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## **SUMMARY**

The Level III building survey at Hill Farm, Crosby Garrett recorded a probable 18<sup>th</sup> to early 19<sup>th</sup> Century stone bank barn, this example being a true bank barn (Brunskill 2002, 105).

The barn was of considerable size and may yield some tentative evidence for an earlier precursor. It maintained a utilitarian function and was never used for domestic habitation.

Some structural alteration occurred during its tenure as a barn, with the addition of some outbuildings used as stores, but generally apart from the modern roof, the building fabric has remained unchanged.

## 1 INTRODUCTION

### 1.1 Project origins

Cumbria County Council's Historic Environment Service (CCCHES) was consulted by Eden District Council regarding a planning application for the conversion of a bank barn for domestic use at Hill Farm, Crosby Garrett, Kirkby Stephen, (NY 72945 09530), Planning Application No. 3/09/0436.

The scheme has the potential to affect the character and appearance of a building of special architectural and historic interest. The proposal will affect the character and appearance of the buildings and, as a result, a condition has been placed on planning consent requiring a programme of archaeological building recording to be undertaken prior to the conversion taking place.

In order to ascertain the historical and archaeological merits affected by this development, the brief issued by the curatorial authority requires investigation of known historical records through a rapid desk-based assessment and the survival of extant buildings via a programme of building recording equivalent to Level 3 as described by English Heritage *Understanding Historic Buildings A Guide to Good Recording Practice, 2006*.

The desk-based assessment included visits to Carlisle Library and The Cumbria Record Office, Carlisle. The objective of this exercise was to collate sufficient detail to identify the issues and potential for academic research, provide a series of questions for targeted archaeological enquiry and outline, if any, possible mitigation response.



Figure 1. Location of study area  
(OS copyright licence no. 100044205). Scale 1:25,000

## 2 METHODOLOGY

### 2.1 Project Design

In response to a request by Cumbria County Council Historic Environment Service, Gerry Martin Associates Ltd submitted a project design (Written Scheme of Investigation) for the archaeological

recording of extant buildings. This document outlined the contractors' professional suitability, a brief historical summary of the study area, general objectives required of the project, the methodology and the resources needed for the successful implementation of this work.

The project design on being accepted by the curatorial body, Gerry Martin Associates Ltd was commissioned to undertake the desk-based assessment and the archaeological survey by the client Mr Barry Witterick.

The following report has been assembled to the relevant standards and protocols of the Institute of Field Archaeologists, combined with accepted best practice and in accordance with the brief prepared by the curatorial authority.

Fieldwork took place on December 10th 2010.

## **2.2 Desk-based assessment**

In accordance with the Design Brief, the desk-based assessment investigated primary and secondary historical sources, maps and other literature in order to set the survey results into their past cultural, historical and topographic context.

The study area centred on (NY 72945 09530) comprising a 500m radius from the development.

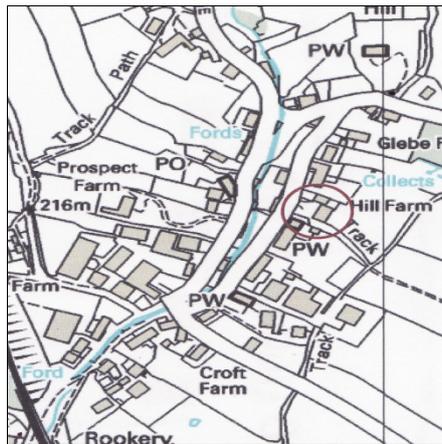


Figure 2. Location of study building ringed

The desk-based assessment comprised a search of three archival repositories.

Carlisle Library provided sources for published works including newspaper articles, archaeological and antiquarian reports, photographs and journals.

Cumbria Record Office, Carlisle was sought for the earliest tithe map for the parish, details of landowners and occupiers and cartographic evidence.

The Historic Environment Record, online, provided the Sites and Monuments Record describing previous archaeological observations and electronic media showing the spatial distribution of these findings

## **2.3 Walk-over survey**

A walkover of the immediate snow-covered vicinity of Hill Farm on December 10<sup>th</sup> 2010 did not suggest any upstanding monuments such as derelict buildings, walls or tofts existed. A collection of stone houses lay adjacent to the north, one of which is currently used as a sub-post office. These buildings belonged to a separate property and were not part of the development. The study building was located within a long property strip.



Figure 3. Location of property forming the development

## 2.4 Archive

The archive has been compiled in accordance with the project design and the guidelines set out by English Heritage (1991) and the Institute of Field Archaeologists (1994, 2007 and 2008).

The archive will be deposited with an appropriate repository and a copy of the report donated to the County Sites and Monuments Record, as requested by the curatorial authority.

## 3 BACKGROUND

### 3.1 Location, topography and geology

The study area (NY 72945 09530) lies in undulating countryside, on the fringes of upland that develops into the Pennine range, that is farmed as pasture at a height of approximately 200m OD.

The drift geology comprises yellow sands and pink Boulder Clay, the outwash from glacial activity between 2,000,000 and 10,000 years ago.

Solid geology consists of New Red Sandstone (Brown 1980, 182).

