

**LOW BORROWDALE FARM,
TEBAY,
CUMBRIA**

HISTORIC BUILDING SURVEY

PROJECT CODE: CS00034

DATE: 29/07/2014



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DOCUMENT TITLE: Low Borrowdale Farm, Tebay, Cumbria
DOCUMENT TYPE: Historic Building Survey
CLIENT: Holker Estate
PROJECT CODE: CS00034
OASIS REF: wardella2-185150
PRINT DATE: 30/07/2014
GRID REFERENCE: NY 57906 02046

Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by Wardell Armstrong Archaeology on the preparation of reports.

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Holker Estate to undertake an historic building survey of buildings at Low Borrowdale Farm, Tebay, Cumbria, (NGR NY 57906 02046), prior to the proposed conversion and alteration of the structures to residential use (Planning Ref: 13/0159).

Low Borrowdale Farm and adjoining bank barn are Grade II listed buildings. The house was recorded in 1936 as having a date of 1685 on an *in-situ* cupboard, whilst the bank barn dates to the late 18th/ early 19th century.

The buildings are regarded as being of historic interest, and as a consequence, Cumbria County Council Historic Environment Service has requested that an historic building survey be undertaken of the structures prior to conversion as a condition of planning consent.

The historic building survey has revealed that archaeological evidence for the house appears to suggest that the dwelling contains characteristics which would indicate a 17th century date. The house was constructed as a two-storey, single-pile property with two rooms at ground level, containing the firehouse and the parlour, and with the first floor utilised as a sleeping and storage area. This plan form fits with examples of 17th century houses given by both Denyer (1991) and Brunskill (2002).

Building A appears to have originally served as stables at ground level, although the two rooms could have also been utilised as loose boxes, with a barn at first floor level. Building B was constructed to serve as a shippon/stables at ground level and as a barn above, with the slope of the land to the north-east utilised to allow access to the barn from the external ground level. As with Building A, there was no architectural detailing present to provide evidence for a date of construction, although it is present on the Tithe Map of 1841, and therefore pre-dates that. Building C appears to have been constructed as a possible 'hennery-piggery', with a privy/earth closet to its south end.

Low Borrowdale Farm is a notable example of a 17th century house which still contains enough archaeological evidence for its original plan form and internal features to be legible. Along with the farm buildings which are associated with it, it provides information on an isolated farmstead constructed at the base of a fell (where the common land could have been utilised for pasture of sheep and cattle), close to a water course and on land which could be farmed to provide crops for fodder, bedding and, if there was a surplus, for sale.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology thank Mark Carroll, Holker Estate, for commissioning the project; Jeremy Parsons, Cumbria County Council Historic Environment Service, and staff at Kendal Archives and Kendal Library for their assistance.

The historic building survey was undertaken by Fiona Wooler. The report was written by Fiona Wooler, and the illustrations completed by Adrian Bailey. The project was managed by Dave Hodgkinson, Technical Director for Wardell Armstrong Archaeology, who also edited the report.

1 INTRODUCTION AND SITE LOCATION

- 1.1 Wardell Armstrong Archaeology was commissioned by Holker Estate to undertake an historic building survey of buildings at Low Borrowdale Farm, Tebay, Cumbria, (NGR NY 57906 02046), prior to the proposed conversion and alteration of the structures to residential use (Planning Ref: 13/0159).
- 1.2 Low Borrowdale Farm and adjoining bank barn are Grade II listed buildings. The house was recorded in 1936 as having a date of 1685 on an *in-situ* cupboard, whilst the bank barn dates to the late 18th/early 19th century. The buildings are regarded as being of historic interest, and as a consequence, Cumbria County Council Historic Environment Service has requested that an historic building survey be undertaken of the structures prior to conversion as a condition of planning consent.
- 1.3 Low Borrowdale Farm is an isolated property, situated at c.240m above mean sea level, located approximately 3.5km to the south-west of Tebay, and c.3km to the west of the River Lune and the A685 and M6 motorway.
- 1.4 The property is situated in Borrowdale, not to be confused with Borrowdale near Keswick, on the north side of the Borrow Beck and at the base of Belt Howe, with Roundthwaite Common located to the north-east. The site is accessed by a single track road which leads westwards down the valley from the A685 (Figure 1).
- 1.5 Low Borrowdale Farm consists of a linear range of historic buildings, orientated north-west to south-east, with the main elevations facing south-west, and the rear elevations protected by the rising ground of Belt Howe. Modern farm buildings are present to the south and west of this range (Figure 2).

2 METHODOLOGY

2.1 INTRODUCTION

2.1.1 A Project Design for the historic building survey was submitted to Cumbria County Council Historic Environment Service prior to the commencement of work on site. The Project Design set out the methodology for the archaeological work (Wooler 2014).

2.2 RAPID DESK-BASED ASSESSMENT

2.2.1 A rapid desk-based assessment was undertaken of readily-available sources housed at Kendal Archives and Kendal Library in order to provide an historical and archaeological context to the site at Low Borrowdale Farm, Tebay.

2.3 HISTORIC BUILDING SURVEY

2.3.1 A Level 3 building survey of the structures was undertaken according to the standard and guidance set out by the Institute for Archaeologists (IfA 2008) and English Heritage (2006). A Level 3 survey comprises an analytical record of a building or buildings, which provides a systematic account of their origins, development and use, including an account of the evidence on which the analysis has been based (English Heritage 2006, 14).

