

# 22 MARKET STREET, FLOOKBURGH, GRANGE-OVER-SANDS, CUMBRIA

## Archaeological Building Recording



Client: Bryan Hill

Planning ref.: SL/2009/0104

NGR: SD 36724 75824

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November 2009



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## Non-Technical Summary

Following the submission of a planning application to redevelop a listed barn at 22 Market Street, Flookburgh, a request was made by Fiona Clark, at South Lakeland District Council, that an archaeological building recording be carried out prior to the commencement of any building work. A project design was produced by Greenlane Archaeology to meet this requirement, which was approved by Jeremy Parsons, (Historic Environment Officer) Cumbria County Council, and the work was carried out in October 2009.

Market Street first saw development from at least 1786 although it had probably formed one of the main elements of the medieval village. The current layout of the buildings is evident on the first detailed map of the area from 1851, and it is recorded that members of the Helme family owned the site and the adjoining house during the late 19<sup>th</sup> and early 20<sup>th</sup> century. It seems likely that the datestone above the wagon doorway fronting onto Market Street probably relates to the construction of the current building in 1839, although the meaning of the initials is not certain.

The building recording revealed only one main phase of construction; the barn was ostensibly original with only minor alterations to the interior relating to when it was used as a fire station during the Second World War. Although it had recently been re-roofed, many of the original features of the building were still intact; the lower-level shippon still had the original stalls *in situ*. The well-preserved and original appearance of the barn is considered of special historical and cultural significance, and it was given listed building status in 1970.

Although the outbuildings associated with the main barn do not have listed building status, a cursory examination of these buildings was also carried out at the time of the building recording. The outbuildings were of a similar construction to and were probably built at around the same time as the main barn, although their exact date is unknown; it is perhaps of interest that the timbers used in the roof supports of the garage had been re-used, presumably from a nearby defunct building. The small barn to the south was clearly built in two distinct phases, with an L-shaped extension added to the south which partially overbuilt the original square-shaped building. This small barn had also seen minor recent alterations, with modern brick work, which were of little consequence and had been largely removed. Unfortunately, examination of the outbuildings added little to our understanding of the development of the main barn.

## Acknowledgements

Greenlane Archaeology would like to thank Bryan Hill for commissioning the project and John Coward Architects Limited for providing as existing drawings of the site. Additional thanks are due to the staff of the Cumbria Record Office in Barrow in Furness and the Lancashire Record Office in Preston for help with accessing their archives. Further thanks are also due to Jeremy Parsons, at Cumbria County Council, for providing the brief and approving the project design.

The desk-based assessment was carried out by Steve Clarke and Sam Whitehead, the building recording was carried out by Sam Whitehead and Tom Mace. The report was compiled by Tom Mace, Sam Whitehead and Steve Clarke and edited by Dan Elsworth and Jo Dawson. Dan Elsworth managed the project.

# 1. Introduction

## 1.1 Circumstances of the Project

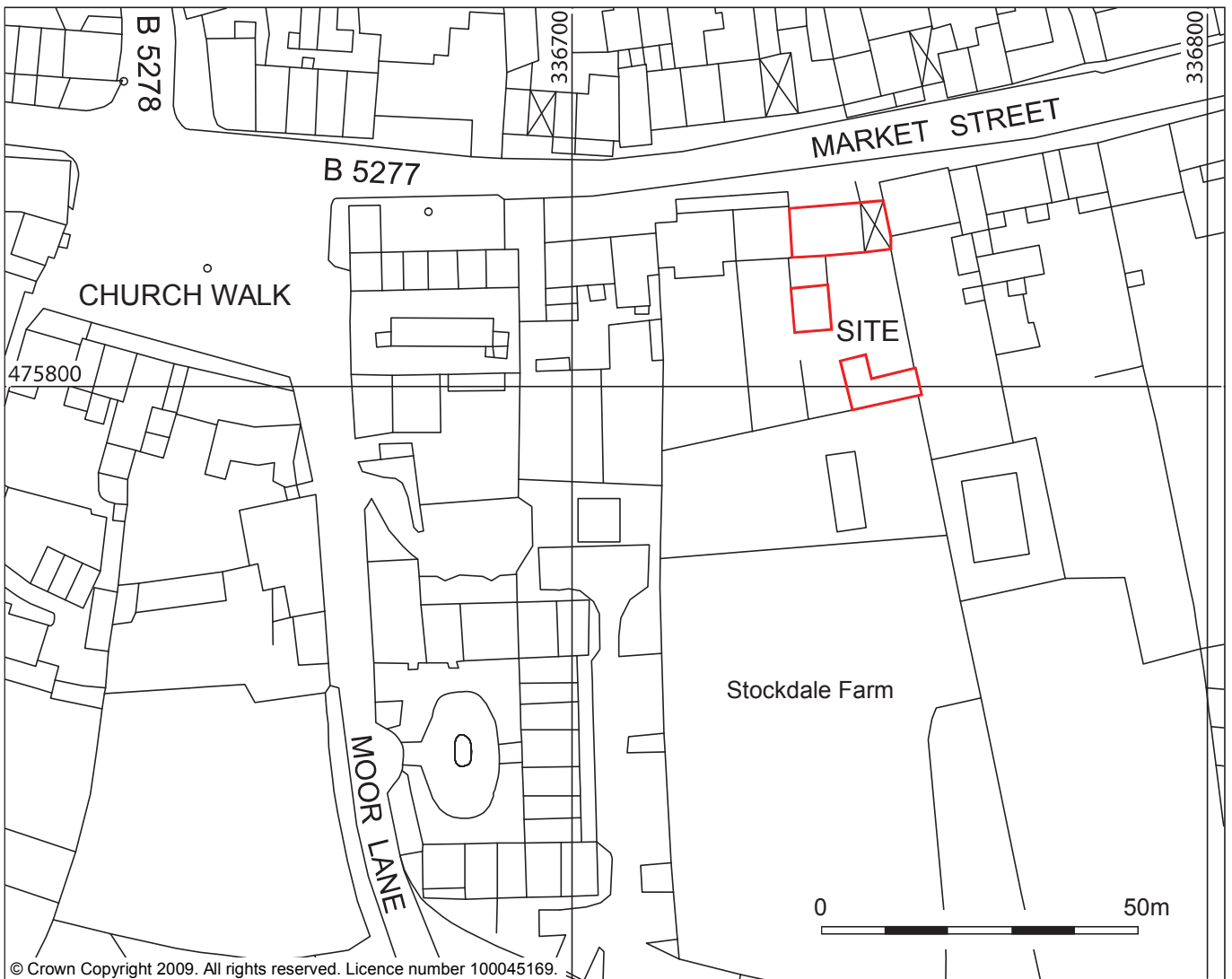
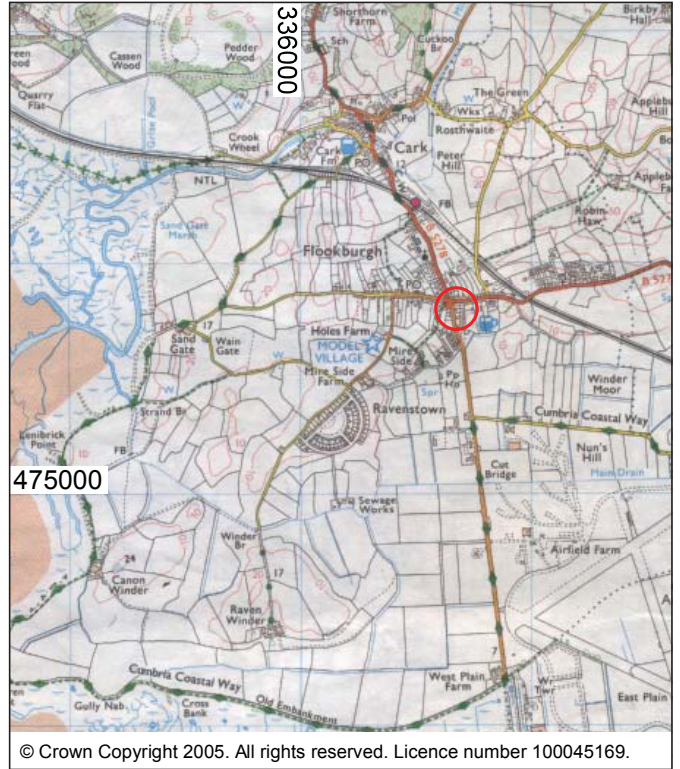
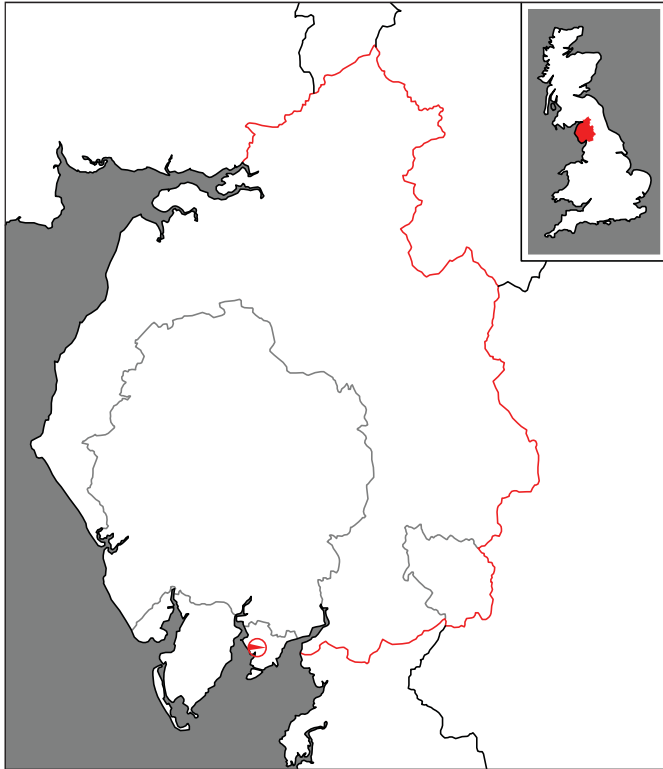
1.1.1 Following to the submission of a planning application (Ref. SL/2009/0104) by Bryan Hill (hereafter 'the client') for the redevelopment of a Grade II Listed barn and associated outbuildings at 22 Market Street, Flookburgh, Grange-over-Sands, Cumbria (NGR SD 36724 75824), a programme of archaeological recording was requested by the South Lakeland District Council (SLDC) prior to any work being carried out. After consultation with Fiona Clark at SLDC and Jeremy Parsons, (Historic Environment Officer) Cumbria County Council, this was confirmed as an English Heritage Level 3-type recording (English Heritage 2006). The work was carried out by Greenlane Archaeology in October 2009.

