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## SUMMARY

Although the building was featured on the First Edition Ordnance Survey map and tithe map, there were no embellishments or architectural details that were suggestive of specific functions.

Probably, the upper floor in the barn was used as a hay loft.

A later addition on the western end of the study building served as a cart shed.

A utilitarian building that appears to date to the early to mid-19<sup>th</sup> century it has little architectural or historic merit.

The barn is in an extremely poor structural condition with an imminent threat from structural collapse; a constant hazard throughout the survey and a danger that is still present. Due to the barns poor structural condition, it cannot be converted without significant reconstruction, essentially rebuilt from scratch, thereby forgoing justification for its Grade II listing.

Of the three buildings pertaining to group value for Manor House, this is the least significant as it is a later addition to a suite of buildings possibly replacing an earlier structure formerly residing on this footprint.

## 1 INTRODUCTION

### 1.1 Project origins

Permission is being sought by the executors of the estate of the late David Burnett for the demolition of a Grade II listed barn whose structural condition has rapidly deteriorated in the last four years.

Any development has the potential to affect the character and appearance of a building of special architectural and historic interest. Demolition will affect the character and appearance of the building and, as a result, a programme of archaeological building recording has been suggested by the contractor to be undertaken prior to the demolition taking place.

In order to ascertain the historical and archaeological merits of the study building affected by this development, the contractor investigated 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 study building was located at NY 39350 58460.

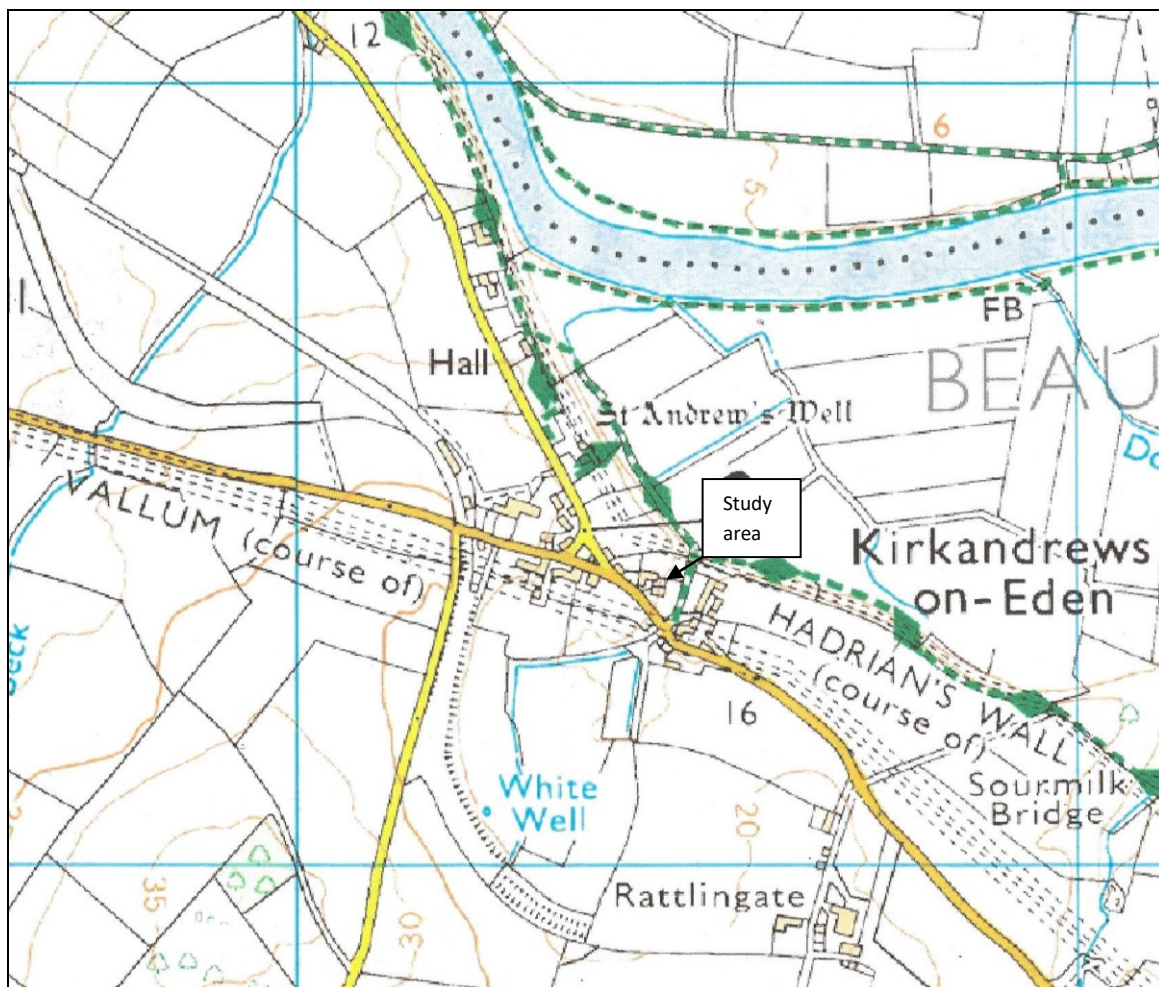


Figure 1. Location of survey. (OS copyright licence no. 100044205).

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

## **2 METHODOLOGY**

### **2.1 Project Design**

Gerry Martin Associates Ltd proposed a project design for the archaeological recording of an extant barn. This proposal 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.

Gerry Martin Associates Ltd was commissioned to undertake the desk-based assessment and an archaeological survey by the client Mr Brian Donley.

