertaken show that there was a hopper marked 'AC' midway up this downpipe (see Plate 5). The upper part of the elevation had two windows, located roughly above those on the ground floor, between which there was an ornate leaded stair light. The stair light was divided by a transom that was about three quarters of the way up; this stone was dressed on its upper and lower sides to fit with the rebated and chamfered jambs. The listed building information (*Appendix 2*) suggests that these rebated window surrounds are re-used and this may well be the case as they differ from the window surrounds on the south elevation of the property. Certainly the mullioned window appears to pre-date the construction of the house. The stair light was glazed with small diamond shaped panes which were supported at the rear with horizontal braces.

4.2.3 **East elevation:** this gable elevation was plain except for a single window on the ground floor and an attic window (Plate 6). The ground floor window had a plain stone surround with a short sill that housed a white-painted two-light timber casement. Below this window there was a metal grill at ground level that covered a wall vent. The attic window appeared to be a later addition, there was no stone surround or quoins and the lintel was fashioned from concrete. A chimney was evident on this elevation on photographs taken by the client prior to the building recording; this had been removed at the time of the recording of the internal features at which time the roof had also been removed. The later external shots were taken after the building had been re-roofed and show the re-built chimney which is a faithful reconstruction of the original.



Plate 4: North elevation



Plate 5: Hopper on west end of north elevation (courtesy of Mike Westwood)



Plate 6: East elevation

4.2.4 South elevation: this elevation formed the front of the house (Plate 7), although having no road access to this side of the property makes it appear more like the rear. The elevation housed two ground floor windows either side of a central door and two upper windows. There was a rectangular datestone above the door, which had a raised oval field that was inscribed with the initials TC and the date 1770 (Plate 9). The window surrounds on this elevation were plainer than those to the rear and just had a slight chamfer. These surrounds housed white painted two-light timber casements on the ground floor and similar four-light casements on the upper floor. A narrow scar ran up the centre of the plain stone door surround which indicated the location of the porch, the door surround on the interior side of the porch appeared to have been whitewashed. The porch is evident on the first edition 1: 2500 Ordnance Survey map of the site (Plate 3) and is also shown in photographs that were taken prior to the building recording. The photographs from the client show a broken stone slab running part the way up the west side of the door; the scar suggests that the porch had a gabled roof. The listed building information (*Appendix 2*) also confirms that the porch was open and gabled. An iron downpipe ran down the west side of this elevation.



Plate 7: South elevation

4.2.4 **West elevation:** this gabled elevation was entirely plain except for an iron downpipe that exited the upper and central parts of the north side of this elevation (Plate 8). A chimney was evident on this elevation on photographs taken by the client prior to the building recording; this chimney had been removed at the time of the recording of the internal features at which time the roof had also been removed. The later external shots were taken after the building had been re-roofed and show the re-built chimney which is a faithful reconstruction of the original.



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Figure 2: Front and rear elevations