## 1.2 Location, Geology, and Topography

1.2.1 Number 22 Market Street is situated just west of the centre of the village. The village itself is at the south end of the Cartmel Peninsula within the Parish of Lower Holker; Cartmel is approximately 3.5km to the north, and Grange over Sands is approximately 4.5 kilometres to the north-east (Ordnance Survey 2002). It is approximately 10m above sea level (*ibid*).

1.2.2 The underlying solid geology is dominated by carboniferous limestone (Moseley 1978, plate 1). The solid geology is overlain by glacially derived boulder clay within the valleys (Countryside Commission 1998, 72).

1.2.3 The area between Flookburgh and Morecambe Bay, to the south, and round to the west is generally flat with a regular pattern of well-managed enclosed grassland. To the north, east, and south-east are limestone outcrops and hills (Ordnance Survey 2002).



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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 for Archaeologists (IfA 2008a). In addition a desk-based assessment was carried out in accordance with the project design (*see accompanying CD*) prior to the building recording, 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).

2.1.2 The main focus of the building recording was the Grade II Listed barn fronting onto Market Street. However, the two outbuildings in the grounds to the south, comprising a small L-shaped barn and a garage, were also examined in order to provide a comprehensive record and place the entire site in context.

### 2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with IfA guidelines (IfA 2008b). 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:

- **Cumbria Record Office, Barrow in Furness (CRO(B))**: this was visited in order to examine early maps and plans of the site;
- **Lancashire Record Office, Preston (LRO)**: as the site was formerly in Lancashire some relevant records are held in the Lancashire Record Office. Additional information concerning the occupiers was acquired;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006). These are largely descriptive investigations, but with a more detailed level of interpretation of the phasing and use of the building, making use of the available documentary information. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the buildings were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the buildings, their general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are presented on the accompanying CD;
- **Drawings**: drawings were produced by hand-annotating 'as existing' drawings provided by the architect. The drawings produced comprised:
  - i. 'as existing' floor plans of the building at 1:100;
  - ii. 'as existing' elevations of all accessible external aspects at 1:100;
  - iii. cross-sections 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 Cumbria Record Office in Barrow on completion of the project. A copy of this report will be deposited with the Historic



Environment Record at the Cumbria County Council offices in Kendal, one with the client, a digital copy with the client's architect, and one will be retained by Greenlane Archaeology. In addition 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 Background History

3.1.1 Flookburgh is a small market town or village with medieval origins, although there is limited evidence for the existence of earlier remains in the area (CCC and EH 2002, 3). Very little evidence about medieval Flookburgh remains, although its foundation is linked with the priory at Cartmel (*op cit*, 4). Flookburgh was in the township of Lower Cartmel in Lonsdale Hundred, but there is no entry in the Domesday Book; the first documentary evidence is a mention in the Assize Rolls of 1246 (*ibid*). Flookburgh may have some importance as a market centre as it was on the main route from Lancaster to Furness across the Morecambe Bay sands to the west of the village (*ibid*). The rights to a market were granted in 1278, and confirmed in 1412, although there are no real indications of its success (*ibid*).

3.1.2 In 1675 the market charter was again confirmed, and Stockdale's *Annals of Cartmel* (1872) mention the existence of a market cross and fish stones, however, the village retained the character of an agricultural settlement. At around 1686 there was a fire so serious that 146 buildings were destroyed (*ibid*) and the Crown was petitioned to organise an official collection (CCC and EH 2002, 5). Flookburgh was virtually on the coast until the 19<sup>th</sup> century enclosure acts when land was reclaimed by infilling (*ibid*). By 1822 a poorhouse had appeared in Flookburgh but there is little evidence of commercial prosperity at Flookburgh which was considered to be an impoverished village into the 19<sup>th</sup> century (*ibid*).

#### 3.2 Map Regression

3.2.1 **Introduction:** several early maps of the site were examined; the first two were Yate's plan of 1786 and Hennet's plan of 1830. These early plans show that properties existed on the street front at these times, but the detail is insufficient to indicate whether or not these relate to the current buildings. This area was not subject to tithes so it seems likely that the 1851 Ordnance Survey was the first detailed mapping of the village.

3.2.2 **Ordnance Survey 1851** (Plate 1): the current arrangement of L-shaped buildings can be seen just below the 'C' of 'stone cross', but no real details can be determined.



Plate 1: Extract from Ordnance Survey map of 1851



Plate 2: Extract from Ordnance Survey map of 1891 (see the L-shaped buildings to the right of 51)

3.2.3 **Ordnance Survey 1891** (Plate 2): the site seems to fall within a plot labelled 51, but rather unhelpfully the 1910 Rating Valuation schedule describes this merely as 'House etc' (CRO(B) BT/IR/1/3 1910). The current Ordnance Survey mapping of the site (see Figure 1) shows that the large house to the west has been subdivided, as have the outbuildings to the south.

### 3.3 Owners/occupiers

3.3.1 **Introduction:** reconstructing the early owners of this property was hampered by the lack of a tithe map; these maps produced in the early 1840s would have tied a name to the property via a schedule, and details about the functions of the outbuildings might also have been included. Later sources such as the census and directories do provide names of the village's residents, however, it is often difficult to tie them to specific properties as the street numbers and house names are often not included, and these also have a tendency to change over time. With this in mind the following section should be considered accordingly.

3.3.2 The 1910 Valuation states that the owner and occupier of the property, and the adjoining house to the west, at that time was an Eleanor R. Helme (CRO(B) BT/IR/1/3 1910), and her and her ancestors could be partially traced in the census as far back as 1881 (see *Appendix 2*). Her mother, Margaret Helme, is the only name which would fit the text of the datestone ('E M H 1839' – although the central initial would typically be the surname rather than the right hand one), and in the 1881 census, she was described as the 81 year old head of the household and a widow, with her 51 year old daughter Eleanor also listed. Once this name had been established other sources were consulted to see if she had lived in the area any earlier, with a view to tracing her back to 1839; directories from 1864, 1866, and 1873 also revealed a Mrs Helm. It seems likely that Margaret Helm would have had the property constructed in 1839 when she was around 38 (and possibly then a landed proprietress as she is described in the 1881 census, *Appendix 2*), and was the owner through to at least 1881. The earliest detailed directory found for the area (Kelly and Co 1864, 235) also lists a John Helm Esq. who was a farmer and possibly eventually Margaret's widower (although if this was the case one would expect the initial 'J' to appear on the datestone) and for him to be listed at the same address. It is possible that John was not her husband but was instead Margaret's brother; he is not mentioned again in the Flookburgh census or directories, and presumably died before the 1873 listings (Kelly and Co 1873, 1596). Margaret Helm appears to