The following report has been assembled to the relevant standards and protocols of the Institute of Field Archaeologists, combined with accepted best practice.

Fieldwork took place on February 18<sup>th</sup>-20<sup>th</sup> 2013.

### **2.2 Desk-based assessment**

In accordance with the Brief, the rapid 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 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 details of landowners, occupiers and cartographic evidence.
- The Historic Environment Record, online, provided the Sites and Monuments Record describing previous archaeological reconnaissance and through electronic media showing the spatial distribution of these observations.

### **2.3 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, Tullie House, Carlisle and three copies of the report donated to the County Sites and Monuments Record, as is standard practice in Cumbria.

## 2.4 Walk-over survey

A walkover of the study area on February 18<sup>th</sup> 2013 did not suggest any upstanding monuments such as derelict buildings, walls or tofts existed.

The opportunity to examine the Manor House on February 20<sup>th</sup> 2013 strongly suggested that the house was built during the mid-18<sup>th</sup> century and no earlier structure had been integrated into the extant dwelling.

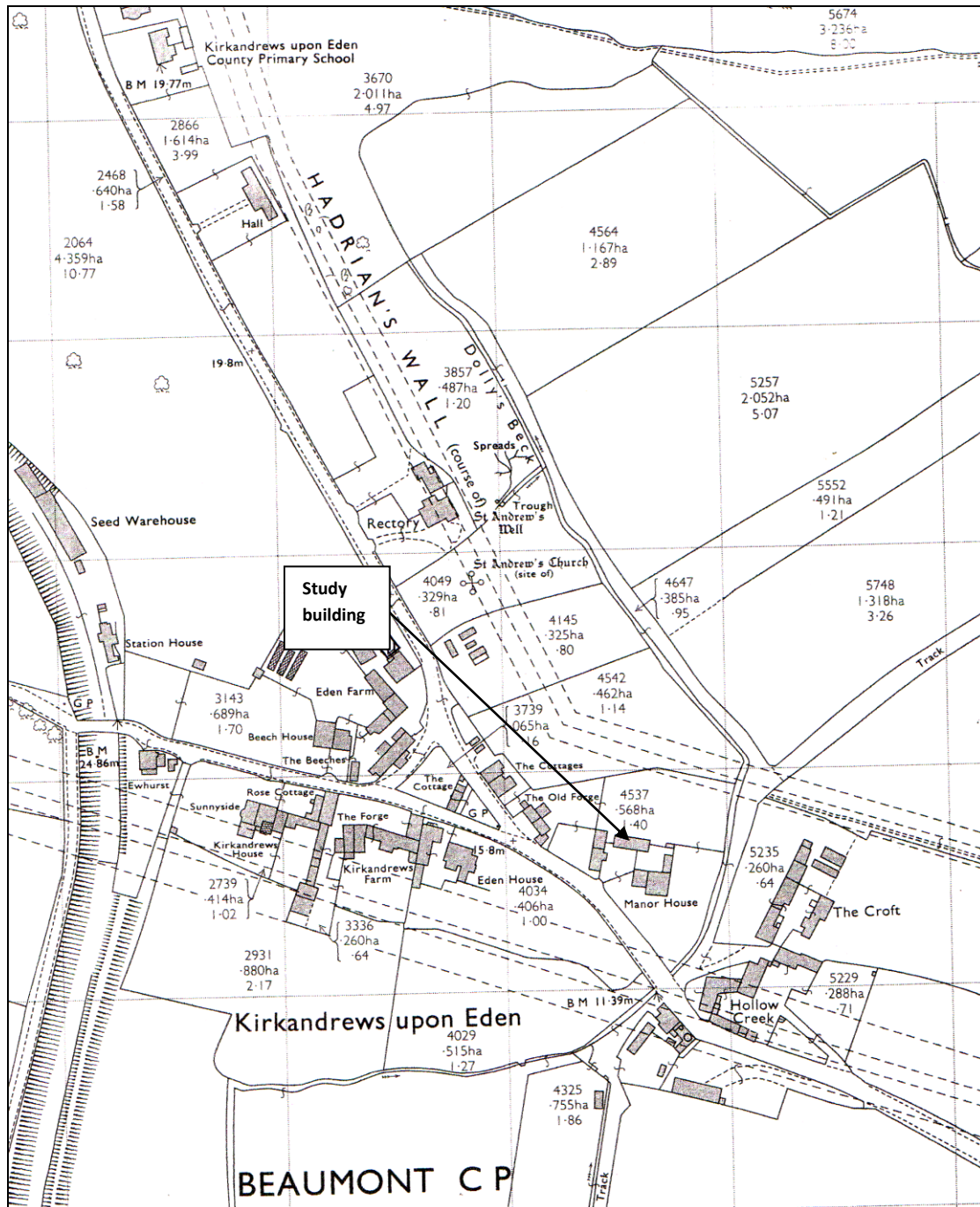


Figure 2. Location of study building (OS copyright licence no. 100044205).

### **3 BACKGROUND**

#### **3.1 Location, topography and geology**

The study building is situated on a slight bluff at circa 15m OD, the land falling away to the east towards a small beck and northwards onto the former marsh that extends westwards towards Solway marshland. Adjacent, is the Manor House in whose estate this building falls.

To the south is the Carlisle to Burgh road, Carlisle being four miles eastwards.

The local geology has produced a relatively heavy soil with a higher clay content due to the local underlying pink Boulder Clay and orange alluvial sands and gravel lain during successive glaciations between 2,000,000 and 12,000 years ago.