Plate 8: North and west elevations



Plate 9: Datestone over front door in south elevation

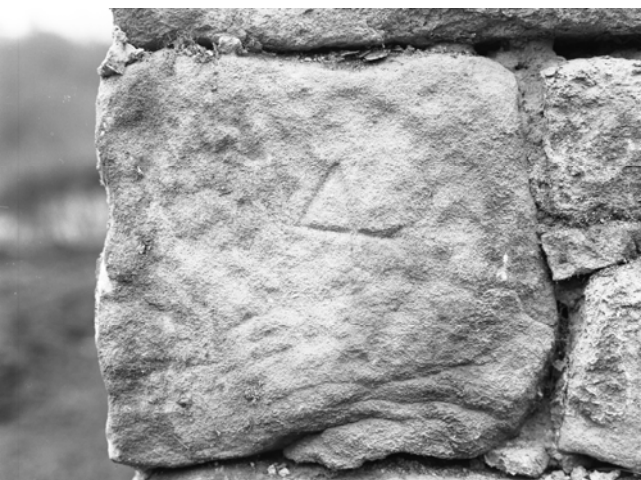
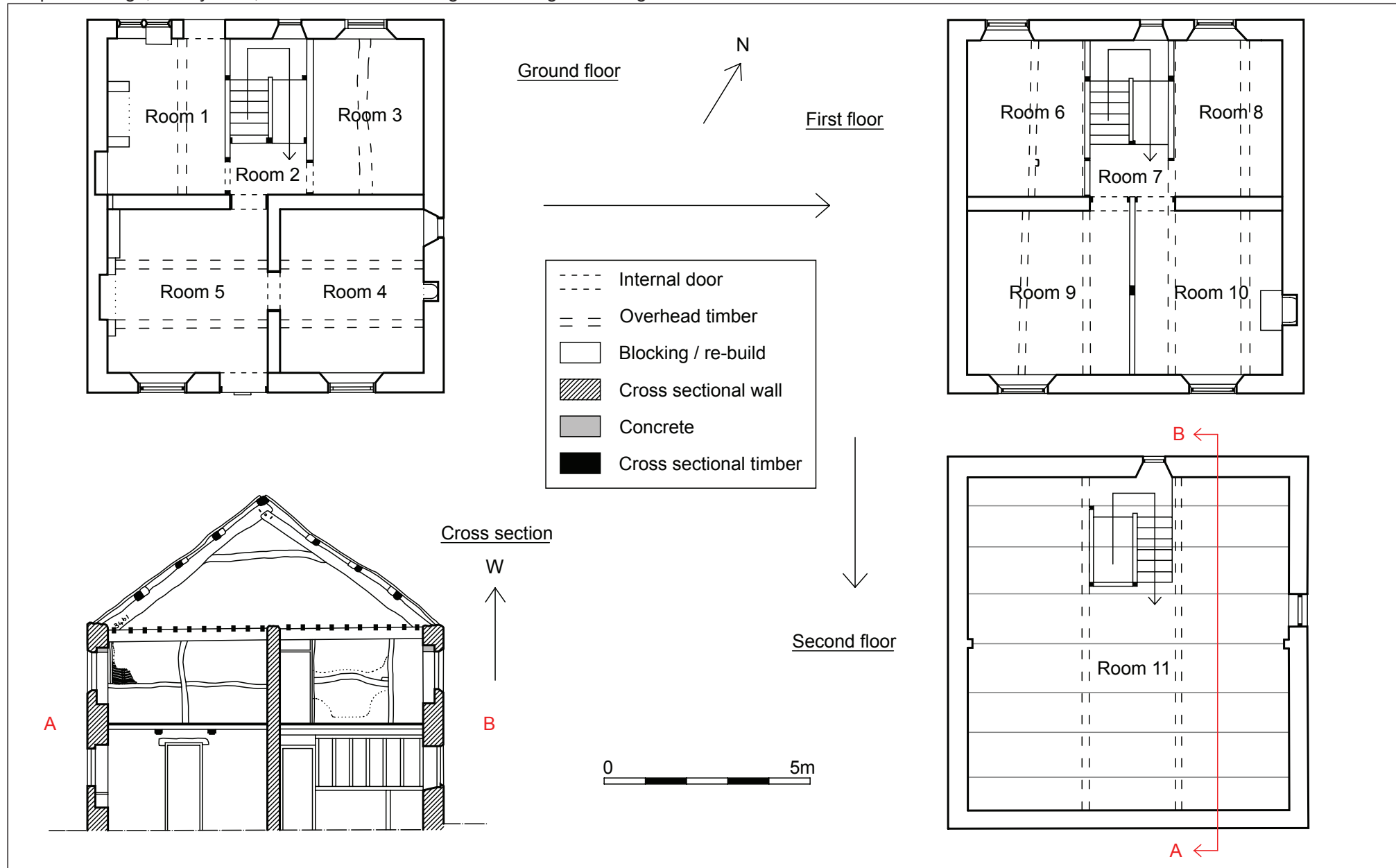


Plate 10: Mason's mark on quoin at west side of north elevation

4.3 Internal Detail

4.3.1 **Room 1 - kitchen, ground floor rear.** this room contained a sink, fireplace and bread oven suggesting that it originally formed the kitchen. The walls within this room showed the remains of plaster that had been recently removed, leaving the mortared gritstone rubble walls bare. The flooring had been removed and a new concrete base had been laid which was present throughout the ground floor. The joists of the first floor were hidden above a modern plasterboard ceiling; a single partly white-painted and chamfered oak beam ran down the centre of the room. A second north/south beam ran over the stairwell partition to the east of the room and was largely obscured.



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Figure 3: Floor plans and cross-section

4.3.2 The north elevation housed an original mullioned window at the west end, the diamond shaped mullion separated two white painted, timber, six-light casements which had stays and latches typical of the early-mid 20th century. The window had splayed jambs and the width of the wall permitted a shelf below the lights, which housed a relatively modern ceramic Belfast sink (Plate 11). The shelf to the west of the sink had been re-built in red brick which suggests a larger sink was originally located in this area. To the east of the window was the only back entrance to the property, it had a modern tongue and grooved timber door with rear bracing under an original roughly squared oak lintel.



Plate 11: (left) Kitchen window showing mullion and sink

Plate 12: (right) Stairway partition in kitchen

4.3.3 The east elevation comprised a stud partition; the main frame was constructed from two oak posts that were keyed into the overhead beam and the flooring, which was probably originally gritstone flags. At least one horizontal timber joined these vertical posts and was keyed into the north elevation; these main timbers were roughly squared oak. The horizontal timber originally sat upon a low stone wall which had been removed to facilitate the lifting of the original flooring, the partition above the wall was filled with wattle and daub which had been plastered over (Plate 12). A modern horizontal green painted timber was affixed to the plastered area of the partition and had numerous coat hooks attached. There was a doorway at the south end of this elevation which was formed by the vertical post of the partition and the stone wall of the south elevation.