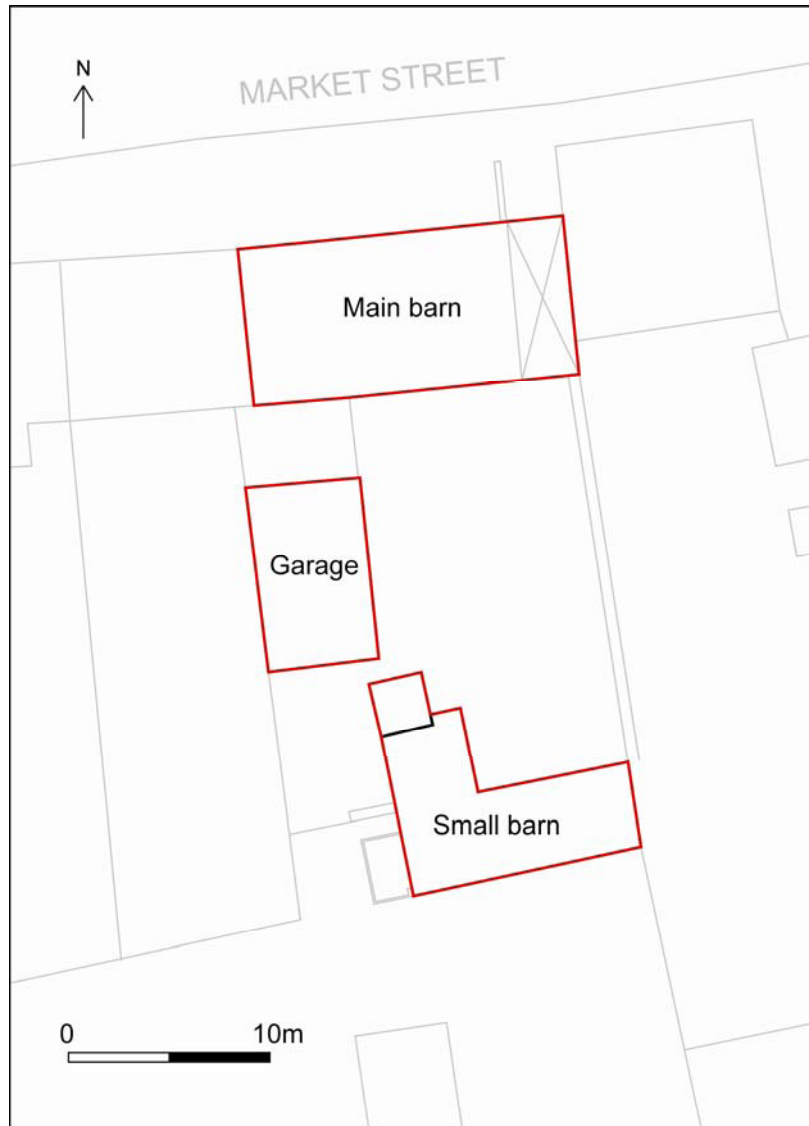
have had two further daughters, Jane and Mary, who are only named in 1866 (Mannex and Co 1866, 452). Eleanor R. Helm is listed as the occupier of this property in the 1910 ratings valuation (CRO(B) BT/IR/1/3 1910), another schedule that ties the name of the resident directly to the property shown on an accompanying map (see Plate 2). A Miss Helm is also listed as a non-commercial resident of Flookburgh in a 1913 directory (Kelly's Directories Ltd 1913, 563) and if this was Eleanor she would have been 83 at that time. A 1924 directory (Kelly's Directories Ltd 1924, 571) listing the residents of Flookburgh does not contain the name Helm, although presumably Eleanor had died by that date.

**3.3.3 Conclusion:** buildings are shown in this location from as early as 1786; however, the current layout of the structure is only evident on maps dating from 1851. Details from the Inland Revenue schedule give little useful information as to the functions of the three buildings at the site, although the main barn was probably a combination bank barn incorporating a threshing floor and shippon, the small barn to the south was possibly a stable, and the garage was probably originally a cart shed. It would appear that the datestone does relate to Margaret Helm, as she is the only resident listed in the 1866 directory with the appropriate initials. This is further supported by the fact that Eleanor Helm is the known resident in 1910, and on this basis it would appear that the Helms built the property in 1839 and that two generations resided there up until 1913 at least.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 The building recording examined three buildings – the main barn (Listed Grade II), a small L-shaped building to the south, and another building adjoining the south-east corner of the house to the west of the main barn, most recently used as a garage (see Figure 2, Figure 4 and Figure 8). The main barn was situated between two houses to the east and west, fronting onto Market Street.



**Figure 2: Plan of the current layout of the main barn and associated outbuildings**

4.1.2 The main barn was orientated east/west and faced onto Market Street to the north (Figure 1), with a courtyard to the rear. It was built over two floors and is typical of a bank barn, with the upper level threshing floor/hayloft located above a lower level shippon (Figure 4). At one stage the upper floor had been split internally over two floors at the west end, apparently when it had been used as a fire station during the Second World War (Bryan Hill *pers comm.*), but the dividing floor and various other internal partitions had since been removed. The east and west external elevations form the gable ends of the main barn, but were butted against by neighbouring buildings and as such were inaccessible. The upper floor was accessible through a wagon door at street level; there was further access to the lower-level shippon on the south side of the building, accessed via a sloping passageway, passing under the east end of the threshing floor. The through passage is described in *Section 4.2.3*. There was a large single

room on each floor, with internal access between the threshing floor and the shippon provided by a removable wooden staircase through a trapdoor.

4.1.3 The garage was at the level of the shippon and courtyard. To the south of the garage there was a small single-roomed square building which had been partially overbuilt with the addition of a small L-shaped barn to the south (see Figure 5 and Figure 7). This structure was aligned east/west with a wing projecting from the north-west corner. The L-shaped extension was currently being used for storage and the main east/west section as a chicken coop. The garage and small barn were given cursory examination during the site visit and are described briefly in *Sections 4.2.4* and *4.3.11* and *Sections 4.2.5* and *4.3.12* respectively.

4.1.4 The original barn was constructed entirely from locally-sourced limestone, cemented in random rubble courses, which were largely exposed; the north elevation had been roughcast rendered with pebbledash. The masonry included a number of substantial and well-dressed sandstone and limestone quoins amongst the rubble courses. The original lintels and sills were a mixture of limestone, timber and slate. The barn had been re-roofed recently (Bryan Hill *pers comm.*) with un-graduated slate with sandstone ridge tiles. The outbuildings to the south were constructed from a similar rubble stone material, with modern additions in brickwork to the west side of the L-shaped barn. The garage was roofed with corrugated steel and the small barn to the south was partially roofed with graduated slate courses, but this structure was very dilapidated.

## 4.2 External Detail

4.2.1 **Main Barn, North elevation:** the north elevation fronts onto Market Street (Plate 3; Figure 3). The roof was un-graduated blue slate, with sandstone ridge tiles. The frontage was roughcast rendered with pebbledash. The upper-floor was approximately street-level; the pavement in front of the building slopes down from south to north, and follows the lay of the road. The through passage to the rear sloped steeply from the road to the level of the shippon to the rear, passing below the east end of the threshing barn. The main access to the building was through a large wagon door to the west of the through passage. The doorway was quoined with large well-dressed and painted limestone quoins with a voussoir arch. There was a painted datestone centrally-situated immediately above the doorway inscribed with the letters M, E and H and the year 1839 (Plate 4). The double-door was timber-constructed and possibly original, with a smaller winnowing door built into the west side of the double-door (see *Section 4.3.2*). There was a further doorway to the west, with a plain timber frame, set within a concrete surround. The door was plain, with a seven-light casement window above. There was a large window with a wooden frame, concrete surround, and stone sill between the two doorways; the lower section of the window was a sliding sash, but the upper section was a fixed casement. There were two further two-light casement windows to the west of the small door with a similar concrete surround and sharing a stone sill. There were three high-level circular windows with similarly painted limestone surrounds; two to the west of the double door, and one above the passageway. The two windows either side of the wagon door were closed with timber batten doors; the circular window space to the west end of the elevation had a roughly square two-light window inserted behind it with a painted wooden frame.



**Plate 3 (left): North elevation**



**Plate 4 (right): Detail of datestone**

**4.2.2 Main Barn, South Elevation:** there were three skylights in the roof which were presumably inserted when the building was recently re-roofed. A modern four-light casement window with a red brick sill and concrete lintel had been inserted just below the level of the roofline at the west end of the elevation (Figure 3), presumably when the building had been split over two floors. There was a window and door at the level of the threshing floor (Plate 5); the window was to the west end of the elevation, and the doorway was opposite the large wagon door on the north elevation. The window and doorway appear to be original; they were quoined, and each had a stone sill and lintel. The south-east corner of the building was quoined with substantial limestone blocks. A slate drip course projected over the upper (winnowing) door, and square sectioned timber stubs in the wall indicated that this may have been canopied at one time. The remains of a slate-roofed porch jutted out from the wall above this doorway; some stubs of broken timbers projected from the wall slightly below and roughly in line with this slate roof and they probably at one time had acted as supports for the roof prior to its removal. Some red brick was observed in the construction of the wall near to this doorway. Remnants of a further slate-roofed canopy were evident along the length of the shippon below the level of this door. Again, broken timber roof supports were visible in the fabric of the shippon wall, but the roof had long since been removed. There were three quoined doorways on the level of the shippon to the west of the passageway. The quoins appeared to be a mix of limestone and sandstone; the lintels for the doorways were the original, gnarled, old oak timbers (the appearance of the doors is described in *Section 4.3.9*). A large (possibly re-used?) chamfered timber beam extended across the east doorway and over the through passage (Plate 6). The beam had various slots cut into it, which suggest it might have been re-used (Plate 7). A garden wall delimits the property edge and butted against and obscured the east end of the elevation. There were two recesses in the garden wall immediately to the south of the main barn, but their function was unknown (Plate 6).