## 4 HISTORICAL CONTEXT

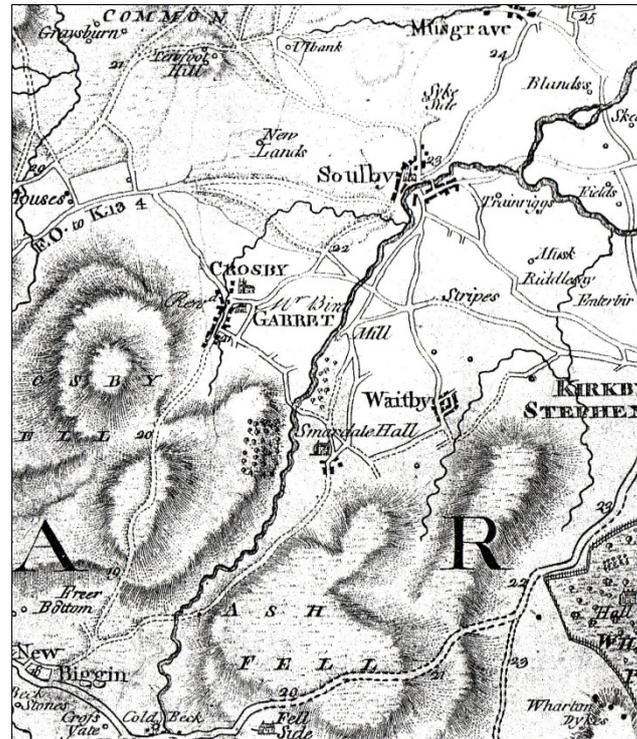
### 4.1 Historical background

The study area (NY 72945 09530) Crosby Garrett, settled since Saxon times, is located in an agricultural area of the Eden valley. It was once called Crosby Gerard, meaning the cross town.

Historic houses, many with 17th century dates on their lintels, are found throughout the village that includes an 18th century tithe barn.

High on Arklow hill in the village is the church of St Andrew.

Figure 4. Hodkinson & Donald map of 1774 showing Crosby Garrett

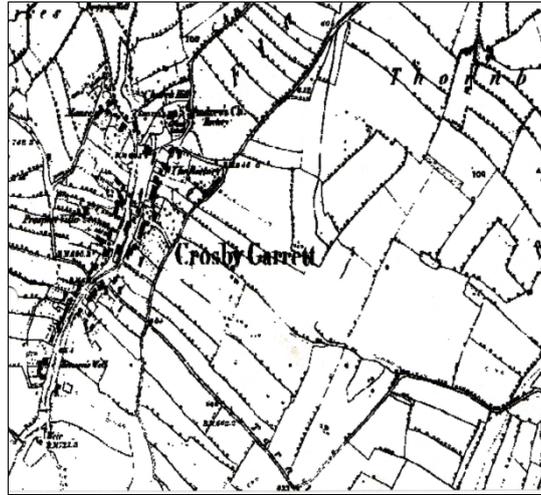


Saxon parts of the 12th century church still survive, valued in 1291 at £24 but having a value of £3 6s 8d by 1318 (Curwen 1932, 110-114). A north aisle dates from 1175 (rebuilt in 1866) while the chancel was rebuilt during the 1300s. A priest's door dates from this reconstruction, as does a bell turret. Norman columns face the entrance. A porch beam has the date 1662 carved on it. The interior contains carvings, a piscina from the 1200s, and a squint hole cut through the wall to allow the altar to show from the north aisle.

The Hodkinson & Donald map of 1774 (figure 4) is inconclusive regarding the existence of the study building but by 1862 it is described on the first edition Ordnance Survey map (figure 5).

The study building, a bank barn, was a major agricultural building that formed an integral and significant part of a past historic landscape that captures former farming techniques and rural settlement patterns, of which over 1,000 have been identified in Cumbria alone (Brunskill 2002, 107). The barn is located towards the eastern part of the village, the centre of the village recorded as possessing a Medieval earthwork HER 6758.

Figure 5. First Edition Ordnance Survey map of 1862



The bank barn made its first appearance in Cumbria by the 1660s on the farms of wealthy farmers: here farmers bought drove cattle from Scotland and fattened them over winter before selling them in spring. The bank barn at Townend Farm, Troutbeck, Cumbria was built for the prominent Browne family in 1666. The great majority of bank barns were built in Cumbria between 1750 and 1860, and the last bank barns were built just before the First World War (1914-1918) (Lake 1989, 99-101).

Brunskill identified three types of bank barn: the true bank barn, the variant bank barn and the hybrid bank barn. They are all two-level buildings with direct access from the ground to all parts, normally built into a bank or slope and have entrances at both upper and lower ends of the slope in order for crops to enter at the top and cattle at the bottom (Brunskill 1992, 65). The true bank barn has a threshing barn at its upper level with a cowshed, stable and cartshed at a lower level sited with its length along the contours whereas the variant bank barn was sited across the contours. The hybrid bank barn could be sited either way and had the characteristics of both a bank and field barn primarily to feed cattle at a distance from the farmstead (Brunskill 2002, 105-106).

## **5 DISCUSSION**

### **5.1 Academic merit**

Past cultural settlement in Cumbria has been predominantly rural, where agriculture has been the main economic driver and product. Increasingly, those features associated with past farming technique have been lost or converted for domestic use or for local tourism.

A challenge to historians, archaeologists and other researchers is to compile a record of those rural buildings that indicate past agricultural practice and social conditions before their industrial, agricultural and social context is lost.

## **6 RESULTS**

### **6.1 Methodology**

The buildings in the study area were surveyed on December 10<sup>th</sup> 2010 by Gerry Martin using a Disto measuring device and hand-held GPS equipment.