4.3.4 The south elevation was formed by the west end of the central east/west dividing wall of the house. The stone of this wall was distinctly more rounded than that of the outer walls and was largely comprised of gritstone cobbles; once again the plaster had been removed. Remnants of the plaster showed that it appeared to contain straw. The mortar was a dirty brown colour, very sandy and friable. This elevation was entirely plain except for a small rectangular aperture in the wall where it met the west wall of the house; this would appear to have related to the bread oven which was adjacent on the west elevation.

4.3.5 The west elevation housed a wide original chimney breast that was located centrally and constructed from a series of ashlar blocks that supported a tall thin stone lintel, which in turn supported a moulded pediment (Plate 14). The fireplace opening was over 1m wide and 0.50m deep and it seems likely that this was used as the cooking area. The flue of the fireplace was built into the main wall of the house and had recently been blocked up. Adjacent to the chimney breast, to the south, a bread oven had been constructed in the wall; this consisted of a large stone lintel with an arched underside and vertical pillars at each end that were seated on horizontal ashlar gritstone blocks (Plate 13). The aperture had been blocked but would have measured 1m in width by 0.40m in height; its depth was probably 0.30m. The socket in the southern elevation of the room may have been used to place a timber to secure the door of the oven.



Plate 13: (left) Blocked up bread oven in kitchen



Plate 14: (right) Fireplace in kitchen

4.3.6 Room 2 - stairs, ground floor rear: this room number designates the stairwell which separated Rooms 1 and 3. The stairway construction utilised the northern of the two vertical members of the stud partitions in Rooms 1 and 3; these were braced horizontally forming the basis for the mid-floor landing of the stairs. A pair of roughly finished oak timbers formed the strings that rose from the floor to the horizontal timber; horizontally and vertically set planks were then braced to the strings to form the treads and risers (Plate 12). Narrow vertical boards that were painted pink separated the lower steps and the upper steps up to the newel at the landing (Plate 16). The base of the tall and narrow stair light was located just over the mid-floor landing; it had a white-painted thin timber board sill and splayed jambs (Plate 15). Elements of the staircase appeared to have been replaced, but the basic design and location were undoubtedly original. The underside of the upper half of the staircase housed a yellow-painted timber door surround which indicates that this area was enclosed for storage; within this stair cupboard all the timber was white-painted.



Plate 15: (left) View down stairs from first floor with boarded stairlight visible



Plate 16: (right) View up the stairs from ground floor

4.3.7 Room 3 – dairy? - ground floor rear: this room was located at the rear east of the house and had the same general footprint as Room 1. There was a large central north/south oak beam and a modern concrete floor. The beam was painted white and was curved and roughly hand finished; in the centre of the beam the underside was heavily chamfered just around the location of a modern light

fitting. Several metal hooks were attached to the beam and the lath and plaster ceiling, and these had the appearance of meat hooks. A second beam was located over the stairwell partition that formed the west elevation of the room and once again the plaster had been removed from the stone walls.

4.3.8 The north elevation was plain except for a centrally located window, the jambs of which were chamfered and the surround was in flaky greyish-yellow sandstone. This aperture held a white painted modern two-light casement that was top ventilated and had alloy stays. Below the lights there was a boarded shelf and above was the original oak lintel that had a chamfered underside.

4.3.9 The east elevation was plain except for a small square socket in the wall towards the north end which measured approximately 0.10m in all directions; the upper part of this socket was cut into an existing stone in the wall at a height of about 1m. It seems likely that this hole held a timber although its function remains unknown. The south elevation was plain.

4.3.10 The west elevation was formed by a timber partition that housed a doorway at the north end. The partition was probably originally of the same construction as that described for Room 1 (Section 4.3.3), although it had been replaced by a modern softwood timber version to which plasterboard was affixed. The low wall below the partition was in the process of being reconstructed by concrete blocks.

4.3.11 **Room 4 – parlour, ground floor front.** this room had a large south facing window and a smaller window and fireplace in the east elevation. The flooring had been removed, and damage to the ceiling plaster revealed rushes were affixed to the above floor joists by battens. There was a thick deposit of organic insulation above the rushes which looked like degraded bracken. There were two east/west hand finished chamfered oak beams evenly distributed across the room; both had been whitewashed. The north elevation was entirely plain.



Plate 17: (left) Parlour showing fireplace and window in east elevation

Plate 18: (right) Window in south elevation of parlour with filled window seat

4.3.12 The east elevation housed a small window at the north end with a white painted two light casement and a white painted timber sill. The lintel was square cut oak and the jambs were splayed (Plate 17). Midway along the elevation there was a small fireplace under a stone lintel; the interior had been lined with a variety of frogged and unfrogged red bricks. The main fittings of the fireplace had been removed leaving a flue that was built into the external wall.

4.3.13 The south elevation was plain except for a large window in the centre of the elevation. Once again the window had splayed jambs and a modern white-painted timber two-light casement, a shelf below and an original oak lintel. The shelf was originally a window seat that had been built back up to the base of the stone surround and capped with a timber board (Plate 18).

4.3.14 The west elevation was plain except for a doorway that incorporated white painted tongue and grooved boards; this panelling had probably been inserted as the white painted frame to which it was attached partly obscured the original oak lintel.