Plate 5 (left): West end of the south elevation



Plate 6 (right): East end of the south elevation

4.2.3 **Through passage:** the through passage ran north/south along the east side the shippon. It sloped gently upwards from north to south and then rose steeply to the level of the road. A wall ran along the western edge, continuing in a similar rubble stone construction to the side walls. The joists from the eastern end of the threshing floor above were visible east/west across the passageway. The north entrance had a large hinged door which opened into an alcove in the east wall. There were two slatted wooden windows through to the shippon in the west wall of the passage below a single large timber lintel (Plate 7). Each window had a slate sill. There was a winnowing slot centrally located between these windows above the wooden lintel, between two further small ventilation slots which had been blocked with large pieces of sawn timber above small timber sills, and which were not visible from inside the shippon. A further timber was sat flush with the wall to the south end of the elevation. There were three further slots above the vent slots on the west wall (not open to the shippon), one of which had been filled with a round timber beam which had been sawn off at the wall, forming a line sloping towards the south. These slots were mirrored on the east wall, which was otherwise plain.

4.2.4 **Garage:** the garage which forms part of this property to the south of the main barn was built from the same local rubble stone material and had substantial limestone quoins to the corners of the building and a corrugated metal roof (Plate 8). It probably was originally a cart shed. The two doorways on the east elevation were quoined and sat below large, gnarled and heavily bowed oak timber lintels. The remaining elevations were plain. A garage covered in roughcast render filled the space between the garage and the main barn, which it butts against.



Plate 7 (left): East wall of the shippon, viewed from the through passage



Plate 8 (right): East elevation of the garage



4.2.5 **Small barn:** the small barn to the south end of the site was similarly built of local stone work with limestone quoins with various blockages and additions made using modern breeze blocks. The barn seems to have originally been a single-roomed square building which was accessible only via a stepped-up doorway with a heavy timber lintel in the north elevation (Plate 9; Figure 5). There appears to have been a window above and to the west of this doorway at some stage but all that remained was the sill. The L-shaped barn to the south and east appears to have been a later addition, with the main element of the barn aligned east/west (Plate 10), with a wing projecting northwards at the west end which butted against and slightly overbuilt the original square building (Figure 7). The original square-roomed building was currently without a roof, although there were remnants of a slate roof still visible. The L-shaped barn had a graduated slate roof which was mostly collapsed. A doorway in the south elevation had been half-blocked with brickwork below the voussoir arch. There was a further small extension to the south-west corner of the L-shaped building which had been built from modern block work and which had mostly fallen down. This extension partly obscured a 12-light casement window which was quined in the west elevation of the L-shaped barn and which had a limestone lintel.