2.3.2 The survey includes:

- a written description of the buildings, including their plan, form, function, age, development sequence and construction materials. The landscape and historical context of the buildings has also been considered.
- a photographic record of the buildings and their relationship with other structures in the immediate area. A selection of the digital photographs is included within this report for illustrative purposes.
- a drawn record in the form of elevations and floor plans (as existing) in order to illustrate that appearance and structure of the buildings and to support an historical analysis.

2.3.3 The purpose of the building recording was to produce a detailed record of the existing buildings prior to conversion.

2.4 REPORTING AND ARCHIVE

- 2.4.1 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'* (Brown 2011). The archive will be deposited with Kendal Archives.
- 2.4.2 A paper and digital copy of the report will be deposited within Cumbria Historic Environment Record (HER).
- 2.4.3 Wardell Armstrong Archaeology and Cumbria County Council Archaeology Team support the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk/>). The overall aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-185150**.

3 HISTORICAL BACKGROUND

- 3.1 The place name 'Borrowdale', of which there are two valleys of that name in Cumbria, is derived from the Old Norse word '*borg*' meaning '*fort*' and the Old English word '*dae*' or Old Norse word '*dalr*' meaning '*valley*'. The 'Borrowdale' near Keswick refers to Castle Crag, a British hill fort, and the 'Borrowdale' near Tebay refers to the Roman fort at Low Borrow Bridge (Lee 1998, 12; Smith 1965-66, 235). Old English was the language spoken by the Anglo-Saxons from the 6th to the 12th centuries, whilst Old Norse was the language spoken by Norwegians who colonised Iceland, Ireland, the Isle of Man, the Hebrides and north-west England from the 9th to the 12th centuries (Lee 1998).
- 3.2 There appears to have been recorded exploitation of the land in the valley of Borrowdale since at least the 16th century, although it is likely that the land around Tebay was being utilised as monastic sheepwalks and vaccaries from at least the medieval period. In 1560, Alan Bellingham is recorded as being one of Lord Wharton's Borrowdale tenants, paying 20s annual rent for sheep grazing rights, but in 1570 Wharton conveyed to Bellingham his lands and tenements in Borrowdale and Crookdale (Lambert *et al* 1996, 56). These references indicate that not only was the land in Borrowdale being utilised at this date, but the reference to 'tenements' indicates that there were dwellings in the valley, one of which may have been Low Borrowdale Farm.
- 3.3 The present house at Low Borrowdale Farm was recorded by the RCHME in 1936 as a 17th century property, which (at that date) contained a '*two-stage cupboard of the local type, with enriched upper panels, pendants and the initials and date T and T.M 1685*'. Properties of similar date were also recorded in the area, for example High Borrowdale, High Carlingill, Brockholes and several properties at Roundwaite (RCHME 1936, 225). These farmhouses appear to have been constructed following the Restoration of the monarchy in 1660 when relative prosperity came to the area around Tebay; this prosperity was sufficient enough to build new farmhouses of dressed stone, some of which were on sites that had already been used for successive houses (Lambert *et al* 1996, 75).
- 3.4 Buildings do not appear to be shown in the location of Low Borrowdale or High Borrowdale on Thomas Jefferys county map of Westmorland 1777, although properties are represented at Low Borrow Bridge located to the east. This does not necessarily indicate that no buildings were in existence at this date, however, but may reflect the small-scale at which this map was produced. Hodgson's 'Plan of the County of Westmorland' 1823-1825 does include, and labels, both the farms located in Borrowdale, and at the base of 'Bretherdale Common'. This

source appears to show the buildings at Low Borrowdale as being L-shaped in plan but the scale of this map does not allow for accurate interpretation (Figure 3).

- 3.5 The earliest cartographic source consulted, which shows the buildings at Low Borrowdale Farm in detail, was the Tebay (western portion) Tithe Map which dates to 1841. This map shows a linear range of buildings set central to a series of fields on the north side of the beck, with a smaller building to the west. The Apportionment which accompanies the map indicates that at that date, Low Borrowdale Farm and its associated land (totalling c.110 acres), was owned by Rev. John Hoggarth Swale and was occupied by Thomas Clark. The following fields were associated with the farm which are labelled as plot numbers on the map (see Figure 4): Far Grassing (10), Near Far Grassing (11), High Holme (12), New Close (13), High Field (14), Great Garth (15), Little Garth (16), Fell Paddock (17), Low Field (18), Road (19), House and Fold (20), Low Holme (21) and Low Belt How (23).
- 3.6 The First Edition Ordnance Survey map of 1867 shows the isolated character of 'Low Borrowdale' and 'High Borrowdale' which is situated slightly further up the valley to the north-west; both set within enclosed fields between the base of Roundthwaite Common and the beck. The buildings at Low Borrowdale are shown as F-shaped in plan, orientated north-west to south-east, with a spring labelled to the west and wooded areas to the north and south-east. The Garage does not appear to be shown on this map (Figure 5).
- 3.7 By 1898, when the Second Edition Ordnance Survey map was published, the buildings which form the present study all appear to be in existence, including two small outbuildings, one to the west and one to the south, with the access track clearly shown entering the site from the east. A sheepfold is also annotated to the south-west of the buildings, providing some indication of the economy of the farm in the late 19th century (Figure 6).
- 3.8 Various 19th and early 20th century trade directories were sampled for any entries relating to Low Borrowdale. The earliest entry which specifically names the farm is quite late (1885), therefore apart from information gained from the Tithe Map and Apportionment of 1841, the individuals who occupied the property are unclear:

Source	Entry
History, Directory and Gazetteer of Cumberland and Westmorland, W Parson and W White 1829	Neither Low Borrowdale nor High Borrowdale is specifically named. Farmers listed as residing in Borrowdale: William Allen (no farm name attributed), Robert Atkinson (High Carling Gill), William Dodd (Borrow

Source	Entry
	Bridge), William Jackson (Low Carling Gill), Christopher Langstrath (no farm name attributed), John Wilson (Lunes Bridge)
Tebay Tithe Map and Apportionment 1841	For Low Borrowdale: Landowner – Rev. John Hoggarth Swale Occupier – Thomas Clark
History, Topography and Directory of Westmorland and Lonsdale North of the Sands, P J Mannex 1849	Neither Low Borrowdale nor High Borrowdale is specifically named. The only farmer listed in 'Borrowdale' (under Tebay) is Michael Allon
History, Topography and Directory of Westmorland with Lonsdale and Amounderness in Lancashire, Mannex & Co. 1851	Neither Low Borrowdale nor High Borrowdale is specifically named. The only farmer listed in 'Borrowdale' (under Tebay) is Michael Allon
History, Topography and Directory of Westmorland, T F Bulmer 1885	Richard Parker, farmer, Low and High Borrowdale
Kelly's Directory of Cumberland and Westmorland 1914	John Robert Parker and Richard Robinson, graziers, Low Borrowdale Chris Mitchell, farmer, High Borrowdale
Kelly's Directory of Cumberland and Westmorland 1921	<i>'Borrowdale, 2 miles SW of Tebay Station is a deep, romantic vale, traversed by a beck, a feeder of the Line, and containing two farmhouses'</i> Ralph Metcalfe, farmer, Low Borrowdale Chris Mitchell, farmer, High Borrowdale
Kelly's Directory of Cumberland and Westmorland 1925	Ralph Metcalfe, farmer, Low Borrowdale Ralph Beadle Metcalfe, farmer, High Borrowdale
Kelly's Directory of Cumberland and Westmorland 1929	Thos Metcalfe, farmer, Low Borrowdale Ralph Beadle Metcalfe, farmer, High Borrowdale

Source	Entry
Kelly's Directory of Cumberland and Westmorland 1934	Anthony Thos Metcalfe, farmer, Low Borrowdale Ralph Beadle Metcalfe, farmer, High Borrowdale
Kelly's Directory of Cumberland and Westmorland 1938	Anthony Thos Metcalfe, farmer, Low Borrowdale Jas Thompson, farmer, High Borrowdale

3.9 Kendal Archives have some drawings of unknown date (but appear to be early 20th century) which relate to proposed modifications to an agricultural building at Low Borrowdale Farm; these relate to Building B, and provide some information on the use of the internal spaces (Plates 1 and 2).

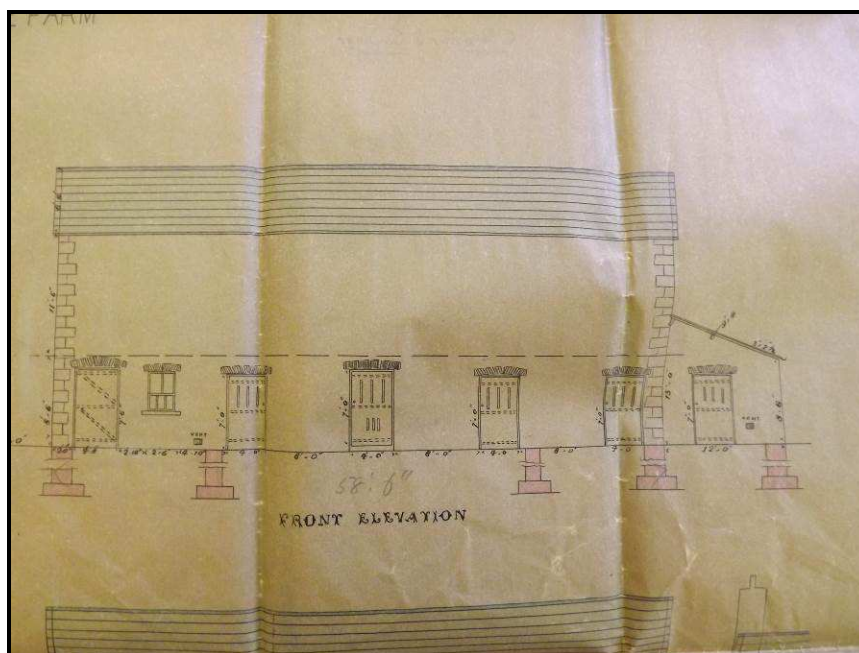


Plate 1: Undated drawing for alterations to a farm building at Low Borrowdale Farm (Kendal Archives Ref: WDB 35 1079)