4.3.15 **Room 5 – living room, ground floor front:** this room was accessed from the front door and had a south facing window, a large fireplace, and a fitted cupboard. As with Room 4, two beams ran east/west across the room, both of which were fashioned from oak and were hand finished and chamfered. Damage to the ceiling plaster revealed rushes were affixed to the above floor joists by battens and laths (Plate 20); above the rushes there was a thick deposit of organic insulation. The original flooring had been removed and a concrete base had recently been laid.

4.3.16 The north elevation was plain except for a doorway located at the east end, through to the rear of the property. The doorway was panelled in white-painted tongue and grooved boards and the modern timber frame was also painted white. The frame partially obscured the original oak lintel which was roughly squared. The east elevation was plain except for the doorway through to Room 4 as described in *Section 4.3.14*.

4.3.17 The south elevation housed the front door at the east end; it was a modern insert constructed from white-painted tongue and grooved boards that were braced at the rear by four battens. The door was hung on three small hinges and closed on a latch; an internal bolt allowed it to be locked. To the west of the door there was a window which mirrored that in the same elevation of Room 4 (*Section 4.3.13*), the only variation being the retention of the original window seat that was finished with modern white-painted timber boards.

4.3.18 The west elevation housed a centrally located chimney breast which was added or at least re-built. The chimney breast was constructed from a mixture of brick types, as well as gritstone rubble and two apparent stone lintels. It seems possible that originally this fireplace mirrored that in Room 4 with the flue built into the main wall, and that at a later date it was expanded and brick lined to create more heat. Certainly some of the frogged bricks incorporated would post-date the construction of the house and the stonework of the breast appears to have been built around the two beams (see Plate 19). A cupboard had been fitted adjacent to the north side of the chimney breast, which was painted white with panelled doors above and below a shelf. It would seem likely that this was added into the space that was created by the construction of the chimney breast which in itself may have been built to accommodate a range. This type of arrangement would be typical of the 19th or early 20th century.



Plate 19: (left) Inserted chimney breast in the living room, ground floor

Plate 20: (right) Phases of ceiling insulation evident in living room

4.3.19 **Room 6 – bedroom? - first floor, rear:** the softwood floorboards of this room were between 0.17m and 0.31m wide, and it is assumed that the narrower of these were later replacements. The flooring around the perimeter of the room was stained black denoting the extent of the carpeting which has now been removed. The ceiling had been removed, exposing the original oak beams and the recently added modern softwood joists. The central north/south chamfered oak beam had been whitewashed and had an iron hoop embedded on the east side, close to the south end. A second beam was largely obscured by the stairwell partition, replicating the arrangement on the floor below.

4.3.20 The north elevation was plain except for a window with splayed jambs, stone surround and an inserted white-painted timber four-light casement. The oak lintel had been recently replaced by one constructed from concrete; the darker modern mortar in this area denoted a certain amount of re-building of the wall had occurred to facilitate this.

4.3.21 The east elevation consisted of a stud partition with a doorway at the south end (Plate 21). This stairwell partition was identical to that of the floor below (Section 4.3.3) except that it was continuous to the floor, lacking the stone wall base. Between the two vertical posts that were jointed into the western roof truss there was a central, horizontal bracing timber; the area below this was filled with lath and plaster and not the wattle and daub that filled the remaining regions of the partition. The partition had been covered in modern plasterboard, but where this had been removed in places; the daub containing straw was clearly visible beneath. The doorframe was finished in white painted modern timber and the small area of partition over the doorway was constructed from tongue and grooved boards.

4.3.22 The south elevation was entirely plain and, as with the ground floor, was part of the east/west gritstone rubble front-rear partition wall that butted the main east and west walls of the house.

4.3.23 The west elevation was plain, although fire blackening or smoke staining of the central part of this wall indicated the location of the flue in the wall that related to the fireplace in the kitchen below. There was no evidence to suggest that there had ever been a fireplace in this room.



Plate 21: (left) Stud partition in Room 6



Plate 22: (right) Partition in Room 8

4.3.24 **Room 7 - stairs, first floor rear:** this set of steps was very similar to those described for the floor below (Section 4.3.6), the only difference was that the boards between the dogleg in the steps were not painted and tongue and grooved, suggesting a later date, and the underside of the upper flight of steps was plastered over unlike within the cupboard on the ground floor. The top of the stair-light was visible on the mid-floor landing; it extended to just below the height of the outer wall and sat under an oak lintel.

4.3.25 **Room 8 – bedroom, first floor rear:** this room was essentially a mirror image of Room 6 (Section 4.3.19-4.3.23) except that the mud and stud partition was entirely original, as was the plaster covering it, which contained straw and hair (see Plate 22). The window in the north elevation contained a modern three light casement with a top hung ventilator under an original oak lintel which had a

chamfered underside. The lintel may have been re-used; four peg holes on its outer face suggesting that it could have been part of a stud partition. There was no fireplace in Room 3 below, so there was no flue in the wall of this room.