The buildings were fully accessible although natural light was restricted within the study buildings requiring flash photography.

The hay-loft floor was in a particularly fragile state of repair, inhibiting the survey.

The survey comprised of scaled photographic recording of the interiors and elevations of all the buildings, with detailed photography of any worthy architectural elements.

Using the architectural plans, notations were undertaken regarding the characteristics of these farm buildings, including metrical data, thresholds, materials and building techniques employed.

The corpus of the following report is formed from these notes and photographs.

## **6.2 Survey results; the Bank-barn**

The investigation of the bank barn has used the following nomenclature in order to identify the various structural elements under review.

- The bank-barn refers to the entire stone structure
- The super-structure is described by elevation beginning at the front, the western elevation and then proceeding in an anti-clockwise direction
- The ground floor refers to ten rooms that include, a barn, cattle stalls, byre, lean-to shed, four stores and a void
- The first floor refers to a hay-loft and the roof construction

The ground plan of the original rectangular plan bank barn measured 15.2m x 11m and stood to a maximum height of 11.10m.

Wall thickness for the bank barn was uniformly 0.50m around the whole structure.

The pitched roof was constructed entirely from slate.

It comprised of a central rectangular plan area 15.2m x 8.6m and a western range of rooms 2.40m in width, that included Store 2, a void and a demolished room that has been entitled Store 3. In addition, four conjoining outbuildings were later added to this structure.

### Western elevation

The western elevation measured 15.2m in length x 8.3m in height and comprised of the front view of the bank barn.

This elevation illustrates a range of attached buildings including stores 1-3 (Store 3 recently removed, figure 8), a lean-to shed (subsequently dismantled) and building fabric covering a void.

At the northern end of the elevation was an outshot building (figure 7) divided into Store 2 and housing a void. This structure measured 6.7m x 2.4m and stood to a height of 4.15m with walls 0.50m in thickness. It consisted of coursed, roughly hewn stone blocks, left unrendered. The northern corner that served as Store 2 consisted of fourteen dressed red sandstone blocks measuring 0.60m x 0.30m x 0.20m, lain alternately.

Store 2 (floor area 3.40m x 1.90m) possessed a lower glazed window measuring 0.85m x 0.70m possessing a timber lintel and frame that was partly obscured by a shed.

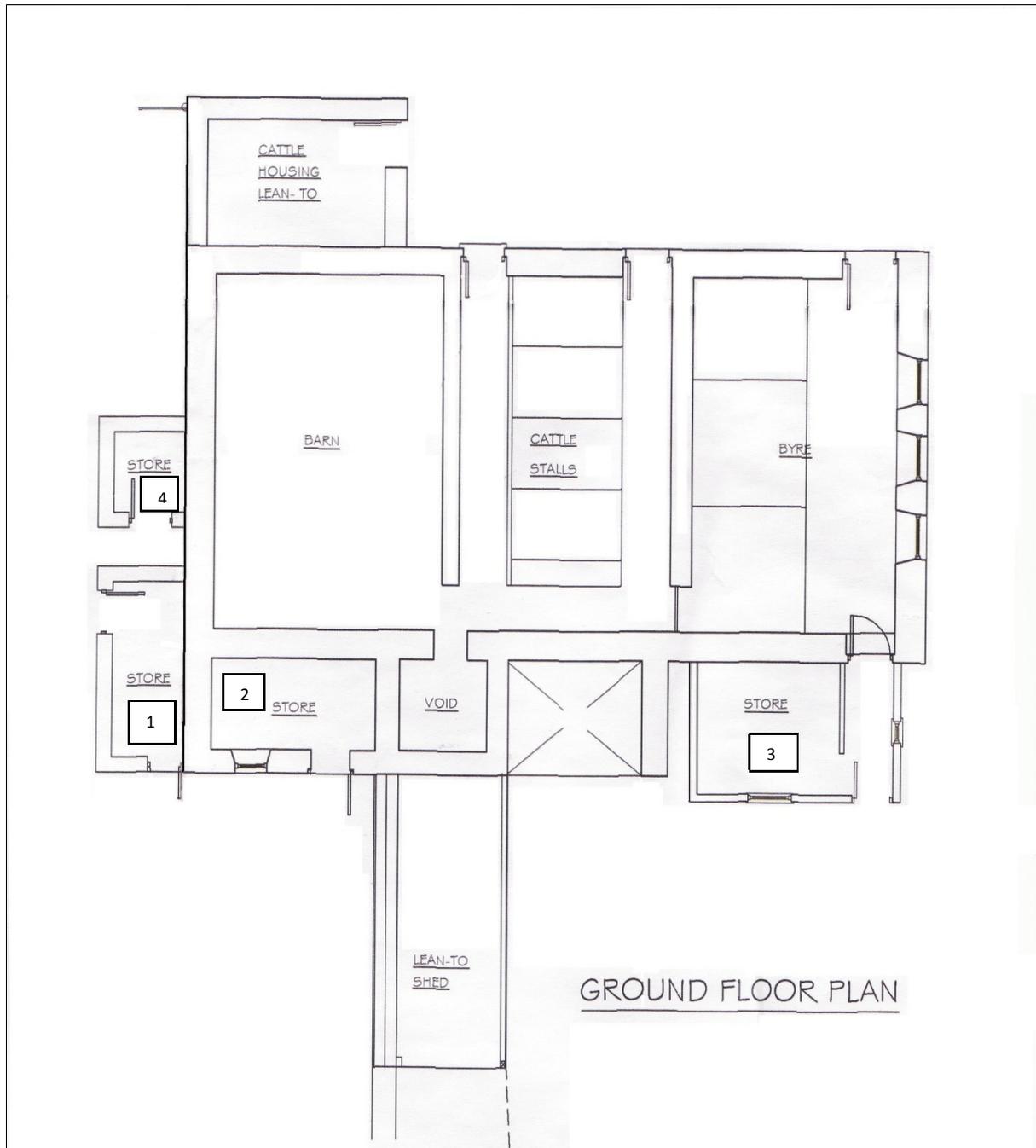


Figure 6. Ground plan of the principal rooms.