Solid geology comprises of bedded Permian and Triassic red sandstone lain between 200,000,000 and 300,000,000 years ago.

### **4 HISTORICAL CONTEXT**

#### **4.1 Historical background**

The study area (NY 39350 58460) lies midway between the course of Hadrian's Wall (SAM 26114) and its vallum, where it diverges westwards.

Situated on raised ground near the core of the village, the study area is in close proximity to the church of St Andrew that gives the village its name. Although re-dedicated in 1880, the earlier Medieval church no longer survives but was extant in 1687; its graveyard and probable site lies within the current precinct of the churchyard.

Works on the past history of Kirkandrews-on-Eden are limited, the most informative being the History of the United Parishes of Kirkandrews-on-Eden with Beaumont written by the Rev T. Owen Sturkey in 1887.

Curate of the parish, he died in 1897 at the age of 38 and is buried in the graveyard within the village.

His account notes that no one knew when the church fell into disuse or was taken down, although principal parts of the church fabric were removed in the late 18<sup>th</sup> Century to build the Old Rectory adjacent to the former church (Sturkey 1887).

The burial ground was still in use in 1777 and the site of the church was conspicuous. A walkover of the graveyard noted that most gravestones were of mid to late 19<sup>th</sup> Century date, whilst a small level mound at the centre of the graveyard could represent the footprint of the previous church.

The church in 1291 was not rated, as it did not exceed four marks (£2, 13s 4d) and the rector held no other benefice. In 1692, the parish was united with Beaumont and by 1771 the living was worth £70 per annum (Sturkey 1887).

Sturkey reported briefly on a number of archaeological findings discovered in the parish.

Circa 1769, a gravel pit opened on the common revealed several urns containing one human skull and ashes.

Three circular ditches measuring 5, 6 and 9 yards in diameter were uncovered, the date of discovery unknown but presumably during the 19<sup>th</sup> Century. The enigmatic description suggests that these features could be possible ring-ditches or burial mounds although his description, “the earth which has been taken out, is laid round on the outside of the ditches” is distinctly unhelpful in formulating a reliable interpretation.

Roman activity was present in the vicinity at nearby Kirksteads. In the mid-19<sup>th</sup> Century, the discovery of “an earthenware vase containing about 1,000 Roman denarii (?). The coins were of broze (sic) and principally of the reign of Constantine and Diocletian” was recorded (Whelan 1855, 170).

Kirkandrews parish was in the Barony of Burgh but granted (with Orton) to the Baron of Levington [i.e. Kirklington] in the medieval period but had been annexed back to the Barony of Burgh by circa 1600. The land was freehold by 1829.

The Burgh Barony was the ancient manor of the Bruns, Lords of Bowness, whose female heirs were bought out by Dacre Barons of Burgh in the 14<sup>th</sup> century. Earls of Lonsdale and the village rector were latterly lords of the manor although almost certainly not resident at Manor House.

In the Cumberland Lay Subsidy of 1332-33, the socage assessment for the vill of Kirkandrews was valued at £23 17 shillings and tax was levied at £1 11/- and 10d, the principal resident being John de Cargow valued at £8 (Steel 1912).

A watching brief at “The Croft” approximately 50m eastwards, revealed no archaeological activity (Martin 2004) whilst a watching brief at Eden Farm 100m westwards was also archaeologically sterile (Martin 2007).

The scheduled area covering the course of Hadrian’s Wall lies to the north of the study building whilst the scheduled area covering the Vallum is located on the south side of the road.

Sturkey claimed that Milecastle 70 was located in the former churchyard. Received wisdom suggests that this milecastle was located 350m northwards at Brae Lees, however, investigations in 2000 failed to locate it (Breeze 2006, 348).

The Historic Environment Record notes few historical sites within Kirkandrews-on-Eden; these assets are summarised below:

- 442 St Andrews Church
- 4544 St Andrews Holy Well
- 40701 Eden Farm including the farmstead, threshing barn, barns and ditches dating from the mid-18<sup>th</sup> century
- 43319 Cottage and weavers cottage

The listed building schedule undertaken on the 19<sup>th</sup> September 1984 describes the study building (Entry Number 1052322) as the following:



“Barn and stables. Late C18. Split river cobbles with red sandstone quoins, sandstone slate roof. 2 storeys, 2 bays with 2-bay extension under common roof. Plank door in quoined surround, loft above with similar surround, now partly blocked with brick. Extension to left has garage door in flattened segmental arch, casement window in partly-blocked opening above. Listed partly for G.V. with The Manor House”.



Figure 3. Tithe map of 1831 showing the study building

The tithe map illustrating the parish of Beaumont was initiated on 10<sup>th</sup> November 1827 and completed by 1831. This document QRX/1 DX/769/22 depicts the study as being extant and probably comprising three bays on account of its close proximity to an adjacent clay dabbins barn.

The study building is situated within Plot 66 (figure 3) measuring 28 perches in area and having a taxable rate of 0.584 shillings in lieu of tithes which were to become commuted to cash payments. The landowner is credited within the indenture as being John Blamire and his wife Isabella Blamire, John being a considerable local landowner.

The First Edition Ordnance Survey map of 1868 (figure 4) depicts the building as it currently stands with three bays and within the curtilage of the Manor House. The clay dabbins barn that exists within this property belonged to an adjacent property that appears to serve as an orchard but probably belonged to the Manor House estate.

Finally, Cumbria Record Office possesses probate material pertaining to Eleanor Maria Louise Curwen widow of the Manor House dating to 1933 (PROB/1933/W164a).