4.3.26 Rooms 9/10 – bedrooms, first floor front: these front rooms were presumably the master bedrooms, being slightly larger than the rear rooms, having south facing aspects and both benefiting from fires in the rooms below. Each room had a window in the southern elevation, and two north/south oak chamfered beams either side of a third beam that was located over the shared central wattle and daub partition wall. Both rooms had pine floorboards with black staining around the peripheries suggesting that they were once carpeted. The ceilings had been removed to facilitate the insertion of modern softwood joists. The entrances to both rooms were in the north elevation, although both lacked doors but had original oak lintels. The west elevation of Room 9 had a region of heat altered stonework in the centre (Plate 26), indicating the line of the flue in the wall from the fire in the living room below. The eastern beam of this room also had a series of peg holes in its underside; this may be indicative of a former partition in the room or possibly that the timber was re-used from elsewhere. There was a central fireplace in the east elevation of Room 10 with a stone surround with a red brick lining (Plate 25); this was linked to the same flue as the fire in the parlour below. The partition that separated the two rooms was constructed around a central vertical timber that held two separate horizontal timbers which were keyed into the walls at either end (Plate 23 and Plate 24). The horizontal oak timbers were roughly squared and midway up the elevation, vertical staves were fixed into these timbers around which withies were wound before being covered in daub and plastered.



Plate 23: (left) Detail of 'mud and stud' in Room 10/9



Plate 24: (right) Partition between Rooms 10 and 9



Plate 25: (left) Fireplace in Room 10

Plate 26: (right) Smoke-blackened stonework in Room 9 indicating the line of flue from the fireplace in the living room below

4.3.27 Room 11 – attic, second floor: this room was a single undivided space; there was a small inserted window in the east elevation that held a timber 16-light fixed casement with a stone sill and a concrete lintel. The original roof timbers were in place but they were unclad; the flooring had also been removed. There were two tie beam trusses. The principle rafters were fashioned from sawn and hand finished Baltic red pine; the tie beam and collar, from hand finished oak (Plate 27). Baltic timber marks were present on the east side of the eastern truss at the base of the southern principle (see Plate 30). There were three sets of overlapping heavy oak purlins either side of the ridge purlin; these carried many original heavy oak rafters which were pegged in place (Plate 28). The ridge purlin was comprised of three separate timbers that had pegged scarf joints at the trusses (Plate 29); the north principle held the mortise and overlapped the south on whose tip a tenon was located.



Plate 27: (left) Roof trusses in attic space, from the west



Plate 28: (right) Pegged oak rafters



Plate 29: (left) Jointing of ridge purlin and detail of principle rafters (west truss)



Plate 30: (right) Baltic timber marks on east side of south truss

5. Discussion and Conclusion

5.1 Discussion

5.1.1 Keepers Cottage was a good example of a double pile house with four rooms on each floor; the front entrance leading straight into the living room and the rear entrance into the kitchen. There had been no serious alterations to the property and only the minor cosmetic changes and renovation one would expect from a house that dates back at least as far as the second half of the 18th century. The main phase of alteration would appear to have taken place in the 19th century and this involved the construction of the chimney breast in the living room, and the addition of cast iron downpipes and what appear to be waste water pipes on the west elevation. The inserted attic window on the east elevation may also date from the 19th century although the reinforced concrete sill is more suggestive of a 20th century date. The initials 'AC' were visible on the hopper on the west of the south elevation; it is tempting to think that these may relate to another member of the Cragg family, who acquired the property in the 18th century (see *Section 3.1.1*). It seems likely that this downpipe arrangement was installed in the earlier part of the 19th century as there are no matching initials for possible owners of the property on any of the census information (*Appendix 1*).

5.2 Conclusion

5.2.1 This project provided the chance to record the construction and layout of a traditional and largely unaltered double pile Lancashire cottage. It is possible that the cottage existed as far back as Holden's plan, surveyed in 1653, although there is no way to be certain of this. The datestone indicates that the property certainly existed in 1770 although this is possibly just the date that Titus Cragg took occupancy (Garnett 1999, 203). The cottage had numerous interesting features that had been preserved, including what may be the early 'mud and stud' partitions, a bread oven, and reed insulation in the ground floor ceilings.

6. Bibliography

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LRO DVLA 1/6/8, 1913 *Duties on Land Values- Records of Valuations by Commissions of Inland Revenue, in accordance with the Provisions of Part 1 of the Finance (1909/10) act 1910. Div. Lonsdale South, Parish Over Wyresdale*

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HO 107/2271/Folio 179/Page 8, 1851 *Census*

RG 9/3154/Folio 179/Page 8, 1861 *Census*

RG11/4261/Folio 179/Page 8, 1871 *Census*

RG11/4261/Folio 179/Page 8, 1881 *Census*

RG12/3462 Folio 179/Page 8

RG13/3984/Folio 179/Page 8, 1901 *Census*

6.2 Secondary Sources

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Appendix 1: Census Details

In the following table all census entries are listed under 'Abbeystead' or 'Abbeystead Hamlet'. Underlined entries are ones that certainly or probably relate to Keepers Cottage.