A second upper unglazed rectangular window measuring 0.60m x 0.80m possessed a limestone lintel and sill.

Store 2 also yielded a small ventilation slot or vent measuring 0.40m x 0.20m and a stone door jamb measuring 1.91m x 0.95m surmounted by a machine-cut, stone lintel measuring 1.22m x 0.28m. The door surround comprised five courses of dressed, red sandstone quoins enclosing a six plank timber door 0.85m x 1.84m in height (figure 9).

At the division between Store 2 and a void was a dry-stone wall (figure 7), measuring 1.60m in height and 0.40m in width that had previously served as the northern limit of a now dismantled, crude lean-to shed.

The void (floor area 1.80m x 1.90m) was accessed by a southern, four-planked door measuring 1.72m x 0.72m possessing a rough hewn stone lintel measuring 0.82m x 0.18m. The jamb comprised rough hewn limestone blocks 0.49m x 0.14m with intermediate slabs coursed randomly (figure 10).



Figures 7 and 8 showing northern range outshot and southern dismantled Store 3

Graffiti inscribed into the door stylistically suggests that the door was in existence during the early to mid 19<sup>th</sup> Century.

Two vents measuring 0.20m x 0.20m existed within the western wall that formed the void.

4



Figures 9 and 10 showing door to Store 2 and a door of some antiquity leading to the void

A second southern outshot probably flanked the entrance to the bank barn. The stone superstructure forming the buildings fabric had been removed some time ago, to be replaced by a modern, lean-to store measuring 4.3m x 2.9m (Store 3) which has been subsequently removed (figure 8). This revealed a nineteen course high set of red sandstone quoins (0.64m x 0.30m x 0.20m) that formed the south-western corner of the main structure, a doorway measuring 1.72m x 0.85m containing a modern eight plank timber door with the elevation finished in a coarse grey, cement render.

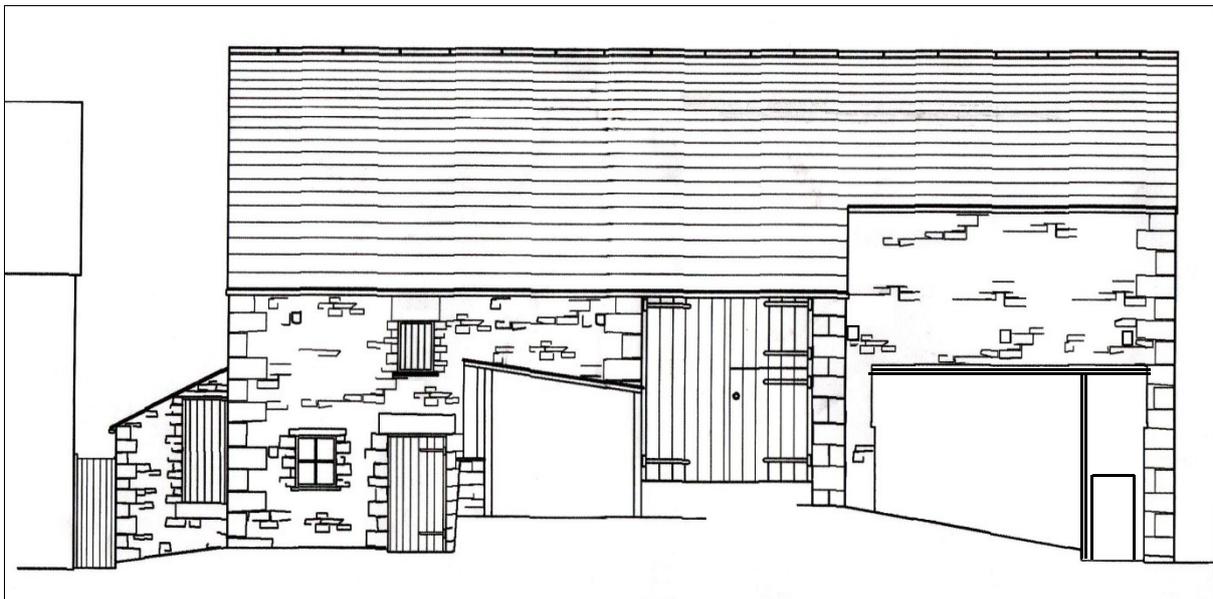


Figure 11. Western elevation of bank barn



Figure 12. Front view of bank barn

At the centre of the western elevation was a porch formed from the stone walls of two outshot buildings 2.97m apart; the northern structure still extant, the southern now a rough hewn wall.

A slight gradient formed a ramp leading up to a poorly maintained, two-part “stable door” of no great antiquity, measuring 3.00m in height and 2.75m in width.