**Plate 9 (left): Original square structure to the north end of the small L-shaped barn**

**Plate 10 (right): Main east/west section of the small L-shaped barn**

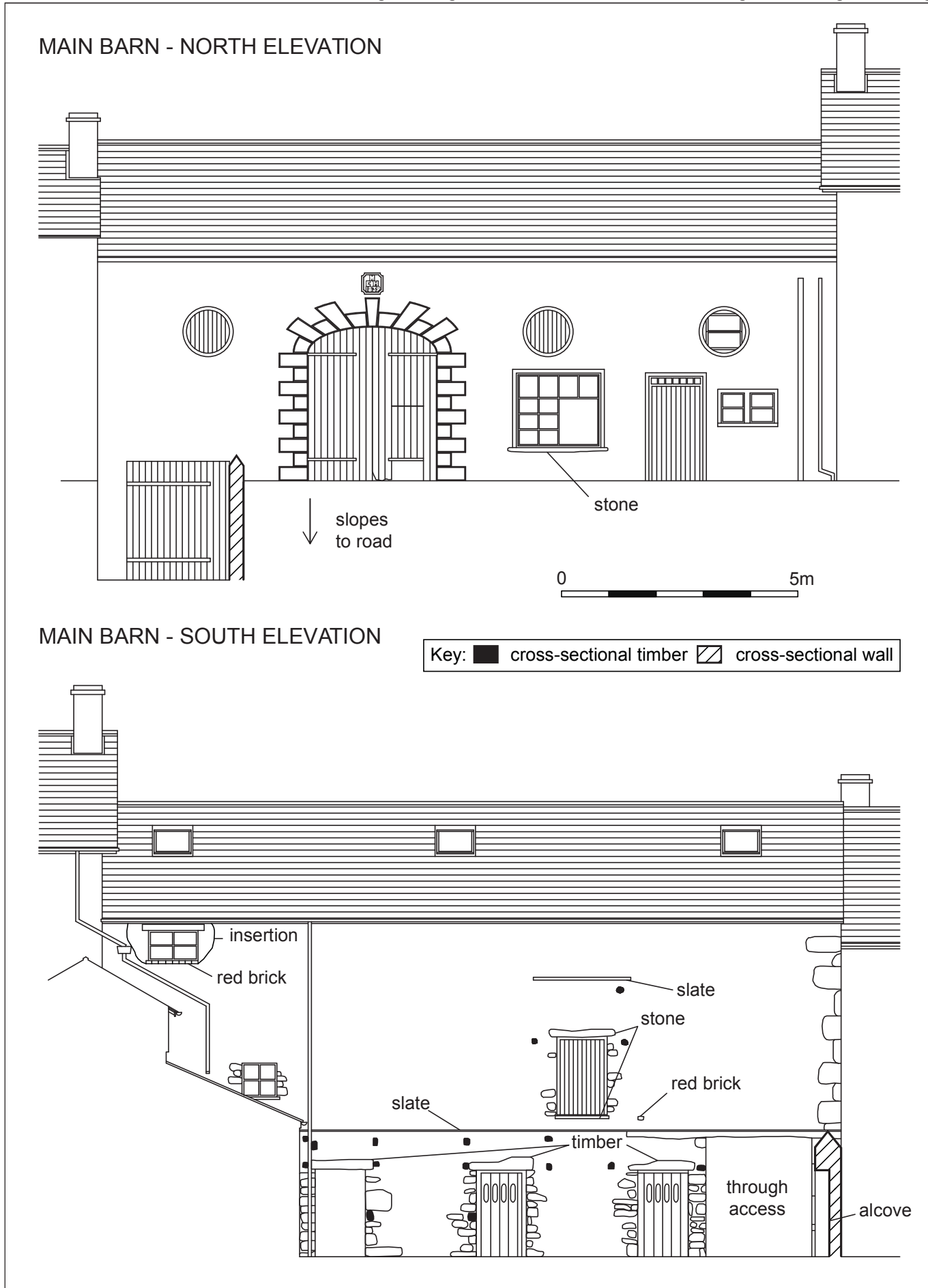


Figure 3: North and south external elevations of the main barn

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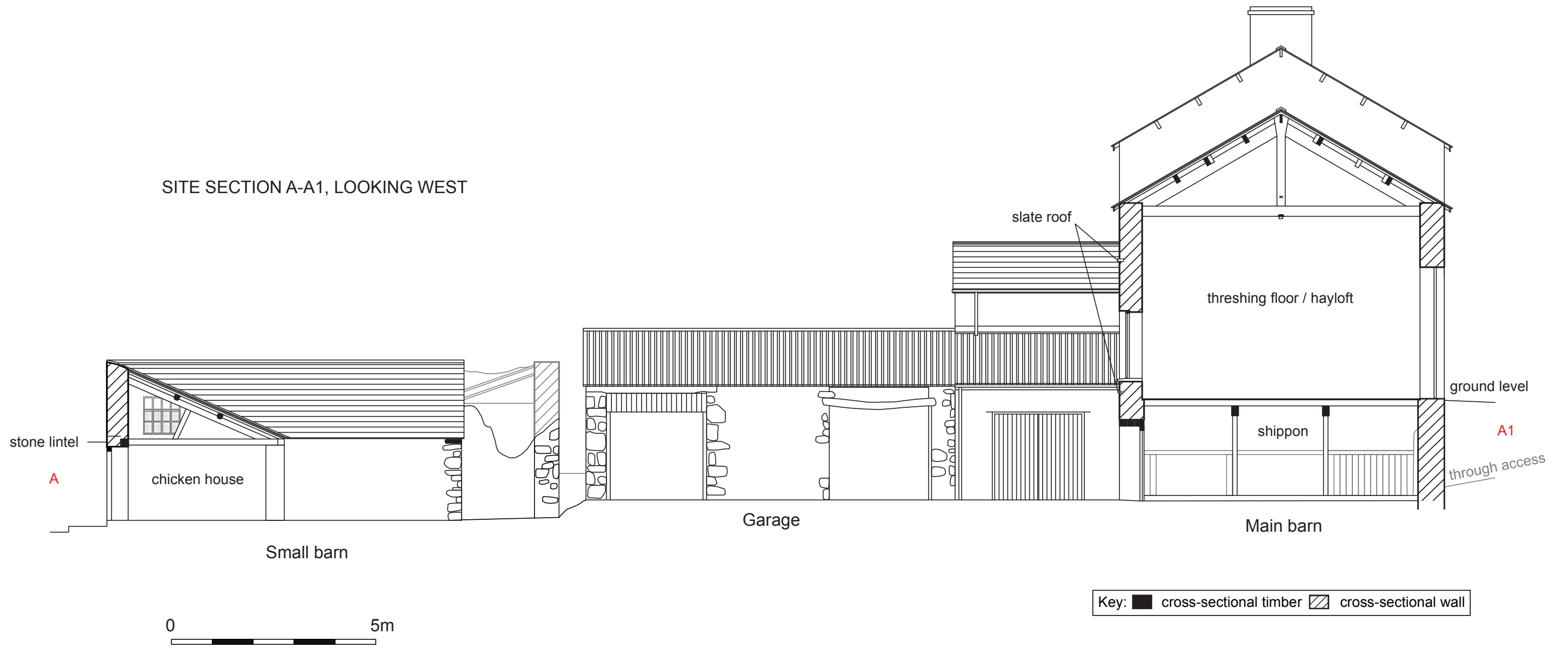


Figure 4: Site section A-A1, looking west

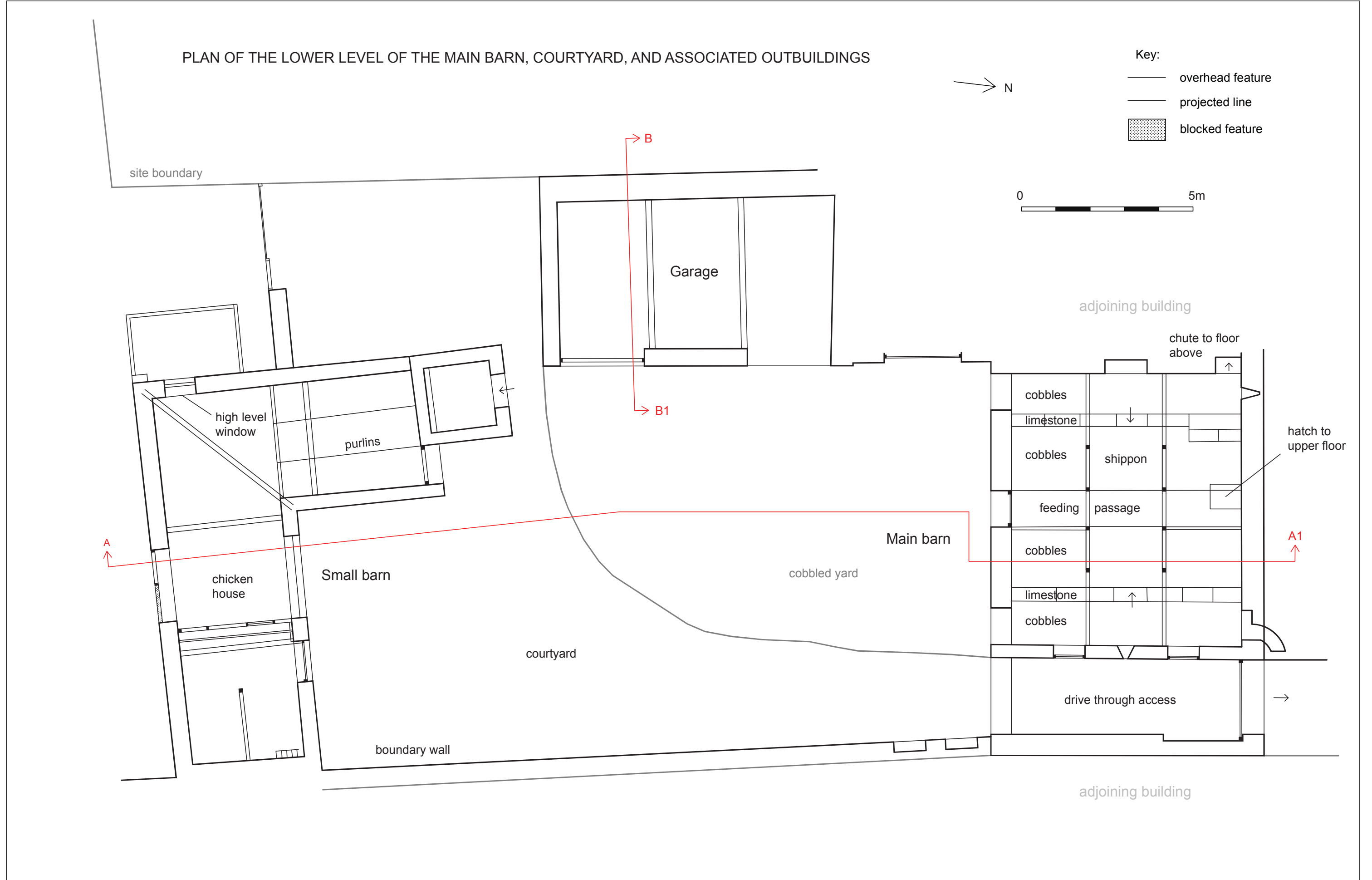
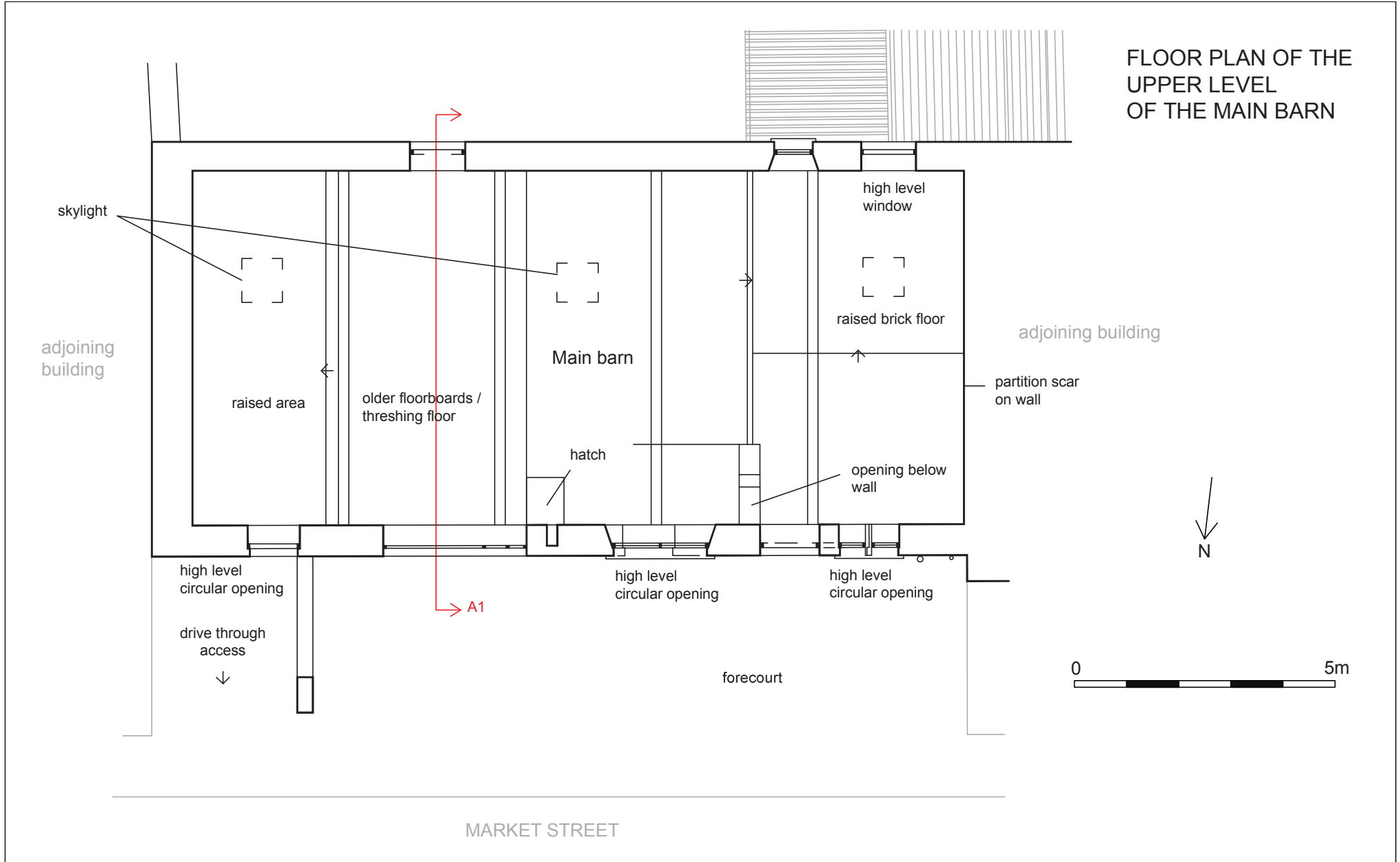