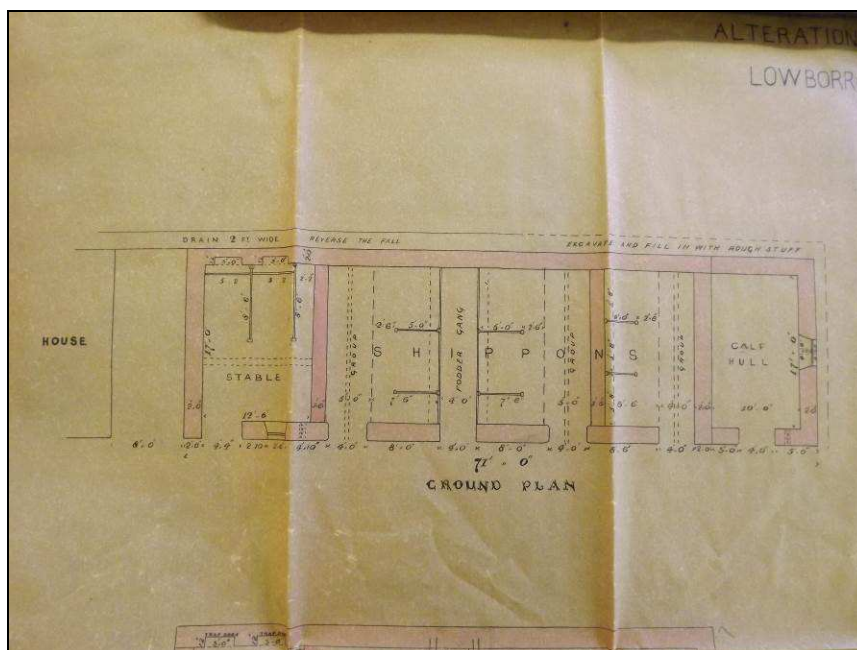


Plate 2: Undated floor plan for alterations to a farm building at Low Borrowdale Farm (Kendal Archives Ref: WDB 35 1079)

4 HISTORIC BUILDING SURVEY

4.1 INTRODUCTION

- 4.1.1 The historic building survey was undertaken on the 15th July 2014. The survey was concerned with the house and adjoining agricultural buildings. Although some of the buildings were in use for storage, the interior of the structures were clear enough to allow inspection for any fixtures and fittings of historic interest.
- 4.1.2 Existing elevations and floor plans of the buildings are reproduced as Figures 7 and 8. For ease of reference the structures referred to below are labelled on Figure 2.

4.2 THE HOUSE

- 4.2.1 The house is located between Buildings A and B, with Building A adjoining the north-west end, and Building B separated from the house by a 20th century link (Figures 2 and 7). The house is orientated north-west to south-east with its main elevation facing to the south-west, and its rear (north-east) elevation facing towards the slope of Belt Howe, presumably to provide a degree of protection against the weather. It was also noted that the complex of buildings was also surrounded by mature trees to the north-east side; these would also have provided some weather protection for the property (Plates 3 and 4).
- 4.2.2 The main body of the house is two-storeys in height, one room deep with extensions to its north-east side. It is constructed of coursed slate rubble, with a graduated slate gabled roof and two chimney stacks, one on the ridge line at the south-east end of the building, and the other repositioned, or inserted, on the south-east ridge of Building A (Plate 4).
- 4.2.3 The main south-west elevation of the house has a central gabled porch, which has within its interior side benches, and which protects the main entrance that has a segmental arched head (Plates 5 and 6). To the west of this porch, at ground floor level, there are two windows with lintels constructed of slate laid vertically to form an arch, and with concrete sills. Both of these windows, as well as those at first floor level directly above, appear to be relatively modern, with little evidence for the earlier fenestration at this location (Plates 5 and 7).
- 4.2.4 To the east of the porch there is a large modern window, with the same form of slate lintel, and two inserted windows above, the smaller of which now provides light for the bathroom. There is evidence for two former windows in this elevation, one directly above the porch at first floor level, and the second located at ground level, close to the south-east end of the elevation (Plates 5 and 8); this appears to have been a

- 'fire window' which would have originally provided natural light for the inglenook fireplace within the interior (Brunskill 2002, 67).
- 4.2.5 At the northern end of the south-west elevation a clear construction break was observed between the house indicating that Building A had been constructed after the house, and during its construction the chimney flue for the house has seemingly been replaced or newly-inserted to be accommodated within the new build (Plate 5 and Figure 7).
- 4.2.6 The south-east elevation of the house is partly obscured by the insertion of a corrugated gabled roof to provide a covered area between the house and Building B. Features of note in this elevation include the projecting chimney stack from first floor level, and a small window which would have lit the attic space (Plate 9).
- 4.2.7 The north-east elevation of the house has three phases of extensions, although the central section (the kitchen) may actually have formed part of the original build. A modern conservatory is present at the south end of this elevation (Plate 10), and the larder appears to have been created by the installation of a pitched roof and masonry wall between the kitchen and Building A. The central section, which presently houses the kitchen at ground level and a bedroom at first floor level, is of two storeys, is gabled with a slate covered roof, and has the remains of a chimney stack against its north-east facing side (Plate 11). There is some possible evidence for an earlier phase of building at the base of the north-east elevation of this section, as shown by some projecting stonework (Plate 12); however, this may have related to an internal bread oven, which will be referred to below (see 4.2.15 and Plate 23).
- 4.2.8 The interior of the house is accessed from the main entrance in the south-west elevation, or through the conservatory (Figure 8). The main entrance provides access into the living room, historically known as the 'firehouse' or 'houseplace'; this was the setting for the main daytime domestic activities and also acted as a central circulation place. Typically, as is the case at Low Borrowdale Farm, the main door opened into the firehouse so that the family had to pass through it to get to the sleeping quarters, the buttery and the parlour, and it was often the only heated room in the house (Denyer 1991, 18-19).
- 4.2.9 Features of note in the living room include evidence for an inglenook fireplace in the south-east wall, surviving as a thick timber firebeam, although the fireplace itself has been replaced by a range which is set in an earlier fire surround (Plates 13 and 14). This beam may have originally supported a chimney-hood, essentially a stone-built or lath and plaster inverted cone, which would have extended upwards into the first floor space, and into a stone-built flue. Attached to the timber beam is a wooden plaque with the inscription 'T M T 1685' (Plate 15). This appears to be the inscription that was noted by the RCHME in 1936,