Figure 4. Location of the study building on the First Edition Ordnance Survey map 1868

## 5. SURVEY RESULTS

### 5.1 Methodology

The buildings in the study area were surveyed on February 18<sup>th</sup>-20<sup>th</sup> 2013 by Gerry Martin and Helen Rickwood 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 occasional flash photography.

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

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

The corpus of the report is formed from these notes and photographs. The following report describes the building, which is divided into three rooms.

## 5.2 Internal lay-out

The stone barn (NY 39350 58460) was rectangular in plan, aligned east-west and measured 16m x 5.85m and consisted of three units, Rooms 1-3 (figure 5). The building stood to a wall height of 4.20m, the ridge of a remnant roof being 6.00m above the ground.

Originally, the building had comprised of two floors but the floor joists were absent in Rooms 1 and 2 as was the roof, leaving no trusses or purlins. A shell remained that formed the superstructure of the building consisting of a randomly coursed, rubble-stone wall measuring 0.45m in width, filled with a rubble core in a lime mortar.

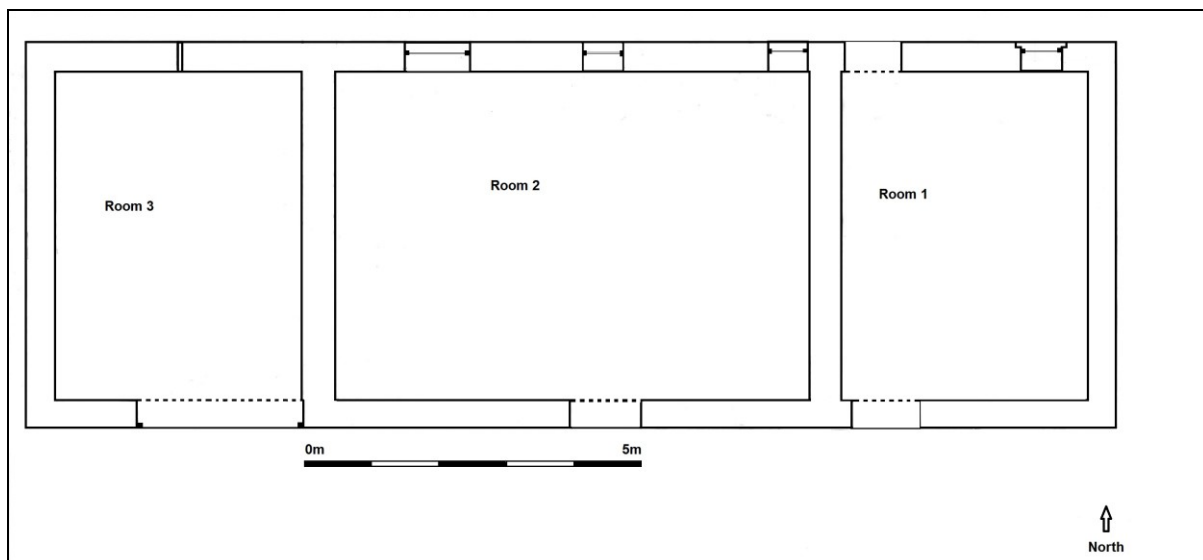


Figure 5. Floor plan of stone barn

Room 1 measured 4.90m x 3.50m and was covered in rubble the result of the roof and floor joists having collapsed and compromising the integrity of the structure.

The interior walls had not been treated leaving a surface of rounded river cobbles bonded by a lime mortar (figure 6). The principal ingress appeared to be from the north with a rear entrance within the south wall, an arrangement that confirmed its agricultural use as the main proportion of traffic would have been from adjacent fields rather than the Manor House.

A partition wall formed from rubble-stone and rounded river cobbles between Rooms 1 and 2 also measured 0.45m in width and stood to a height of approximately 2.00m. This wall was probably not originally keyed into the southern elevation as this exterior wall had fallen forward and had become detached from the partition wall (figure 7).



Figure 6. Interior of Room 1



Figure 7. Partition wall on west side of Room 1

The ground floor was probably a store with the upper storey used as a hayloft, as the northern facade possessed a wide elevated door.

Scrub and brambles had subsequently colonised the room compromising further observations.

Room 2 was inaccessible as rubble and debris blocked the only entrance into the room. The room measured 7.00m x 3.90m, the interior lacking plaster render or lime wash. A horse stall was visible within the room suggesting that this may have been stables (figure 8).

The supporting beams were unusually aligned east-west rather than north south, linked into partition party walls rather than the shell of the building. The lack of upper windows suggests that the first floor was probably once more a store or hayloft.



Figure 8. Room 2 showing horse stall



Figure 9. Room 3, lower floor

Room 3 was accessible and had been split into two levels the upper being in a very dangerous condition and negating further observation. The ground floor room measured 3.60m x 4.90m and possessed a low wooden ceiling 1.80m in height formed from timber planks and joists. The interior had been finished in lime, the floor being cobbled (figure 9). A wide door 2.50m in length strongly suggested this was a shed for carts or a carriage.

The upper floor provided access into the former first floor of Room 2 with a date stone set into the gable end. Although bearing the date stamp 1795, this feature was almost certainly a fake as it lacked age and authenticity.

Room 3 butted what had been the gable end of Room 2, indicating that the stone barn had been extended probably around the mid-19<sup>th</sup> century and definitely by 1868.