#### South elevation

The southern elevation measured 8.6m in width and varied from 5.9m to 6.9m in height illustrating the fall for the barn. An additional 2.5m for the roof truss made the combined height approximately 8.9m.

The gable end had been left plain in roughly hewn randomly coursed limestone with no architectural embellishments.

The south-western corner comprised of 19 dressed red sandstone blocks measuring 0.69m x 0.33m x 0.18m forming stone quoins. The south-eastern corner comprised of 23 dressed, red sandstone blocks measuring 0.57m x 0.36m x 0.18m. This achieved a fall of approximately 1.00m.



Figure 13. Southern elevation of bank barn

The facade contained three evenly spaced ground floor windows containing four panes of glass. The central window possessed a rough hewn limestone lintel and sill measuring 1.24m x 0.89m whilst the flanking windows were outlined by concrete lintels and sills and measured 1.28m x 0.86m.

The elevation possessed nine air vents all measuring approximately 0.15m x 0.20m formed at three levels to ventilate the hayloft above. These were in courses of two, three and four respectively.



Figure 14. View of southern elevation of bank barn

#### Eastern elevation

The eastern elevation measured 15.2m in length and 6.7m in height, elevated a further 2.5m by the roof to a combined height of 9.2m.

It displayed the rear view of the bank barn, where it was entered at ground level. The facade had been left plain in roughly hewn randomly coursed limestone with no architectural embellishments.

The ground floor possessed three doorways that measured from south to north 2.02m x 1.06m, 2.07m x 0.90m and 1.87m x 0.82m in size, respectively. All the thresholds possessed stone lintels and were outlined in red sandstone quoins approximately 0.18m x 0.26m x 0.37m in size and maintained timber plank doors of relatively recent age.

A cattle housing lean-to measuring 4.5m x 3.1m, had been added to the northern end of the bank barn that was not keyed into the main fabric of the building. The structure had a concrete floor and contained two cattle stalls.

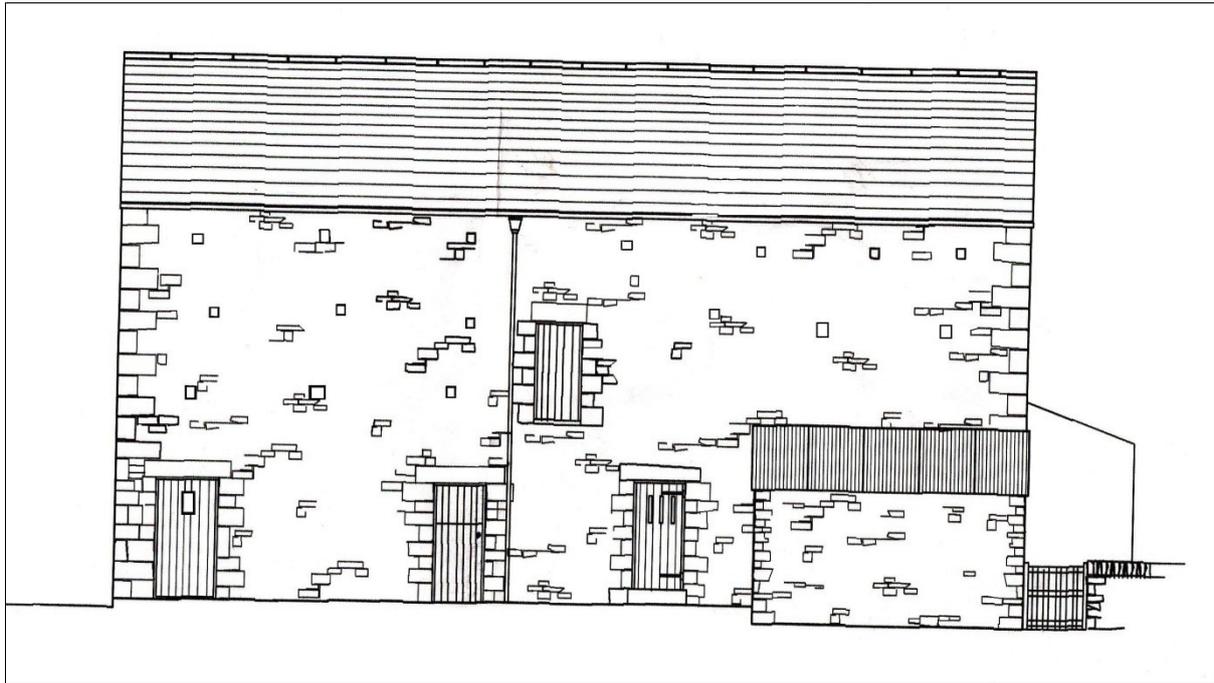


Figure 15. Eastern elevation of bank barn

This adjunct possessed a non-existent door measuring 1.94m x 0.98m with a timber surround. The building was constructed from roughly hewn limestone, randomly coursed and contained no other apertures or thresholds whilst the roof was constructed from corrugated metal sheet.

The first floor of the eastern elevation displayed a solitary window measuring 1.66m x 0.80m that contained no glass or frame but possessed a stone lintel and was outlined by dressed sandstone quoins.

The elevation possessed sixteen air vents all measuring approximately 0.15m x 0.20m formed at three levels to ventilate the hayloft above. These were in courses of three, six and seven respectively.