- which had been part of a cupboard present at that date (RCHME 1936, 225).
- 4.2.10 To either side of the fireplace/range there are small recesses and cupboards, one of which may have been a salt or spice cupboard (although its original door has been lost), and another which utilises the former fire window opening (Plates 16 and 17, and see Plate 8 for the external side of the blocked fire window). The splayed recess to the left-hand side of the range may have been used as a 'keeping hole' for a lamp or some fireside implements (Plate 16; Brunskill 2002, 67).
- 4.2.11 To the western side of the living room there is a snug, which is now separated from the living room by a modern block wall, possibly in the location of a panelled or stud wall. The snug may have originally been the parlour, which in the 17th and 18th centuries was used as a best bedroom, and was generally unheated. The term 'parlour' conjures up the idea of a small sitting room, and that is what this room became in many houses during the 19th century when a second flue and fireplace was added to it (Denyer 1991, 49).
- 4.2.12 The snug at Low Borrowdale Farm has a fireplace in the north-west wall (Plate 18); this may be a later insertion as suggested by the way the flue has been incorporated into the fabric of the farm building (Building A) located on the opposite side of this wall (see Plate 5). In the north-east wall of the snug there is a window with Yorkshire sash casement (Plate 19); the opposite side of the window is located in the larder (see Figure 8), which indicates that the larder was a later insertion, as has already been suggested above.
- 4.2.13 To the north-east side of the living room there is the two-storey section of the house which presently houses the kitchen at ground floor, and a bedroom above. This appears to be original to the house and may have functioned as the 'buttery', a room used as a larder or pantry where both food and eating utensils were stored (Denyer 1991, 48).
- 4.2.14 This room presently has a stone staircase to its south-west side providing access to the first floor of the house. Recesses below the staircase provide storage space (Plate 21). In the north-west wall of the kitchen there is a doorway with splayed reveals, which now provides access to the larder (Plate 22). This may have been the original back door, as there is evidence that the larder is a later creation.
- 4.2.15 Of note in the kitchen is the presence of a stone-built bread oven in the north-east corner. This survives as a beehive-shaped deep recess within an area of stonework which projects out from the main wall (Plate 23), possibly indicating that it was a later insertion or that this wall has been partly rebuilt, as has been noted from the exterior (see Plate 12). The bread oven interior is constructed of stone, with a flat base, although there are higher sections to each side of the base (Plate 24).

4.2.16 According to Susan Denyer, during the 18th century, as wheat bread came to be more regularly baked, some farms and cottages had their large, wide hearth fires adapted for cooking bread more easily by the insertion of beehive-shaped ovens into the back wall of the fire (Denyer 1991, 26). This does not appear to have been the case at Low Borrowdale Farm, and instead the bread oven appears to have been inserted into the wall of the buttery/kitchen. Bread ovens had a small wooden door which was flush with the wall (although no evidence for the door survives), they had no flue and the interior was often lined by clay bricks or red sandstone, although no evidence for either of these was noted in this example. A documentary reference from 1800 clearly describes how the bread oven worked:

'Lay a quantity of shavings or light dry fuel in the centre of the oven and some small branches of faggot wood upon them; over these place as many of the larger branches as will make a tolerably large fire, and set light to it. From one to two hours will be required to heat the brick oven thoroughly. When the fire is burnt out and the red pulsing ceases, scrape out the charcoal, letting it drop down through the slot at the oven door. Then take a large clean mop, dip it in hot water, and mop over every part of the inside of the oven, clearing out the last of the dust, and leaving a little steam within the oven. Leave the oven closed for some little time, to even the heat, before you open it and fill it. Once the bread is packed in, do not open the oven door till two hours have elapsed' (Denyer 1991, 27).

4.2.17 To the northern side of the kitchen is the larder, accessed through the doorway shown on Plate 22. This square room has whitewashed walls, and a stone flagged floor. All around the room there are stone shelves supported by brick piers, and wooden shelves at a higher level. In the centre of the room there is a large stone table which would have allowed for the preparation of foodstuffs. In the south-west wall is the window already noted from the snug (Plates 25 and 26). It is notable that the larder, the place where perishable and non-perishable goods would have been stored (and the possible predecessor, the current kitchen), is located to the north-east side of the house, which is provided by a degree of shelter by the rising ground and trees. The northern side of the property would have had less sun, meaning that the rooms to that side of the house would have been cooler, an important factor prior to the use of refrigeration. The main south-west facing elevation would have faced the sun, obtaining as much heat and natural light as possible for the living room and snug, and the first floor bedrooms.

4.2.18 The first floor of the house is accessed by the stone staircase present against the south-west wall of the kitchen (see Plate 20 and Figure 8). At the top of the stone steps, in the north-west wall of the

kitchen section of the house, there is a small window with splayed reveals (Plate 27). This window has been blocked-up following the installation of the monopitch roof of the larder, a further indication that the present larder is a later creation.