### 5.3 Southern elevation

The southern elevation comprised two major structural phases: the earliest construction towards the east consisting of a rubble-stone wall measuring 0.45m in thickness and finished with red sandstone quoins at each gable end, the latest added onto the western gable comprising a similar rubble-stone wall with red sandstone quoins but containing a wide door (figure 10). The quoins forming the façade were almost universally 0.56m x 0.30m x 0.29m in size and hand finished.

The remainder of the roof that had not already collapsed had been completely removed, but it had formerly possessed red sandstone shingles supported by hand-finished oak beams and rafters. Meticulous stacking of these roof shingles suggested that remedial action had been undertaken in order to prevent further roof collapse and consequent deterioration of the building fabric.

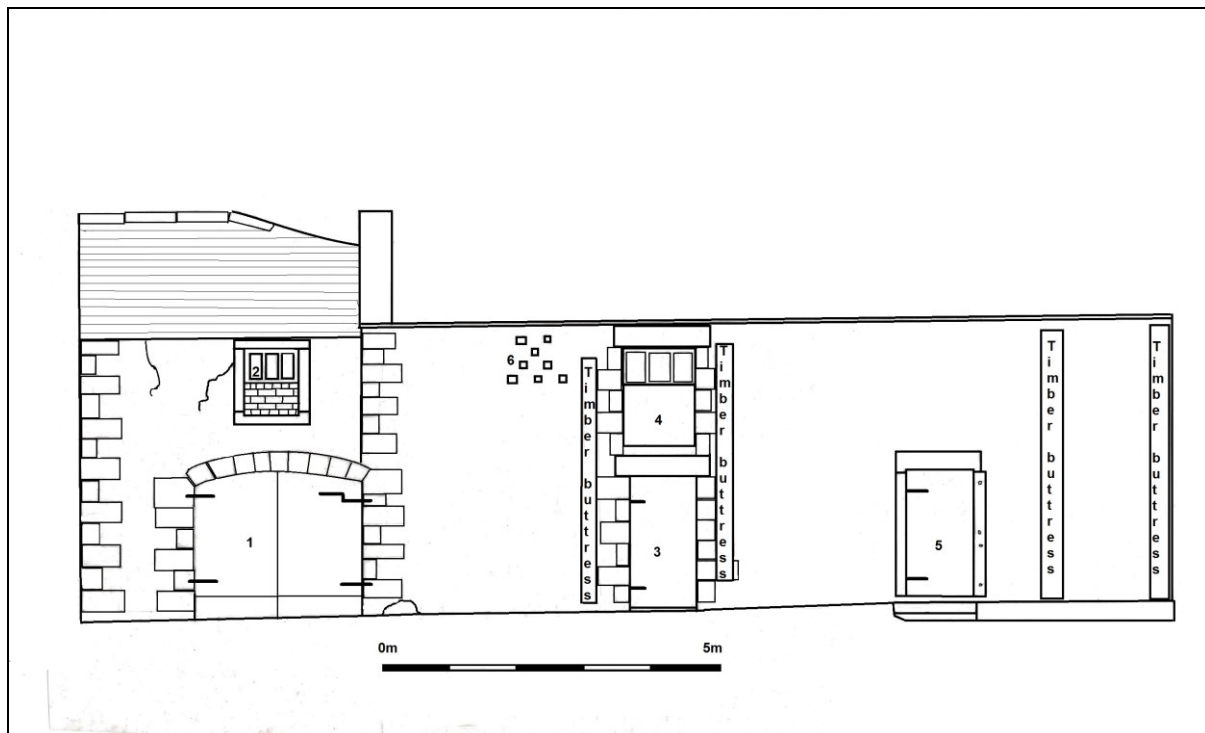


Figure 10. Southern elevation of the barn

The elevation was in a poor state of repair with clear cracks within the stonework of the western annex (figures 10 and 11).

The original building encompassing Rooms 1 and 2 had fallen forward perhaps by as much as 0.20m and was largely unsupported by the remaining building. Four timber buttresses now prop the building and are preventing further collapse of the fabric (figures 10 and 11).



Figure 11. South elevation of the stone barn

Six architectural features were observed.

1. The door to the annex measured 2.50m in width and 2.10m in height. Consisting of double-doors made from tongue and grooved planks it possessed external hinges and had been repaired. The door jamb was formed from red sandstone stone blocks forming quoins, the eastern side utilising the existing earlier western gable. A shallow arch 0.30m in thickness was formed from nine voussoirs, the end voussoir keyed into the western gable necessitating the removal of one quoin (figure 12).
2. The window within the annex possessed a plain red sandstone surround 0.11m in thickness. The bottom part of the window had been filled by bricks but the upper half of the window consisted of three glazed lights (0.40m x 0.20m) within a timber frame (figure 13).
3. A door measuring 1.90m x 0.98m provided the only access into Room 2. It could not be opened whilst the jamb was obscured by timber props. However, it was clearly defined by red sandstone quoins with a red sandstone lintel. The door was made from tongue and groove planks and sat in a slight rebate that could not be clearly viewed (figure 14).
4. An upper window was almost totally obscured by ivy. This window possessed a red sandstone sill and lintel, the surround formed from red sandstone quoins producing a symmetrical design. The opening measured 1.65m x 1.05 and was largely filled with brick although a timber window frame bearing three glazed lights (0.40m x 0.20m) was present beneath the lintel. This aperture was probably originally used as a door for a hayloft within Room 2 (figure 16).
5. Access into Room 1 was provided by a doorway measuring 1.85m x 0.98m filled by a tongue and grooved plank door. The door jamb comprised stone uprights 0.11m in thickness and a

stone lintel 0.20m in thickness. The eastern jamb possessed four small recesses that bore either former hinges or bolt-holes. It appears highly likely that this stone has been re-used from an earlier provenance (figure 17). Moreover, the door is not in keeping with the buildings prevalent architectural style suggesting that this ingress is a later amendment, probably a back door providing easy access to the Manor house.