Figure 16. View of eastern elevation of bank barn

Northern elevation

The northern elevation measured 14m in length and 8.5m in height, elevated a further 2.5m by the roof to a combined height of 11m.

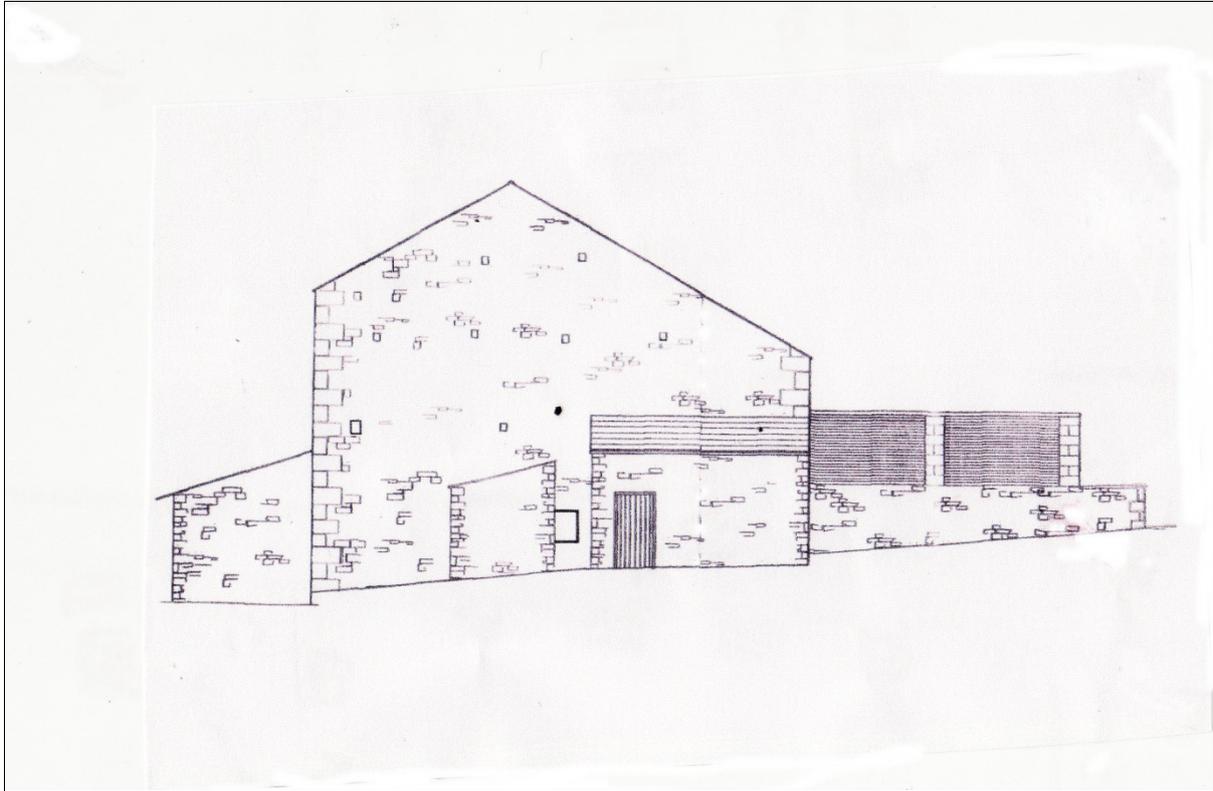


Figure 17. North elevation of bank barn

This elevation displayed the side view of the bank barn, where it entered at ground level. The facade had been left plain in roughly hewn randomly coursed limestone with no architectural embellishments except that the corners were constructed from red sandstone quoins (0.60m x 0.36m x 0.18m in size) standing 22 courses high.

The elevation possessed eight air vents all measuring approximately 0.15m x 0.20m formed at three levels to ventilate the hayloft above. These were in courses of two, four and two respectively.

A crude, small, unglazed aperture measuring 0.60m x 0.46m was present behind Store 4.

Two outbuildings, stores 1 and 4 adjoining the main structure are also illustrated in the elevation.

Store 4 measured 2.3m x 1.8m in area and stood to a height of 2.30m. It was unlight, entered by a timber door from the west and formed a rough hewn, stone lean-to adjacent to the northern elevation.

Store 1 measured 4.3m x 1.8m in area and stood to a height of 4.40m. It possessed two timber doors and formed a rough hewn, stone lean-to adjacent to the northern elevation.

Both stores bore corrugated sheet metal roofs.



Figure 18. View of north elevation showing stores 1 and 4

#### Ground floor

The ground floor of the bank barn (figure 6) covered an internal area measuring 14m x 7.3m and was partitioned into three areas: byre, cattle stalls and barn. A further area existed beneath the ramp but was inaccessible have been backfilled during the late twentieth century (B.Witterick *pers comm.*).

#### *Byre*

The byre possessed an internal area measuring 7.3m x 4.2m divided into three large stalls each containing two bays accommodating six animals at a time. Each stall was 2.06m in width and had a ceramic trough with feeders provided for eating hay.

The byres' concrete floor was raised with a shallow central gully 0.94m in width provided for "mucking out"



Figures 19 and 20. Stall within the byre and oak beams forming the ceiling

The interior of the byre was finished with a cement render, the eastern wall however was formed from randomly coursed sandstone abutting some existing stone quoins.

The ceiling comprised of four roughly finished oak beams, almost certainly re-used surmounted by a modern asbestos panel floor.