Figure 5: Plan of the lower level of the main barn, courtyard, and associated outbuildings



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Figure 6: Floor plan of the upper level of the main barn

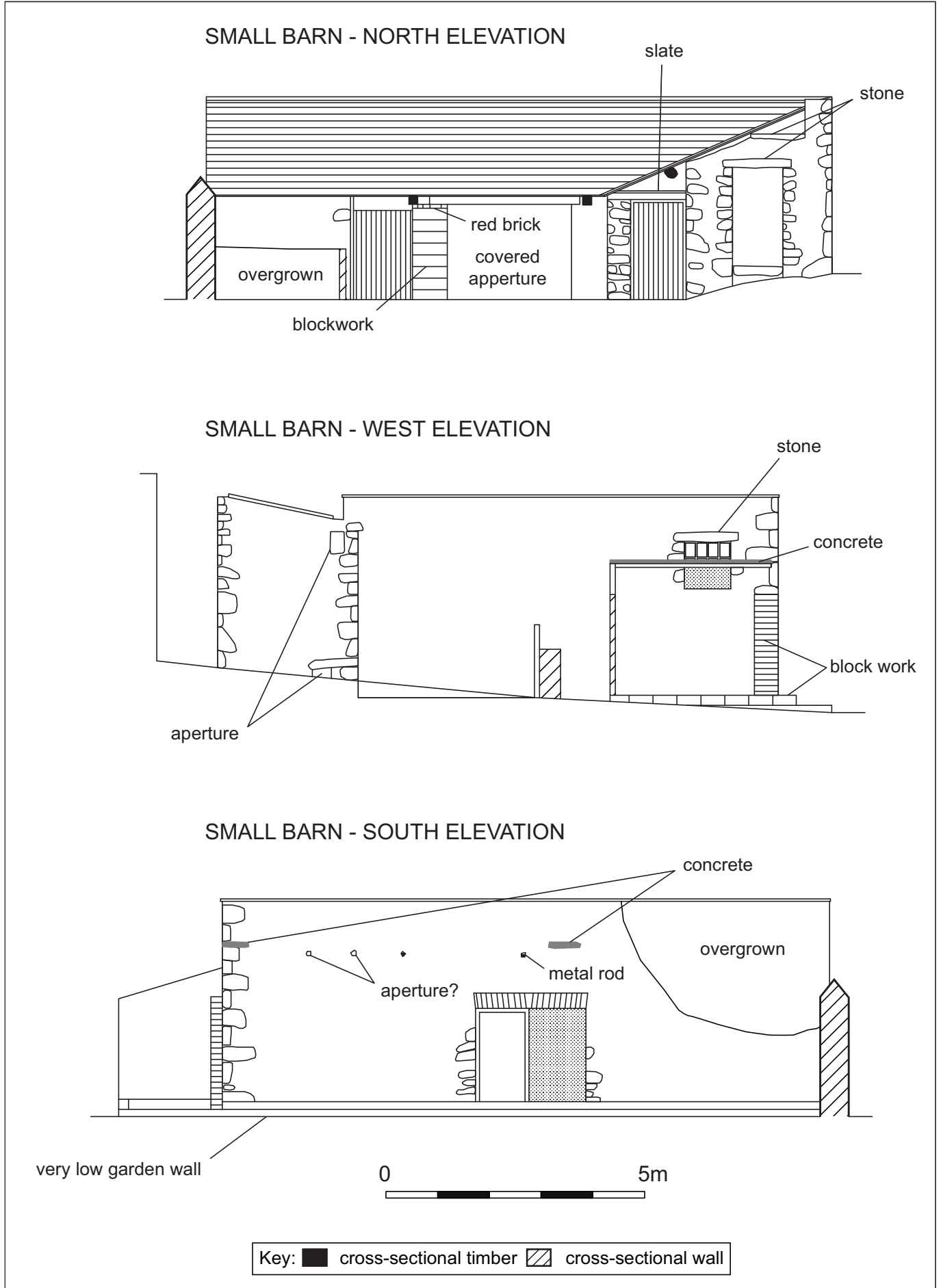


Figure 7: External elevations of the small barn

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### 4.3 Internal Detail

4.3.1 **Upper-floor of the main barn, the threshing floor and roof structure:** the room had been partitioned previously, dividing the room east/west, roughly along the western extent of the shippon below; the west end of the room had further been split over two floors (Plate 11) but all the partitioning walls had since been removed, leaving a large open space (Figure 6). The roof of the main barn was supported by four king post trusses with three purlins per pitch, the ends of which overlap at each truss, and a vertically-set ridge purlin (Plate 12). The trusses were square-cut, sawn, stained oak timbers and the square-cut and sawn purlins were possibly re-used. There were Baltic timber marks on at least one of the trusses. The rafters were new along with the roofing felt underneath the newly laid slates, but the sand stone ridge tiles had probably been re-used when the barn had been re-roofed. There was a raised and boarded area of flooring over the passageway which runs below the east end of the building (along the side of the shippon), which was covered in the original hardwood planks, typically 0.23m wide (Plate 13); the rest of the floor looked to be the original threshing floor, made from hardwood planks, 0.16m wide, with rows of square-headed nails. There were newer looking planks to the west of the wagon door, where no nails were evident. Further to the west was a hatch in the floor to the shippon, and there was a second narrow slot under the partition wall. A beam in the floor in the partition area once housed uprights (Plate 14); this marks the end of the shippon below. There was a raised area of bricks marked 'Cloughton' to the south side of the partition area and there were some flags inside the doorway on the north side. The west end of the north side of the partitioned area was concreted and had formed a toilet cubicle.



Plate 11 (left): West elevation of the upper floor of the main barn

Plate 12 (right): Truss at the east end of the main barn



Plate 13 (left): Raised floor to the east of the threshing floor above the through passage



Plate 14 (right): Floor divisions within the partition area

**4.3.2 Upper-floor of the main barn, north elevation:** the raised and boarded area above the through passage runs north/south along the east end of the room. There was a square window fairly centrally positioned above this raised area. This window is round on the outside. The window had two plank and batten doors, latched in the centre, which were whitewashed in keeping with the rendered and whitewashed walls at this end of the room. The main door, towards the east end of the room, was large enough to allow wagon access. It was set below a metal plate below the original oak lintel. It had a two-piece, probably oak, tongue and groove plank and batten door which was painted green. The west side of the door bolted into a limestone threshold in the ground and the east side bolts into the west side of the door. There was a small winnowing draft door cut into the lower part of the west side of the door (Plate 15). There was a small alcove in the wall just to the west of this door (see Plate 15). There was a wide window to the west of the wagon door at ground-floor level, with a fixed casement row of four clear panes over what appeared to be a sliding sash, one side of which used an opaque pane of glass. The timber frame was painted green. There was a second square window at the upper level above this. Again, this window was round on the outside. Immediately to the west of the large ground-floor window was the stub of the stone wall partition which was mostly plastered and whitewashed. The scar of this wall or an added partition continues up the wall, and a horizontal scar for the dividing floor continues from this stone wall to the west end of the elevation. The wall is painted green to the west of the partition wall on the ground-floor and changes to yellow above what would have been the dividing floor (Plate 16). The lower stone element of the partition wall has a void below that feeds into the Shippon (this chute is described in *Section 4.3.10*). The oak tongue and groove plank batten door to the west of the partition wall is painted green and looks original. It has a row of seven square lights above it. There is a double window to the west of this door with brick surrounds, a metal frame, and two-light casement. There is a toilet in the north-west corner of the room to the west of that. The third upper-level square window (again, round on the outside) at the west end of the elevation is not boarded and latched like the other two, but has a two-light top-hung ventilator window in a yellow-painted timber surround.