6. Eight square plan voids approximately 0.15m x 0.15m were located just to the west of window (4). These voids were arranged in rows of three, two, one and two and probably provided ventilation for animals kept in Room 2 (figure 15). The slightly inconsistent order of these voids suggests that they represent a later adaptation.



Figure 12. Cart door (1) to annex



Figure 13. Window (2) within annex



Figure 14. Doorway (3) into Room 2



Figure 15. Air vents (6), Room 2

#### 5.4 Eastern elevation

The eastern elevation was in a serious state of disrepair and stood to a minimum height of 2.00m. The southern elevation had completely fallen away from the returning wall leaving a crack up to 0.10m in thickness (figure 18).

The eastern gable was formed from rubble-stone filled by a rubble core to form a wall 0.45m in thickness. The elevation was covered in ivy totally obscuring the north-eastern corner although it appears highly probable that red sandstone quoins enhanced the building. No architectural features were visible within the façade (figure 19).



Figure 16. Window (4), above Room 2



Figure 17. Door (5), rear access into Room 1

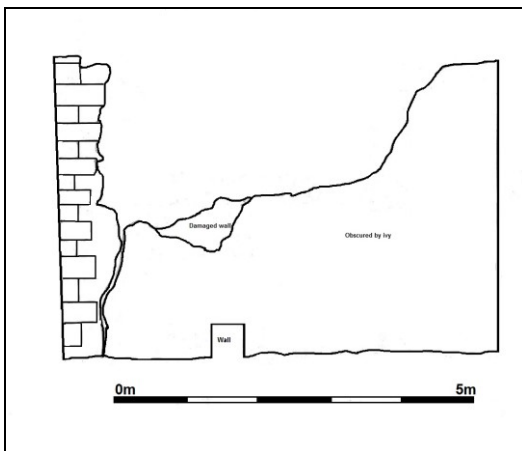


Figure 18. Eastern elevation of stone barn    Figure 19. Oblique view showing denuded eastern gable

### 5.5 Northern elevation

The northern elevation had also been seriously denuded with much of the fabric of the upper floor collapsed and in a ruinous state. The eastern end of the elevation was obscured by ivy whilst scrub prevented close examination in front of the façade (figure 20).

The shell of the building comprised rubble-stone fixed with a creamy lime mortar in places re-pointed and repaired. The walls measured 0.45m in thickness (figure 21).





Figure 20. North elevation of barn

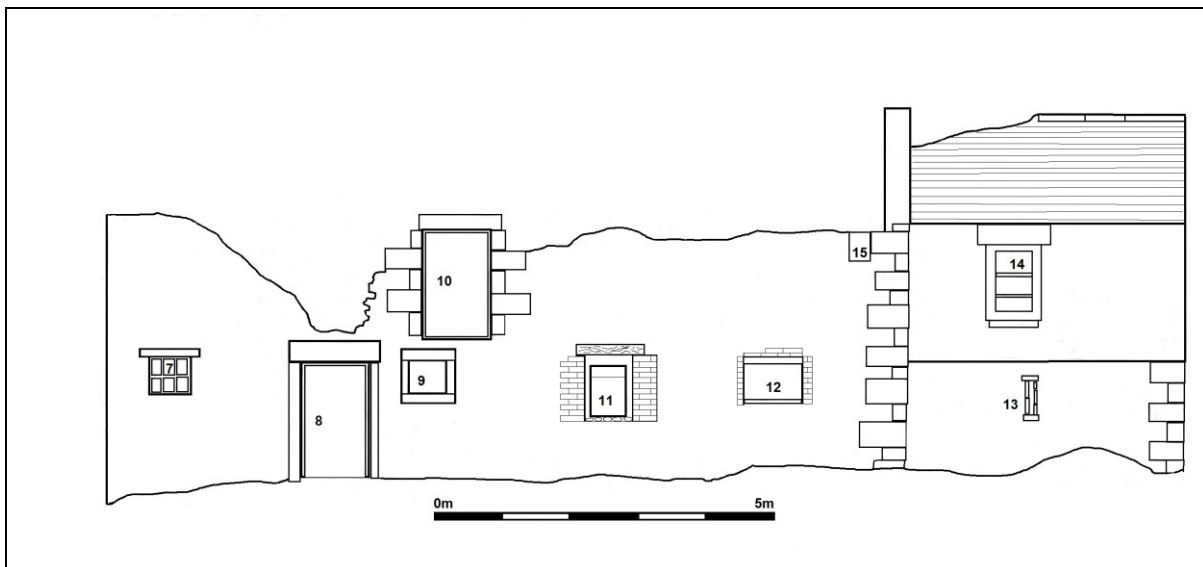


Figure 21. Northern elevation of stone barn

The eastern end was probably enhanced by red sandstone quoins but this observation was not possible. The western end of the original building was framed by red sandstone quoins approximately 0.56m x 0.28m x 0.30m in thickness, a feature perpetuated in the annex up to first floor level.

The roof above the annex was partly extant consisting of red sandstone shingles and a sandstone ridge.

Nine architectural features were observed.