<i>1848 Tithe apportionment, Abbeystead vaccary LRO(P)DRB1/217</i>	
Landowner	Occupier
Robert Garnett esq	John Simpson Bartholomew Pye Robert Whittaker
Robert Garnett esq and Robert Edmondson	Bartholomew Pye and others
Abbeystead School	Robert Edmondson
Charity Lands	Joshua Helsall James Bibby James Winder
Glebe lands (Rev. R. Watson)	William Cooper
The rev. James Pidder	William Birkett
Robert Garnett esq. School Charity and Glebe Lands	Bartholomew Pye and others

<i>1851 Census (HO 107/Piece 2271/ Folio 179/Page 8)</i>		
Name	Age	Occupation
Bartholomew Pye	58	Head, farmer
Nancy Pye	58	wife
John Pye	25	Son, farmer
Servant	23	
Robert Whittaker	41	Head, farmer
Dorothy Whittaker	26	Wife
William Whittaker	5	Son, scholar
Alice Whittaker	1	Daughter
Alice Whittaker	59	Sister
Joshua Bibby	49	Head, agricultural labourer
Alice Bibby	49	Wife
Margaret Bibby	14	Daughter, scholar
Sarah Simpson	85	Pauper
Betty Simpson	45	Dress maker
Maria West	74	Annuitant

<i>1861 Census (RG 9/3154 Folio 179/Page 8)</i>		
Name	Age	Occupation
Sarah Bibby	75	Head, retired farmer
Rachel Bibby	67	Sister
John Pye	34	Head, farmer
Mary Pye	24	Wife
Lawrence Pye	3	Son
Nancy	1	Daughter
Sarah Stevenson	12	Servant

1871 Census (RG11/4261 Folio 179/Page 8)		
Name	Age	Occupation
John Pye	44	Head, farmer
Mary Pye	33	Wife
Lawrence Pye	13	Farmers son
Nancy	11	Daughter, scholar
James	9	Son, scholar
Bartholomew	7	Son, scholar
Margaret	5	Daughter, scholar
Mary	3	Daughter
John	1	Son
Dorothy Whitaker	46	Head, farmer
William Whitaker	25	Farmers son
Joseph Whitaker	19	Farmers son
Sam Whitaker	17	Farmers daughter
Robert Whitaker	15	Scholar
John Whitaker	13	Scholar
Dorothy Whitaker	10	Scholar
George Whitaker	8	Scholar
Alice Whitaker	80	Sister in law, retired farmer
<u>Robert Orr</u>	30	<u>Gamekeeper</u>
Ellen Orr	29	Wife
William Orr	2	Son
Edward Bowsfield	15	Boarder
Sarah Bibby	82	Retired farmer
Rachel Bibby	72	Retired farmer
Grace Bibby	10	Scholar

1881 Census (RG11/4261 Folio 179/Page 8)		
Name	Age	Occupation
Dorothy Whittaker	56	Widow, farmer
Robert Whittaker	25	Son
John Whittaker	23	Son
Dorothy Whittaker	20	Daughter
<u>Hector Morrison</u>	31	<u>Gamekeeper</u>
Jane Morrison	42	Wife
<u>William Baird</u>	22	<u>Gamekeeper</u>
Jane Baird	22	Wife
Thomas Baird	2 mnth	Son
William Baird	6 mnth	Son
Rachel Bibby	88	Annuitant
Grace Bibby	20	Foster daughter

1891 Census (RG12/3462 Folio 179/Page 8)		
Name	Age	Occupation
Whittaker family		
<u>Thomas Brennand</u>	39	<u>Gamekeeper</u>
Alice Brennand	36	Wife

Name	Age	Occupation
Beatrice Brennand	11	Daughter
Thomas Brennand	8	Son
Alice Brennand	6	Daughter
Evelyn Brennand	4	Daughter
Ethel Brennand	4 mnth	Daughter
Charles Dickinson		Lodger, gardener
Dickinson family		

1901 Census (RG13/3984 Folio 179/Page 8)

Name	Age	Occupation
Birkett family		
Winder family		
Dukesbury family		
Thomas Brennand	49	Gamekeeper
Alice Brennand	47	Wife
Elizabeth Brennand	24	Daughter, breadmaker
Ethel Brennand	14	Daughter
Evelyn Brennand	10	Daughter
Whitaker family		
Dickinson family		