- 4.2.19 The current first floor plan of the house consists of three bedrooms, and a bathroom at the south-east end (Figure 8). These rooms are separate by stud walls, which do not appear to be relatively old, however the floorboards, where exposed, are of oak and are historical (Plate 28).
- 4.2.20 The underside of two tie beams relating to the roof structure are visible, particularly from the short corridor (Plate 29). These may indicate that the present ceiling has been inserted; according to Susan Denyer, until the main bedroom of the house moved upstairs (what is now the snug), the first floors of houses were lofts open to the roof and were used for storage and as sleeping accommodation for children of the family and for servants (Denyer 1991, 51). Evidence for the first floor having been originally open to the roof space is provided by the existence of two small windows, either side of the flue, in the south-east gable of the house (only one of which can be seen from the exterior, see Plate 9), although the roof space was difficult to photograph at the time of survey (Plate 30). The roof trusses appear to consist of principal rafters, tie beams and struts, all constructed from hand cut timber, with some wooden pegs visible, although restricted access made an assessment of the roof structure difficult. It was noted that some of the walls in the roof space have plastered which suggests that it was utilised as living space.
- 4.2.21 The bathroom at the south-east end of the house is a relatively modern creation. This space appears to have originally been taken up by the large chimney hood which was set over the hearth fire on the ground floor (see Denyer 1991, 20-23 or Rollinson 1974, Plate 20, for surviving examples in the Lake District).



Plate 3: South-west elevation of the house and farm buildings at Low Borrowdale Farm



Plate 4: View looking over Low Borrowdale Farm from the high ground to the north-east



Plate 5: South-west elevation of house



Plate 6: Detail of main entrance housed within the porch, south-west elevation



Plate 7: South-west elevation of the house showing modern windows



Plate 8: South-west elevation showing modern window openings and blocked fire window



Plate 9: South-east gable of house showing attic window to left of the projecting chimney stack



Plate 10: View looking north-west showing the modern conservatory against the north-east elevation of the house



Plate 11: Two-storey projection to the main house, north-east elevation



Plate 12: Detail of projecting stonework at base of central projection to the north-east elevation of the house



Plate 13: Detail of the large timber beam and later range, living room



Plate 14: Detail of range with fire surround, living room



Plate 15: Detail of former cupboard inscription, now attached to the beam in the living room

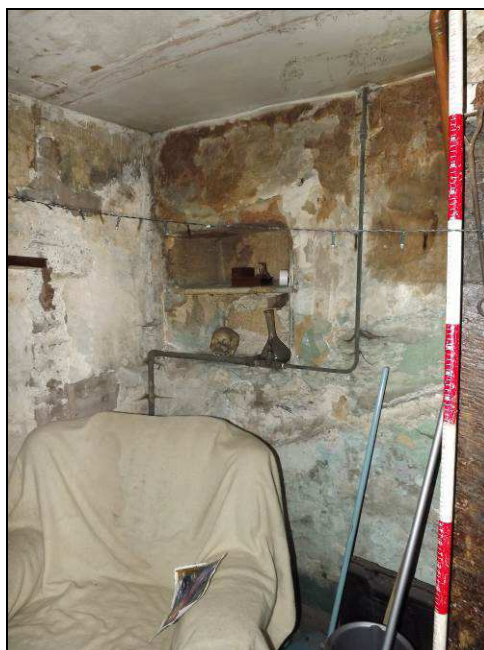


Plate 16: Detail of small recess, south-east wall of living room



Plate 17: Detail of cupboards in the south corner of the living room



Plate 18: North-west wall of snug (former parlour) showing possible inserted fireplace (Scale = 2m)



Plate 19: North-east wall of the snug showing the window opening (Scale = 2m)



Plate 20: Detail of stone staircase in present kitchen of house



Plate 21: Detail of recesses below the staircase in the kitchen (Scale = 1m)



Plate 22: Detail of door to larder in north-west wall of kitchen (Scale = 1m)



Plate 23: Detail of bread oven in north-east corner of the kitchen (Scale = 1m)



Plate 24: Detail of the interior of the bread oven



Plate 25: Interior of larder showing window in south-west wall (Scale = 1m)



Plate 26: Interior of larder showing stone and wooden shelves (Scale = 1m)