Access to the cattle stalls to the north was through a timber door measuring 0.94m x 1.84m.

#### *Cattle stalls*

The interior area that formed the cattle stalls measured 7.3m x 4.4m. The room was accessed via two doors on the eastern side of the room that lead to a central range of four cattle stalls measuring approximately 2.1m x 1.5m divided by concrete partitions. Each stall was located on a raised cobbled floor 0.18m high, accessed by a concrete path 1.15m in width to the south. A narrower path measuring 0.78m in width to the north ran behind the stalls.



Figures 21. Detail of cattle stall

The ceiling was supported by three square cut roof beams, handworked, re-used and retaining their bark measuring 0.20m x 0.20m that supported a series of joists 0.08m x 0.09m in size.

The internal rough hewn sandstone walls were finished in lime wash.

At the western end of the room, there was evidence for an infilled wall (figure 23). This comprised randomly lain, flat limestone fragments left unmortared that butted a series of dressed red sandstone quoins to the south, smoothed red sandstone blocks just to the north and lay under a timber beam. This action was clearly later than the rest of the building construction and appeared to indicate a room that was now sealed off.



Figure 22 and 23. Filled wall within cattle stalls room and detail of portals in earlier wall.

A stone-built room lay adjacent to this filled wall. This structure consisted of smooth stone blocks, randomly coursed but fixed by a white lime mortar (figure 22). The elevation contained two square portals or windows (0.56m x 0.51m) that demonstrated that the void had been backfilled with stone rubble (figure 23).

### *Barn*

The barn had an interior area of 7.3m x 4.7m and extended as an open space to the roof, a height of 9.20m.

Within the northern gable end were at least eight vents. The gable also displayed a number of concordant “through” stones reminiscent of the technique employed to build dry-stone walls (figure 26).



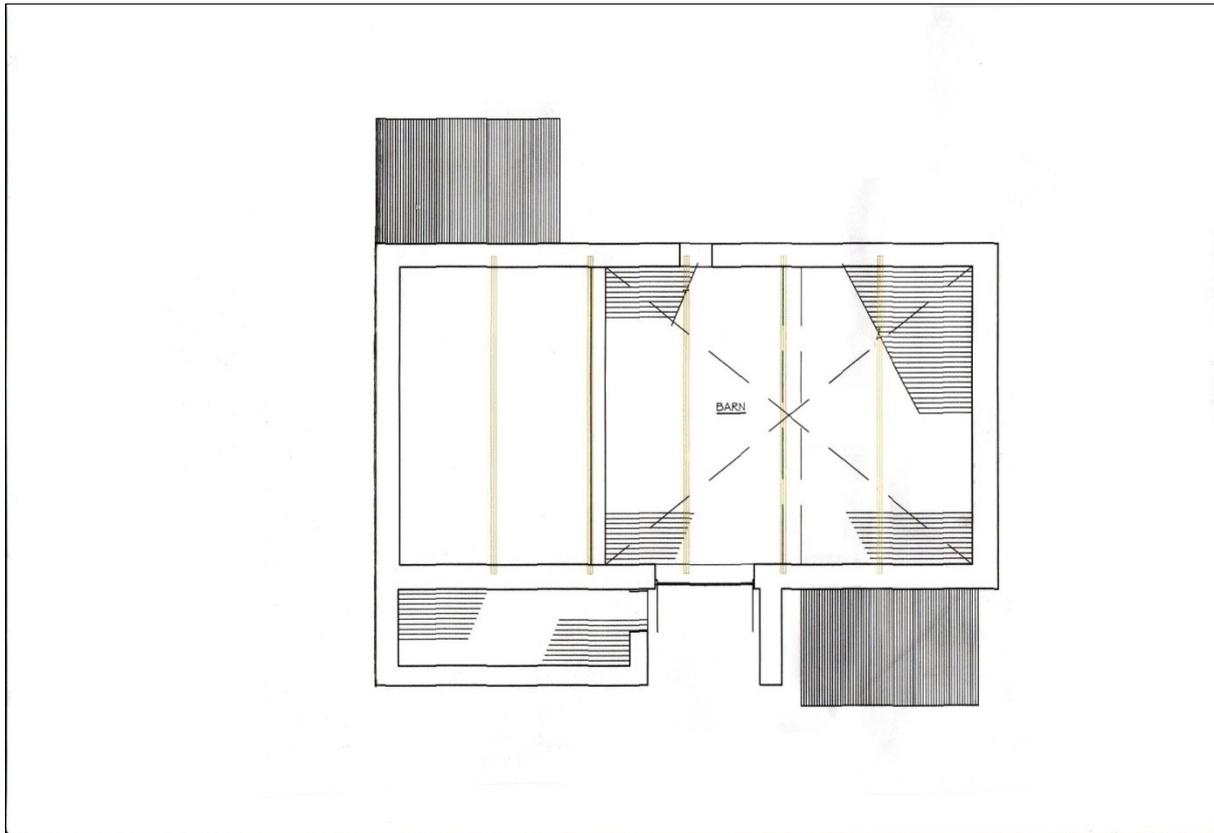
Figures 24 and 25. Chute leading into barn and detail of “throughs” in barn

A crude chute (figure 24) measuring 1.10m x 1.14m constructed from limestone was evident in the south-west corner of the barn. This may have supplied or serviced the barn or the adjacent filled void described above.