**Plate 15 (left): Wagon door in the north elevation of the threshing floor**

**Plate 16 (right): Partitioned west end of the threshing floor**

**4.3.3 *Upper-floor of the main barn, east elevation:*** the east elevation above the raised floor area was plain (Plate 13).

**4.3.4 *Upper-floor of the main barn, south elevation:*** there was a small high-level window inserted at the west end which corresponds with the level of the floor introduced in this area (Plate 11). The window had red brick surrounds, a fixed four-light metal casement, and a concrete lintel similar to the lower window at the west end of the north elevation. The lower-level original window had a four-light timber casement and no glass. It had a recess to the floor, like a door, and splayed jambs. The partition / floor scar ended to the east of this window. The rest of the elevation was plain except for the winnowing door below a squared oak lintel. The door had three wide tongue and groove planks, painted green, and, when closed, the door bolted into the frame. The winnowing door was set above a limestone sill, stepped up from the level of the threshing floor to stop anything from falling out.

**4.3.5 *Upper-floor of the main barn, west elevation:*** the west elevation forms the gable end of the barn and was open to the roof. The wall was plain and plastered and whitewashed below the floor scar; it was painted yellow above (Plate 11). There were three beam slots at first-floor level and the wall was painted a darker yellow just above the level of the beams. There was a small box partition to the north end of the elevation, rising to the height of the wall on the first-floor level (look at the right-hand side of Plate 11).

**4.3.6 *Lower-floor shippon, the main barn:*** the lower floor of the building still had wooden stalls *in situ*, having once been used as a stable or shippon (Plate 17). The east/west aligned sawn timber floorboards of the threshing floor above were exposed in the ceiling, resting on the north/south aligned joists which in turn rested upon two larger east/west support beams (Plate 18). There was a sloping slate chute to the floor above in the north-west corner of the room and a central hatch in the ceiling at the north end of the feeding passage which allowed access to and from the upper floor. All the ceiling supports were square-cut and do not appear to have been re-used and are probably original. The two main east-west support beams each sat atop some thin pieces of timber set above four posts which also separated the stalls; a diagonally-set piece of timber, with a chamfered top edge, was slotted between the outer posts to separate the stalls from north to south, and horizontal timbers were slotted north/south along the two inside rows of posts and to the wall to enclose the feeding passage. The vertical posts were square-cut and chamfered above and below the level of the feeding passage, running centrally, north/south across the room. The floor arrangement was effectively mirrored either side of the feeding passage, with three east/west aligned stalls to either side and a north/south aligned dung channel

against the east and west walls. The floor was cobbled with larger rectangular limestone slabs along the inside side of the dung channel, forming a slight step; there was a slight step up to the stalls from the dung channel set in slightly from the edge of the channel in the north-west corner of the room (see Figure 5). There was a large stone or possibly a concreted area to the north end of the feeding passage where the ladder could be positioned to access the upper floor. The feeding passage and stalls had been enclosed with vertical boards slotted into the diagonally-set timbers and along the feeding passage, but the feeding passage was no longer enclosed on the west side and was missing the centre section on the east side of the room. An additional support (or tethering post?) had been attached to the northernmost east/west roof support beam in the northwest corner of the room (see Plate 19), and a rough-cut tethering post was also present in the south-west stall.



**Plate 17 (left): Stalls in the shippon**

**Plate 18 (right): Exposed boards of the threshing floor, viewed from the shippon**

**4.3.7 Lower-floor shippon, north elevation:** the irregular stone coursing of the wall was mostly exposed, with some areas partially rendered with a white plaster which continued onto the east elevation. There was a blocked aperture with splayed jambs set below a narrow timber beam in the north-west corner of the room. This beam extended most of the way across the room and was set within the wall. There was a further timber beam set flush with the wall, 1.2m high, which extended mid-way into each stall either side of the feeding passage; it had bolted attachments which were probably associated with the stalls, which is likely to have been its original function and location within the room. There was another oddly shaped alcove(?) above a slate sill to the east end of the elevation, centrally-located above the dung channel on the east side of the room, with a limestone lintel, but its function was unclear.

**4.3.8 Lower-floor shippon, east elevation:** the stone fabric of the wall was exposed to the height of approximately 1.6m, above which the wall was rendered with a white plaster to the height of the ceiling (Plate 19). This render obscured two ventilation slots which had been visible from the through passage (see Section 4.2.3; Plate 7). There was a central slot window at ceiling height which was open to the through passage and there were two lower-level windows, below the height of the plastered render. The lower windows were situated below a square-cut sawn timber lintel (more easily visible from the through passage, see Plate 7), either side of the central slot window, which sat above the level of the lintel. The two windows were identical, each with a slate sill, wood frame and through slots open to the passageway.



Plate 19: East elevation of the shippon

4.3.9 **Lower-floor shippon, south elevation:** the white plaster partially continued from the east elevation onto the south wall, below which the stonework was exposed (Plate 20). There were three doorways along the south wall; the east and west doorways were aligned with the dung channel against the east and west walls (Plate 21), and the centre doorway provided access to the feeding passage. The centre doorway had a plain wooden frame, with chamfered edges, housing a wooden timber-board door with oval-shaped window slots (Plate 20). To the west of this doorway there was a possible tethering post and some metal items lay on the floor. The outermost doorways were unframed and were presumably for the use of animals; the eastern doorway had a timber door (similar to the central door) but it was less securely attached to the lintel.



Plate 20 (left): South elevation of the shippon

Plate 21 (right): South-east corner of the shippon

4.3.10 **Lower-floor shippon, west elevation:** there was a very slightly splayed, central alcove on the same level and with a similar slate sill as the lower windows on the east elevation. The southern support beam for the floor joists of the threshing floor sat above a thin piece of timber set flush with the wall. There was a slate chute towards the north end of the elevation. The chute had a sloping slate back to it and a bit below that was a small blocked alcove with a slate sill.

4.3.11 **Garage:** the walls of the garage were plain, though the roof structure is of more interest. The roof of the garage was supported by two king post trusses with two purlins per pitch overlapping at the trusses (Figure 8). The purlins were braced with additional wedge-shaped pieces of timber, but the ridge purlin was absent. It is notable that the support timbers had notches to the upper side which bore no relation to their current purpose; they had clearly been re-used in the construction of the roof. Re-use of

construction materials was not an uncommon practice, perhaps especially in the construction of traditional farm buildings; owners and builders achieved considerable economy through the re-use of materials from nearby defunct buildings whenever they were suitable and available (Tyson 2000, 43). Unfortunately, there is no historical record of the source of the re-used timbers in this case.



**Plate 22: Internal support structure of the garage roof**

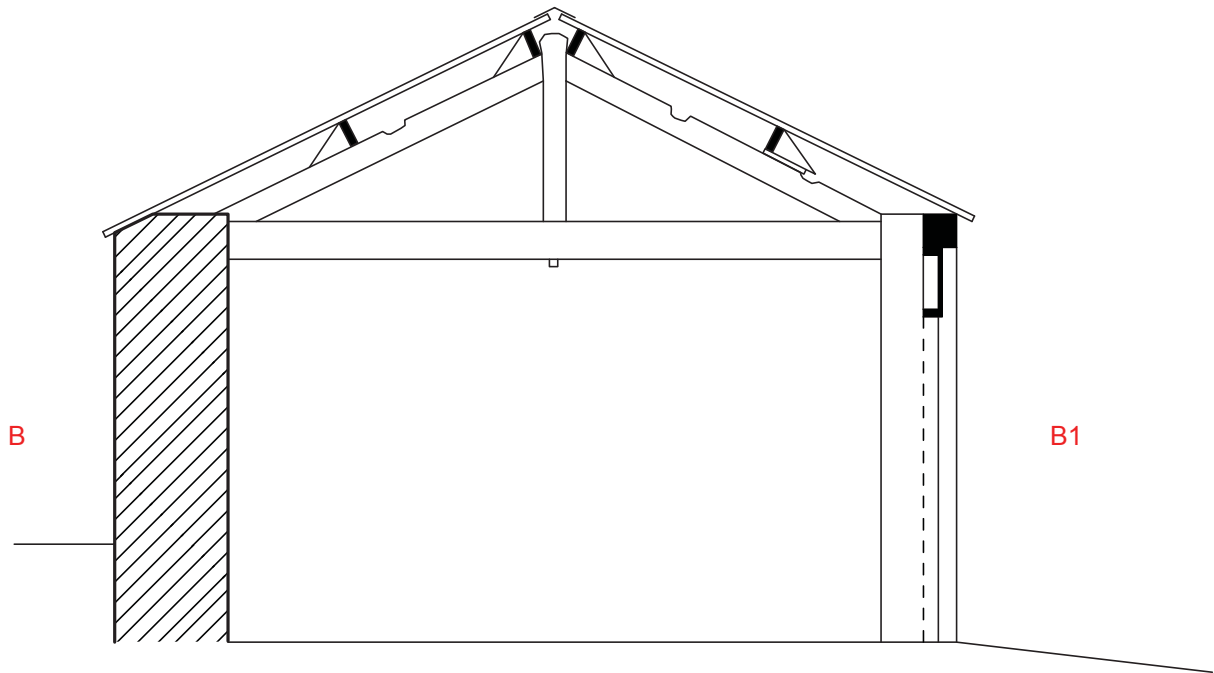
4.3.12 **Small barn:** the doorways of the small barn were each set below heavy timber lintels (Plate 23). The main east/west section of the L-shaped barn had been divided by a modern brick partition (Plate 24); the western end was currently used as a tool shed and storage and the eastern end was used as a chicken coop. Some of the walls were finished with a white plaster or cement render but elsewhere the stone fabric remained exposed. There was limited access to this barn at the time of the site visit. The roof structure was relatively simple and comprised a rafter (with two purlins) pitched against the wall above each truss; it was notable that much of the timber used in the construction of this truss was rounded with a squared end and was perhaps re-used (Plate 24).