7. An eastern window lighting Room 1 measuring 0.54m x 0.70m consisting of a timber lintel with a red sandstone surround. The sill has been replaced in cement, whilst *ad hoc* cement

repairs have occurred around the stone surround. The timber window frame may have been original but no glazing remains. The frame yielded six lights measuring 0.25m x 0.18m (figure 22).

8. Access to Room 1 was through a red sandstone doorway measuring 1.70m x 0.90m. The surround was 0.15m in width with a rebate that accommodated a hinged door now missing. An undecorated red sandstone lintel measuring 1.35m x 0.30m surmounted the door (figure 23).
9. An eastern window lighting Room 2 measuring 0.75m x 0.80m formed from an assortment of red sandstone masonry. The sill may have been cut from a larger piece of stone as the western limb had a slight return whereas the eastern end was flat. The undecorated lintel and uprights were uniformly 0.15m in thickness producing a light measuring 0.50m x 0.50m (figure 24).
10. A window or more likely a small door served the upper storey of Room 2. This aperture measuring 1.55m x 0.95m was highlighted through a series of concordant symmetrical red sandstone blocks with a small rebate to accommodate a door. A red sandstone lintel surmounted this arrangement (figure 25).
11. A central window lighting Room 2 measuring 0.98m x 0.75m. The surround comprises of coursed, hand-made brickwork surmounted by a decayed timber lintel. The sill is represented by rubble-stone. The window was partially filled by an uneven timber frame, partly boarded suggesting a later adaptation (figure 26).
12. A western window lighting Room 2 measuring 0.90m x 0.65m. The surround comprises of coursed, hand-made brickwork surmounted by a repaired rubble-stone lintel. The sill was represented by finished cement render above rubble-stone. The window was filled by a timber frame with a grille, partly boarded, suggesting a later adaptation (figure 27).
13. An air vent served Room 3 measuring 0.65m x 0.20m formed from squared red sandstone (figure 28).
14. An upper window serving the first floor of Room 3 measuring 1.15m x 0.80m. The window was formed from a timber surround yielding a casement window bearing three glazed lights measuring 0.25m x 0.50m. The lintel was formed from plain red sandstone but the sill was ornate consisting of sandstone dressed to form a ledge with raised relief below. Almost certainly this item came from an earlier building of some architectural pretension most probably pre-eighteenth century (figure 29).
15. An *ad hoc* air vent measuring 0.30m x 0.50m serving the upper floor of Room 2 apparently formed from the removal of a stone block within the masonry (figure 30).



Figure 22. Window (7), Room 1



Figure 23. Door (8), Room 1



Figure 24. Window (9), Room 2



Figure 25. Window (10), Room 2



Figure 26. Window (11), Room 2



Figure 27. Window (12), Room 2



Figure 28. Air vent (13), Room 3

## 5.6 Western elevation

The western elevation measuring 5.85m in width and 5.80m in height was plain, finished in two fabrics brick and stone.



Figure 29. Window (14), Room 3



Figure 30. Vent (15), Room 2

The lower half corresponding to the ground floor of the annex was formed from rubble-stone and measured 0.45m in thickness and stood approximately 2.00m in height. Red sandstone quoins framed the elevation, continuing to the roof-line on the southern side. This configuration suffered from a wide crack, bowing the southern end and seriously compromising the fabric of the building (figure 31).

The upper half was constructed in red brick, English Garden Wall style (Spence 1994, 58) and continued to the ridge (figure 32).

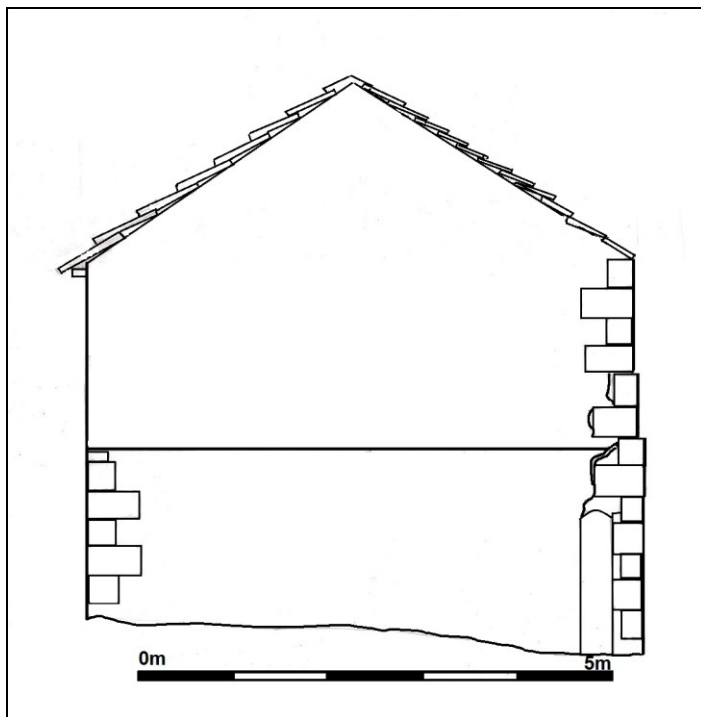


Figure 31. Western elevation of stone barn



Figure 32. Western elevation of barn

The roof was formed from red sandstone shingles.

## **6. DISCUSSION**

### **6.1 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. Moreover, neglect has also contributed to a loss of building stock.

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 historic context is lost.

In this case, the stone barn is seriously compromised by structural fatigue may be beyond conservation and a programme of preservation by record is an appropriate response in order to document this historical asset.

### **6.2 Phasing**

The stone barn consisted of two principal phases.