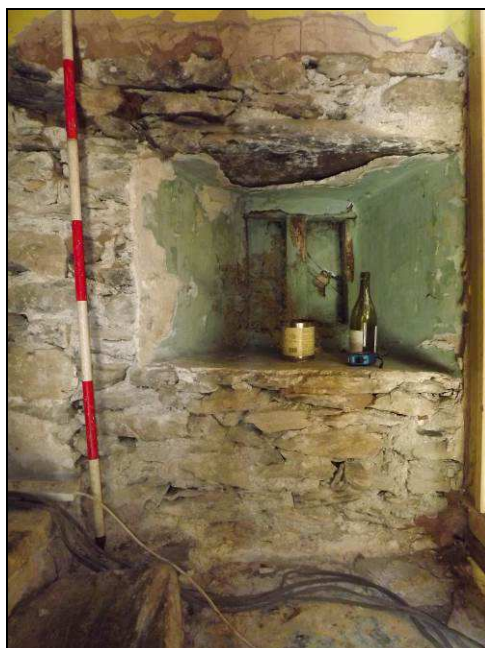


Plate 27: Detail of now blocked window, top of stone staircase

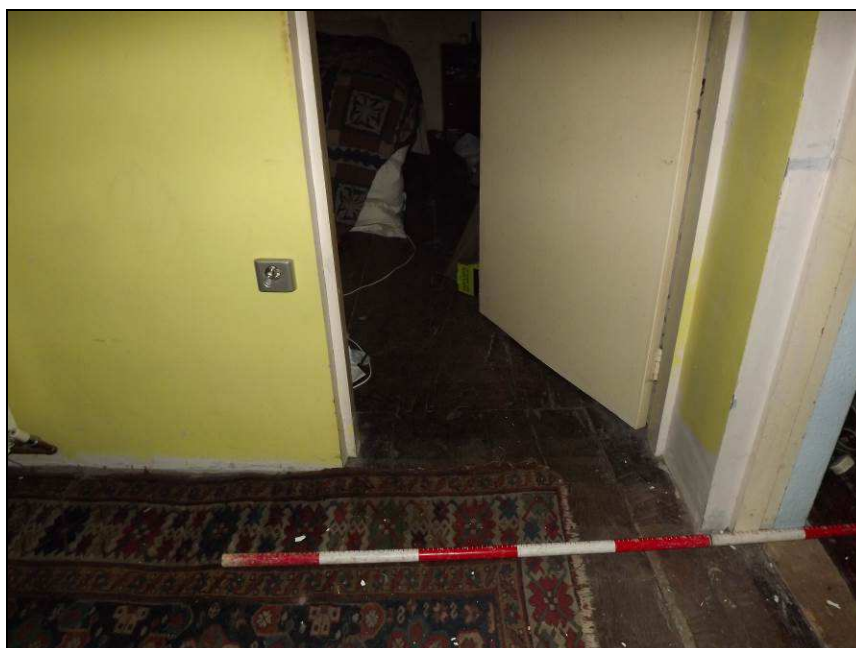


Plate 28: Detail of surviving oak floor boards, first floor of house



Plate 29: Detail of first floor corridor showing exposed roof tie beams



Plate 30: View looking down the loft showing two small windows in the south-east gable

4.3 BUILDING A

- 4.3.1 Building A adjoins the north-west end of the house (Figure 2). As already noted, there is a clear construction break visible between the house and this building, indicating that the house was in existence first, although when Building A was erected it appears that a fireplace and associated flue and chimney were inserted for the snug (former parlour), within the south-east wall of this structure.
- 4.3.2 This is an L-shaped two-storey structure constructed of roughly coursed masonry with projecting through-stones. The roof is currently partly covered in modern material, although the south facing section is laid in diminishing course of slate. The chimney on the ridge line, as already noted, relates to the house (Plate 31).
- 4.3.3 The south elevation has two doorways at ground level, both with heads constructed of vertical pieces of stone and with a horizontal drip mould above to throw rainwater away from the opening (Plate 32). To the west side of this elevation there is a vertical break between Building A and the Garage, indicating that the Garage is a later addition (historical mapping appears to show that the Garage was constructed between 1867 and 1898).
- 4.3.4 In the north-west elevation of Building A there is a large doorway which, due to the change in ground level, can be accessed from this side of the building. It is clear that when this agricultural structure was constructed, the slope to the east of the site was utilised to create a bank barn which gives access to, what is effectively the first floor, from ground level. The large doorway has a square head and vertical jambs, and there was no evidence for door fittings at the time of survey. This elevation shows the monopitch roof of the Garage which is laid in diminishing courses of slate (Plates 34 and 35).
- 4.3.5 The north-east elevation of Building A is gabled and the only feature of note is a square 'pitching hole' (which also has a drip mould above) which would have been used to transfer hay/straw into the barn (Plate 36).
- 4.3.6 Internally, Building A is divided into two at ground level, and is presently in use as a workshop and a coal store (Figure 8). Within the interior of the coal store it is possible to note the flue for the fireplace in the snug, however there is no evidence in this room for its original function. It is possible, along with the workshop (Plate 37), that both of these rooms may have been used as stables given the close proximity to the house.
- 4.3.7 The interior of the upper barn was noted to be a large open space, open to the roof, with a stone flagged floor (Plate 38). This part of Building A (labelled as 'Upper Barn' on Figure 8) may have been used to store hay, straw or cereal crops, as suggested by the open space and the presence of the pitching hole in the north-east elevation. The south-west wall of

the upper barn shows a void over the coal store since a first floor has been removed, and a storage area over the workshop; both of these areas may have been used to store fodder for the horses housed in the stables below (Plate 39). The roof structure of the upper barn consists of two king post roof trusses with struts, constructed from machine-sawn timber (Plate 40).