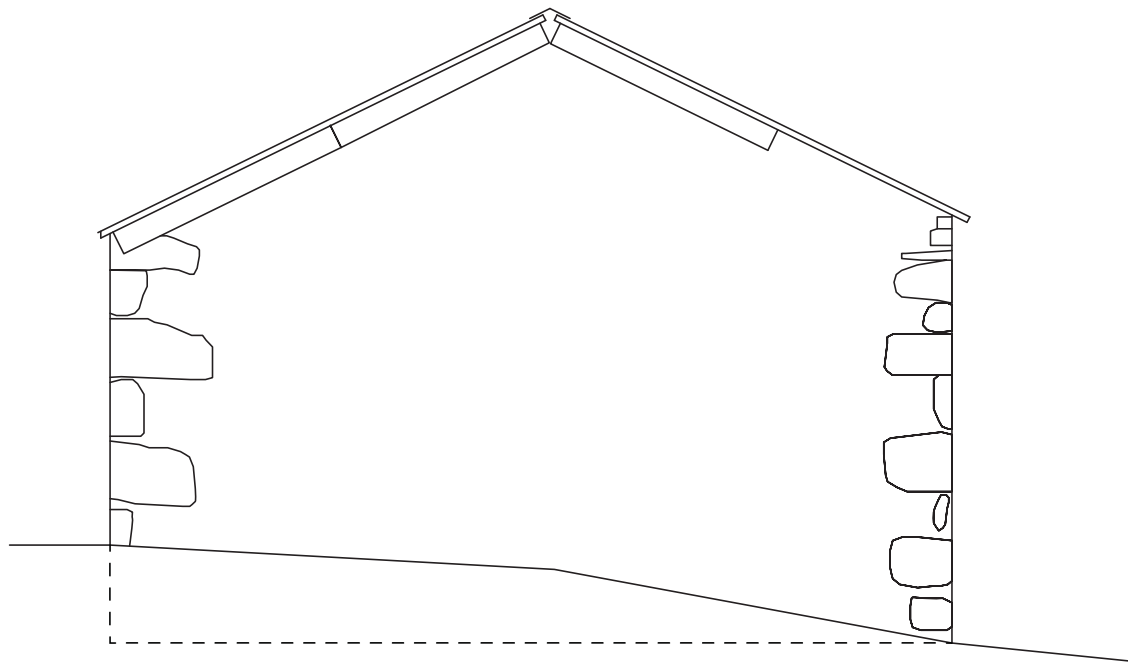
**Plate 23 (left): Part-blocked doorway in the south elevation of the small L-shaped barn**

**Plate 24 (right): Roof structure and partition wall inside the small L-shaped barn**

CROSS-SECTION OF THE GARAGE, LOOKING NORTH



GARAGE - SOUTH ELEVATION



Key: ■ cross-sectional timber ▨ cross-sectional wall

## 5 Discussion, Phasing and Significance

### 5.1 Discussion

5.1.1 The Market Street site saw development from at least 1786 but the first detailed depiction of the main barn and its associated outbuildings, very much as they stand today, is on the Ordnance Survey map of 1851 (see Plate 1). It is likely that the datestone of 1839 relates to the construction of the current building, which seems to have been built as a typical bank barn, with a threshing floor above a shippon. A road now passes to the north of the barn, which is at a higher level than the courtyard to the rear; the shippon was accessed through a sloping passage which passed under the east end of the building.

### 5.2 Phasing

5.2.1 The main barn is ostensibly in its original condition, with only minor alterations having been made since its construction. Although it is evident that the small barn at the south end of the courtyard comprised an earlier small element at the north end and was subsequently enlarged to form an L-shaped building, all of the buildings making up the site seem to have been present by the time the first detailed map was produced in 1851.

5.2.2 **Phase 1 – early 19<sup>th</sup> century:** the datestone indicates that the main barn was built in 1839, and is a typical bank barn. Many of the features from this phase remain intact, such as: the heavy timber lintels above the old oak doors, the threshing floor, and the stonework construction, all of which appear to be original. The stalls in the shippon were also still *in situ*. When originally built the barn apparently had two slate-roofed canopies projecting from the rear of the building; one above the level of the winnowing door, and one along the length of the shippon at ground-floor level. It is likely that some elements of the two outbuildings were also built at around this time; they were constructed from similar stonework and appear on the Ordnance Survey map of 1851 (Plate 1). The small square section at the north end of the small barn was evidently the first part of this structure and the remainder of the building was evidently added sometime afterwards. Although the garage had a modern corrugated sheet-metal roof, it is worth noting that the timbers in the roof structure had been re-used and it too probably belongs to this phase (see Section 4.3.11).

5.2.3 **Phase 2 – late 19<sup>th</sup> to early 20<sup>th</sup> century:** minor and essentially cosmetic alterations were probably carried out during the 19<sup>th</sup> and 20<sup>th</sup> century. The main phase of change was probably carried out in association with the partitioning of the west end of the barn during its use as a fire station in the mid-20<sup>th</sup> century (Bryan Hill *pers comm.*). Although there was a beam which would have housed uprights originally dividing the barn above the level of the shippon, this was removed and the interior of the threshing floor was later more permanently partitioned with brick walls. The west end of the building was also split over two floors at this time, a window was inserted at first-floor level, and it seems likely that the windows (and probably also the smaller door to the west end of the room) were also inserted at this time as they have the same brick and concrete lintels and surrounds. The space to the west of the partition wall was further sub-divided and a toilet installed on the ground floor; the first-floor level was divided by a box partition. These alterations had been removed and only the scars were visible on the interior elevations of the building. Apparently, the slate-roofed canopies jutting out to the rear of the building fell into disrepair and were not replaced (Bryan Hill *pers comm.*). The main barn had recently been re-roofed, and skylights fitted, but this did not affect the character of the building when viewed from the front. Various minor alterations had also subsequently been made to the small L-shaped barn, including the construction of a brick partition wall and extension to the south-west (now removed) and modern block work infilling of the door to the south.

### 5.3 Significance

5.3.1 The Grade II listed status of the barn at 22 Market Street clearly demonstrates its significance; the building remains in good overall condition, preserving much of its original appearance. It is also a good example of a bank barn, and is of interest because of its association with the other buildings around the courtyard and the house to the west, with which it has always been historically (and physically) connected.

5.3.2 It is recommended as much of the original appearance as possible be maintained, especially with regard to the north elevation of the main barn, which forms an attractive façade and is the most visible part of the site. Internally, retaining as much original timber as possible, particularly the trusses, would also be ideal.

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## Appendix 1: Listed Building Details

Location: 22 MARKET STREET (south side), LOWER HOLKER, SOUTH LAKELAND, CUMBRIA

Date listed: 25 March 1970

Date of last amendment: 25 March 1970

Grade II

LOWER HOLKER MARKET STREET SD 3675 (South side) Flookburgh 10/163 No.22 25.3.70 G.V. II M Stable block, now workshop. Datestone reads: "E H/1839". Roughcast stone with slate roof. 2 storeys with basement, 3 bays. C20 windows to 2nd and 3rd bays of ground floor. Pitching eye to each bay, 2 boarded, that to 3rd bay glazed. Elliptical-headed entrance with rusticated opening and paired doors, datestone over. Entrance to basement down ramp on left.

## Appendix 2: Census Information

1881 RG 11/4275/13

Name	Age	Occupation	Place of birth
Margaret Helme	81	Landed proprietress & houses	?? Durham
Eleanor R Helme	51	Ditton	Flookburgh
Elizabeth Greenwood	48	Ditto	Flookburgh
Helena Symms	28	General servant, domestic	Soutwark

1901 RG 13/4000/12

Name	Age	Occupation	Place of birth
Eleanor R Helme	71	On own means	Lower Flookburgh
Ethel Slater	22	Servant (Domestic)	Dalton-in-Furness