1913 Ratings valuation (DVLA 1/6/8)

Owner	Description	Occupier
Lord Sefton	Plot 85 - Cottage	Thomas Brennand

Appendix 2: Listed Building Details

From: English Heritage 2001

Images of England Number: 182579

Date listed: 02 May 1968

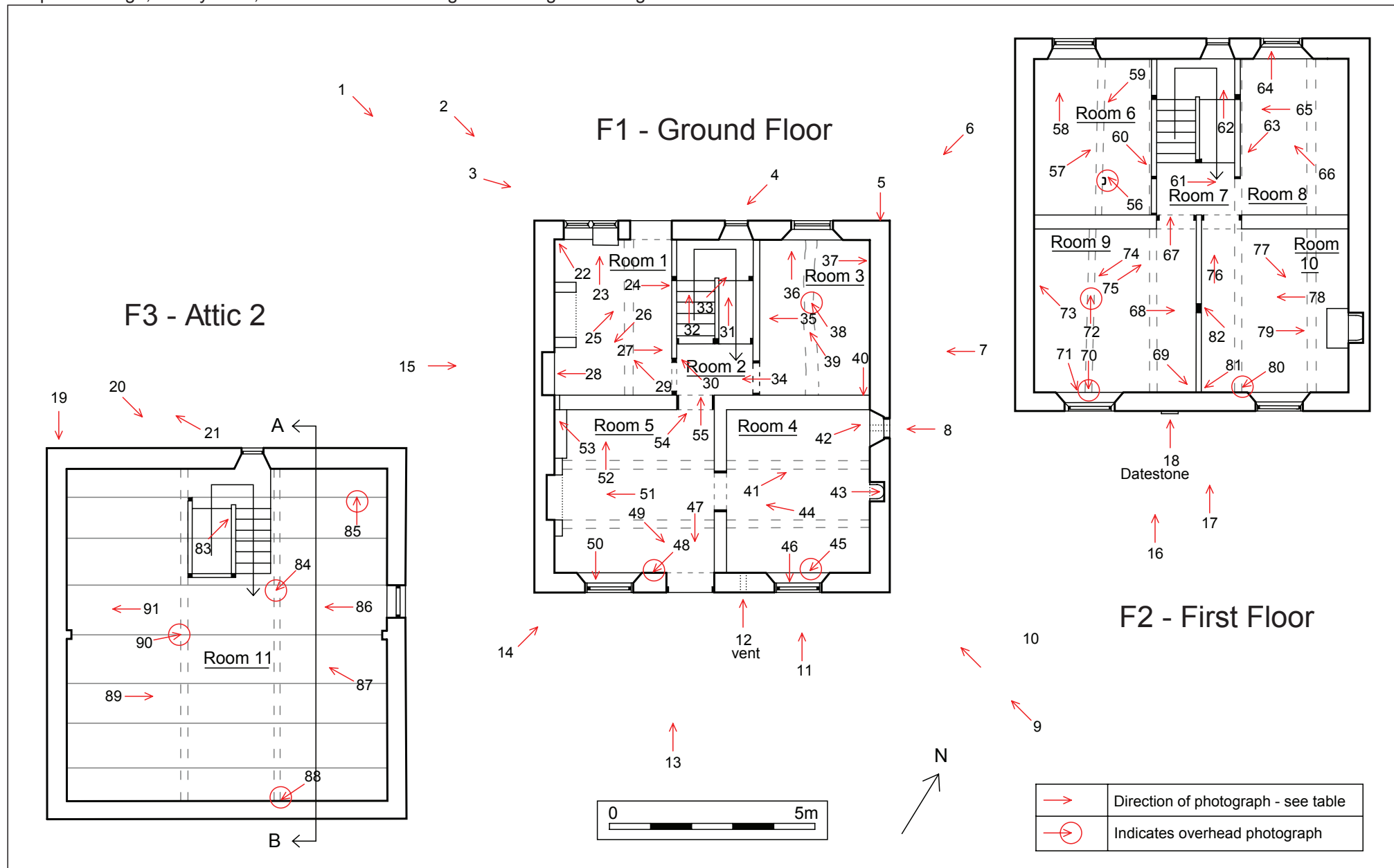
Date of last amendment: 24 February 1986

Grade: II

SD 55 SE OVER WYRESDALE ABBEYSTEAD 12/43 Keepers Cottage (formerly listed as 2-5-1968 Kooper's Cottage) GV II House, 1770. Sandstone rubble with stone slate roof. Double-depth plan. 2 storeys, 2 bays. Windows have stone surrounds with slight chamfer and with central mullions removed. Door, between bays, has plain stone surround under open gabled porch. Above is an oval plaque inscribed 'TC 1770'. Gable chimneys. Rear wall has some re-used rebated and chamfered window surrounds, including a tall stair window with one transom.