### First floor

The first floor comprised of a single room measuring 9m x 7.3m that was entered via a ramp and served as a hayloft. The superstructure comprised rough hewn stone walls, partly lime washed with “throughs” and air vents strategically located (figure 27).

Figure 26. Plan of first floor of bank barn



The hayloft was timber decked but with split levels, the southern half being 0.32m higher than the decking towards the north.

A trap door 0.80m x 0.90m provided access to the barn below.

A single window on the eastern wall without frame or glazing and measuring 0.46m x 0.59m was the only source of light apart from a series of air vents on each wall.

The northern limit of the hayloft was marked by a low stone wall surmounted by a stone coping (figure 28) that stood to a height of 1.10m and was 0.50m thick.

Forming the roof were five modern, machine-cut roof trusses resting on the shell of the building.



Figures 27 and 28. View of the hayloft looking south and partition wall with stone coping

## 6.1 Discussion

The bank barn was principally a single build constructed of rough hewn limestone and embellished with dressed sandstone quoins that were in general use from 1730 to 1850 (Brunskill 2002, 108). The technique employed appears reminiscent of dry-stone wall building whereby a large flat stone or “through” ties two faces of a stone wall and then forms a platform for the next building stage.

This example has been categorised by Brunskill as a true bank barn whereby the length of the building follows the contours of the hillside (Brunskill 2002, 105).

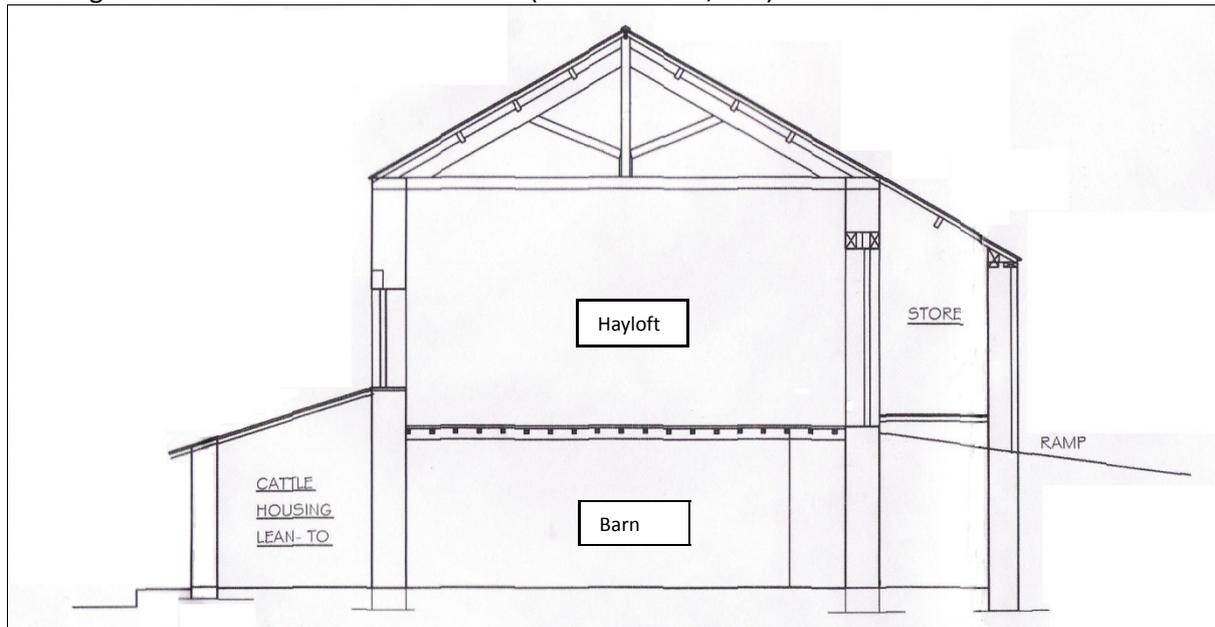


Figure 29. Cross-section through the bank barn

During the late 19<sup>th</sup> or 20<sup>th</sup> Century, outbuildings were added in a sympathetic fabric to fulfill utilitarian functions, primarily serving as stores.

The bank barn at Hill Farm appears to be large for its purpose, ostensibly the collection of hay on the first floor to be fed to livestock in the stalls and winter quarters below (figure 29).

The only uncertain element within its fabric is the enigmatic blocked room that lies directly beneath the ramp.

As the stones for this room are abutted by the remaining building fabric it would appear probable that this structural element is earlier than the bank barn. The two recesses could be interpreted as windows perhaps suggesting that an earlier modest, stone building had been built into the side of the incline, to be subsumed by the later larger bank barn.

Possibly, this blocked room served as a store when the bank barn was in use, the cool ambient temperature and the constant darkness suitable for storage of root crops and seeds.

No fireplaces or chimneys were observed suggesting that this bank barn was used for agricultural rather than domestic purposes.

## **7 ARCHIVE**

The archive for this project will be deposited with the appropriate archaeological curator, Tullie House, Carlisle. This archive has been assembled in accordance within the protocols of Management of Archaeological Projects (MAP2).

## **8 ACKNOWLEDGMENTS**

I am grateful to Mr Barry Witterick for his assistance with the fieldwork and commissioning the work. I would also like to thank Jeremy Parsons for his help and guidance with the archaeological brief and reviewing my provisional draft of this report; the staff of Carlisle Library with my research into the local history of the area and the staff of Cumbria Record Office, Carlisle with the map regression and other documentary research.

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