The original building was the rectangular rubble-stone construction comprising Rooms 1 and 2 discussed above.

The second phase was the addition of a stone and brick annex used as a cart shed forming Room 3.

### **6.3 Discussion**

This stone barn was illustrated on the 1831 Tithe Survey and the 1868 Ordnance Survey map and it would appear highly probable extant when both surveys took place.

The lack of any chimney or hearths precludes use as a dwelling, albeit the upper storey could still have been utilised for seasonal, itinerant casual labour.

The stone barn had little architectural embellishment and was designed purely for an agricultural purpose probably serving as a barn with a hayloft. During the course of its use it was extended before 1868 with the addition of a cart shed.

At the base of the stone-work on the southern elevation were some large rounded stone boulders out of keeping with the regular face of the barn (figure 33).

Possibly, these stones were the remnant stone plinths or pad-stones for an earlier barn that would most probably have been a clay dabbins structure with cruck blades.

Although featured on the tithe map, this depiction does not necessarily have to represent the current structure; a clay dabbins building intimated by remnant boulders could have been an earlier structure. However, the similar dimensions strongly suggest that the extended barn was fully constructed by 1831.

The barn was designed for the storage and conversion of grain. The crop was first stored and during the winter winnowed, the threshed grain then transported to a mill or fed to cattle. It appears to belong to a period of investment in farm buildings initiated during the later 18<sup>th</sup> Century that lasted to about 1880.



Figure 33. Rounded boulders that may have formed an earlier foundation

This period of agricultural improvement reflected three distinct phases:

- The second half of the 18<sup>th</sup> Century when demand increased from industrialising communities and transport improvements facilitated long distance trade
- The Napoleonic War 1793-1815, when there was nationally, a large rise in agricultural production and where protectionism maintained high prices
- 1815-1880 when increased mechanisation and scientific methods increased the efficiency of the Cumbrian farm (Brunskill 2002, 27-28)

Development was enhanced by the effects of enclosure that rationalised farm holdings and scientific improvements in farming that lead to greater productivity and efficiency. This evolution was reflected in the farm buildings where basic forms developed into specialised structures, culminating in designs of some ingenuity with architectural pretensions and at a considerable cost (Brunskill 2002, 95).

By the late 19<sup>th</sup> Century and during the 20<sup>th</sup> Century, Dutch barns, silage pits and on-site storage made specialised storage buildings superfluous.

The stone barn at Manor House probably belongs to the third phase of agricultural improvement (1815-1880) and would have been used for hay storage, stabling and a cart shed. Most probably the barn was constructed during the early to mid-19<sup>th</sup> Century as it is featured on both the tithe and First Edition Ordnance Survey map.

Subsequently, as agriculture declined in importance, the barn took on other uses, mainly for storage of non-agricultural items and for private use as was the case in this study.

## 6.4 Environmental impact

English Heritage Conservation Principles, Policies and Guidelines for the Sustainable Management of the Historic Environment state “If some negative impact or loss of fabric is unavoidable, mitigation should be considered to minimise harm. This will normally include making records and archiving parts of significant elements, including archaeological deposits that will be removed or altered”. (English Heritage 2008, 47).

This report has achieved that aim providing a definitive account of this study building.

The fate of the building will be subject to the advice provided by the Conservation Officer, Carlisle City Council. However, the survey noted the following points regarding the buildings integrity:

- The roof is absent as a result of probable collapse
- The absence of the roof further exposed the interior to adverse weather
- Floor joists and the rafters for the first floor are either missing or rotten
- The southern elevation is cracked and leaning forwards
- The eastern elevation has been reduced to a height of approximately 2.00m
- The northern elevation has partially collapsed
- The western elevation is cracked, the southern end leaning forwards
- Water has entered the wall core where exposed, leading to further collapse
- The internal party walls has become detached from the southern elevation
- Scrub and vegetation has colonised the interior of the building
- There is an imminent threat from structural collapse that remains extremely hazardous

Remedial action to maintain the building fabric would appear unlikely due to the unfeasibility of restoration in a building that is so poorly preserved. As the barn is Grade II listed its demolition in theory would lead to loss of a historical asset.

A Grade II listed building possesses medium heritage significance according to English Heritage. Using criteria provided for impact assessment established by English Heritage, the following table seeks to define the impact significance for its removal on four aspects of heritage value.

Concern	Evidential	Historical	Aesthetic	Communal
Architectural merit and rarity	minor	minor	minor	minor
Historical significance	minor	minor	minor	minor
Relationship to Manor House	minor	minor	moderate	minor
Visual setting	minor	minor	minor	minor
Magnitude of change	minor	minor	major	minor
Environmental change	minor	minor	minor	minor
Communal benefit	minor	minor	minor	minor
Uniqueness of the monument	minor	minor	minor	minor
Hazard as a standing structure	negligible	negligible	major	major

The removal of the building will have a high impact on the stock of historic assets but justification for its retention based on the above assessment suggests that this structure can be recommended for demolition.

In conclusion, the following points summarise that state and status of this building in its current condition.

- The barn is of limited architectural and historic significance perhaps overstated by its listed status
- The barn is dilapidated and in a dangerous condition
- Its present condition is having an adverse impact of the setting of the Manor House that can only lead to a deterioration in the fabric of the Manor House due to its lack of occupancy
- The stone barn was constructed after the Manor House possibly replacing an earlier structure and thereby lessening the importance of contemporary group value

Based on these bullet points, of the three structures listed within this suite of buildings at Manor House, the stone barn would be the least important historic asset.

## **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).

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