Appendix 3: Photographic register

Photo ID No.	Area Room / FI	Description	Black and white	Colour slide	Medium Format	Digital
1	External	Building from NW	5/33,34	6/33,34	7/01	
2	External	Building from NW	5/27,28	6/27,28	7/16	
3	External	Oblique view of N elevation	5/25,26	6/25,26	7/08	
4	External	Stairlight from NE			7/15	
5	External	Masons mark on N elevation	5/23,24	6/23,24	7/13	
6	External	Building from NE	5/19-22	6/19-22	7/07	
7	External	East elevation	5/15-18	6/15-18	7/06	
8	External	Window in E elevation			7/14	
9	External	Site shot from SE			7/10	
10	External	Building shot from SE			7/04,05	
11	External	East window in S elevation	5/11-12	6/11-12		
12	External	Vent in S elev	5/09-10	6/09-10		
13	External	South elevation	5/01-04	6/01-04	7/03	
14	External	Building from SW			7/02,11	
15	External	West elevation	5/29-32	6/29-32		
16	External	Upper south elevation	5/07-08	6/07-08		
17	External	South side of roof	5/05,06	6/05,06		
18	External	Datestone	5/13-14	6/13-14	7/12	
19	External	W gable end wall from N				4/10
20	External	Roof timbers from NW				4/09
21	External	Roof slates				4/14
22	R1 F1	NW corner and window/sink				4/58
23	R1 F1	Window in N elevation	1/17	2/21		
24	R1 F1	Stairway partition	1/18			4/31
25	R1 F1	Room from south-west		2/22		4/59
26	R1 F1	View of south-west corner				4/32,61
27	R1 F1	Doorway to R2 from west				4/60
28	R1 F1	Blocked bread oven	1/01-2	2/01-2		4/29
29	R1 F1	View of west elevation			3/01	4/30,62
30	R2 F1	East side of W partition				4/57
31	R2 F1	Underside stairs				4/43,44,55
32	R2 F1	Upstairs to landing				4/45
33	R2 F1	Newel on landing				4/56
34	R3 F1	View from room to west				4/41,48,51
35	R3 F1	West partition	1/19			
36	R3 F1	Window in N elevation	1/15	2/20		
37	R3 F1	Socket in east elevation				4/53
38	R3 F1	Beams and hooks from SE				4/42,47,52
39	R3 F1	View of room from SE		2/23	3/04	4/40,46,50
40	R3 F1	Socket in S elevation				4/54
41	R4 F1	Window in NE corner	1/13-14,22-23	2/17-18,26		4/38
42	R4 F1	Window in NE				4/71
43	R4 F1	Fireplace in east elevation				4/37,70
44	R4 F1	Doorway in W elevation				4/49
45	R4 F1	Reeds in ceiling			3/15	
46	R4 F1	South elevation/window	1/16	2/19	3/03	4/39,72
47	R5 F1	Door in S elevation	1/20			
48	R5 F1	Reeds in ceiling	1/12			4/67
49	R5 F1	Doorway, S elevation				4/35,69
50	R5 F1	Window in S elevation				4/34,68
51	R5 F1	Re-built Fireplace in West elevation	1/11,21	2/14,16,25	3/02	4/33, 65-66
52	R5 F1	North elevation		2/24		
53	R5 F1	Cupboard in NW corner				4/64
54	R5 F1	NE doorway from the SE				4/63
55	R5 F1	Through NE door from S	1/24	2/27		4/36
56	R6 F2	Hook in overhead beam				4/75
57	R6 F2	East elevation from SW		2/28	3/08	4/22,74

Client: 4th Duke of Westminster's 1964 Settlement

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Figure 4: Location of photographs

Photo ID No.	Area Room / FI	Description	Black and white	Colour slide	Medium Format	Digital
58	R6 F2	Window in N elevation				4/20-21,73
59	R6 F2	Line of flue in W elevation				4/77-78
60	R6 F2	East partition from NW				4/76
61	R7 F2	View E to Room 8				4/27
62	R7 F2	Downstairs to landing				4/28,84
63	R8 F2	West partition from NE				4/81
64	R8 F2	Window in N elevation				4/79
65	R8 F2	West partition		2/12-13	3/09,14	4/80,82
66	R8 F2	West partition from SE	1/10			4/26
67	R9 F2	View through N door to R7	1/05,26	2/05,29		4/18-19
68	R9 F2	East partition	1/06-7	2/06-9	3/07	4/15,88
69	R9 F2	South end E partition				4/16
70	R9 F2	Window in S.elev and beam				4/87
71	R9 F2	Window in S.elev				4/17
72	R9 F2	Underside of beam from S				4/86
73	R9 F2	Flue line in W wall from SE				4/90
74	R9 F2	West elevation			3/06	
75	R9 F2	View from SW to NE door				4/89,91
76	R10 F2	Along partition to NW door				4/92
77	R10 F2	East elevation from NW		2/30	3/05	4/23
78	R10 F2	West partition		2/31	3/13	
79	R10 F2	Fireplace	1/08	2/10-11		
80	R10 F2	Inserted ceiling joists	1/09			
81	R10 F2	West partition from NW				4/24
82	R10 F2	West partition from SE				4/25
83	R11 F3	Up stairs to landing 2/3				4/85
84	R11 F3	North end E side of E truss				4/83
85	R11 F3	Timber crate, N purlin E bay				4/13
86	R11 F3	Attic view from East			3/11	
87	R11 F3	Attic view from South-East	1/03-04	2/03-04		4/01-02
88	R11 F3	Baltic marks E side E truss			3/12	4/03-04
89	R11 F3	Shots from West			3/10	4/07-08
90	R11 F3	Pegged joint in ridge purlin				4/11-12
91	R11 F3	East gable end inside				4/06