4.4 BUILDING B

- 4.4.1 Building B is a long rectangular, two-storey structure, orientated north-west to south east, in line with the house and Building A, but is partly obscured on its south-west side by a modern agricultural shed (Figure 2 and Plate 41). This building is constructed from uncoursed masonry with quoins and through stones, and has a corrugated sheet roof to its south-west side, and slate roof laid in diminishing courses to its north-east side.
- 4.4.2 This is the building which is shown on early 20th century alteration plans, reproduced above as Plates 1 and 2.
- 4.4.3 The main, south-west facing elevation of Building B now has three doorways (one providing access to a single-storey lean-to at the south-east end), and four windows, however vertical breaks in the masonry below three of these windows indicates that they were formerly doorways, as shown on the early 20th century elevation drawing (see Plate 1) (Plates 43 and 44; Figure 7). Apart from the northernmost window (former doorway), the lintels of these openings are formed by vertical pieces of stone, as already noted in the house and Building A (Plate 44).
- 4.4.4 The north-west gable of Building B is partly obscured by the link between it and the house, however it was possible to note an owl hole near the apex. The south-east gable, partly obscured by a lean-to, also has an owl hole, which would have allowed access for owls to control vermin within the building (Plate 45).
- 4.4.5 As with Building A, when Building B was constructed the slope of the land to the north-east was utilised in order to provide first floor access from ground level. The north-east elevation of Building B clearly shows this, with a large doorway central to the wall being level with the ground (Plates 46 and 47). The jambs of this doorway were vertical, with no rebates, and there was no evidence for fittings for the doors at the time of survey (Plate 48). Towards the southern end of the north-east elevation there is a square pitching hole (Plate 49).
- 4.4.6 The interior of the ground floor of Building B can be accessed through the doorways in the south-west elevation (Figure 7). The whole of the ground floor of this building has more latterly been utilised as shippon (cowhouse or byre) as shown by the stalls, central manure passage,

water troughs and tethering bars (Plates 50 and 51). The present arrangement appears to differ from the early 20th century plans (see Plates 1 and 2) suggesting that there has been some modifications (although it must be noted that the existence of plans and elevations does not indicate that the proposed works were carried out). In line with the main entrance into the shippon there is a segregated area which houses a ladder that provides access to the first floor of the building (Plate 52).

- 4.4.7 The first floor of Building B, accessed from ground level to the rear of the structure (see Plate 47), is an undivided space that is open to the roof structure (Plate 53). The interior is divided into six bays by five roof trusses consisting of rafters and collars of machine-sawn timber (Plate 54). The use of collars, rather than tie beams, would have provided a greater head height for when the barn was full of hay/straw/crop. The trusses that are present now appear to have replaced earlier examples as evidenced by six notches along the wall plates on the long axis where the ends of earlier trusses would have been set (Plate 55). There was no evidence for ventilation slits in this building, but a degree of ventilation would have been provided by the window and door openings, and by some sections of ceramic pipe set within the walls.

4.5 BUILDING C

- 4.5.1 Although it does not form part of the present survey, this small building will be briefly referred to here as it appears (or a building is shown at this location) on historical mapping from the mid-19th century onwards (see Figure 4 for example).
- 4.5.2 This is a single-storey rectangular building constructed from roughly coursed masonry with quoins (Plates 56 to 58). It is orientated roughly north to south, with the openings in the east elevation facing the house and farm buildings (Plate 56). The east elevation has two doorways and two windows with modern Yorkshire boarding above. Internally there is evidence that it had more recently been used as a shippon, possibly for calves given its size, but originally it may have been pig sties. A hole with a ledge in the north elevation is characteristic of a hatch for hens; on traditional Cumbrian farmsteads hen coops and pig sties are often found in association, and were known as a 'hennery-piggery' (Plate 57).
- 4.5.3 At the south end of Building C there is a small lean to which still retains its privy/earth closet in the form of a wooden bench with a hole (Plate 59). Privies are also often found in association with pig sties/hen houses, presumably due to the close proximity of these small buildings to the house. The earliest documented evidence in the Lake District for this association comes from Knipe Fold, Hawkshead, where an account of 1798 referred to the building of a 'pig-sty, necessary [privy] and ash house' (Denyer 1991, 108).



Plate 31: South-west elevation of Building A



Plate 32: Detail of one of the doorways in the south-west elevation of Building A
(Scale = 2m)



Plate 33: Garage at north-west end of Building A (Scale = 2m)



Plate 34: North-west elevation of Building A and the Garage



Plate 35: Large doorway in the north-west elevation of Building A



Plate 36: North-east elevation of Building A showing the pitching hole



Plate 37: Interior of workshop, Building A



Plate 38: Interior of upper barn, Building A



Plate 39: View looking south west from the upper barn showing the spaces over the coal store and the workshop, Building A



Plate 40: Detail of upper barn roof trusses, Building A



Plate 41: View of Low Borrowdale Farm from the south showing the corrugated sheet roof of Building B to the right of the house



Plate 42: South-west elevation of Building B partly obscured by a modern shed



Plate 43: South-west elevation of Building B showing present doorway and windows



Plate 44: South-west elevation of Building B showing former doorways (now converted to windows) and an inserted window (Scale = 2m)



Plate 45: South-east elevation of Building B showing the square owl hole



Plate 46: View looking south-west from the north-east side of Building B showing the increase in ground level



Plate 47: North-east elevation of Building B



Plate 48: Detail of jamb of doorway, north-east elevation of Building B



Plate 49: Pitching hole, north-east elevation of Building B



Plate 50: Interior of shippon in Building B showing stalls to either side of a central manure passage (Scale = 2m)



Plate 51: Detail of one of the stalls in the shippon



Plate 52: Detail of ladder to first floor, interior of shippon, Building B (Scale = 2m)



Plate 53: View looking south-east showing the interior of the barn, Building B



Plate 54: Detail of roof structure, Building B



Plate 55: Detail of redundant housing for a roof truss and ceramic pipe ventilation, Building B



Plate 56: East elevation of Building C (Scale = 2m)



Plate 57: North elevation of Building C



Plate 58: North and west elevations of Building C



Plate 59: Detail of privy/earth closet, Building C

5 CONCLUSION

- 5.1 The rapid desk-based assessment undertaken prior to the historic building survey has revealed that there is some documentary evidence for occupation and land use in the Borrowdale valley since at least the 16th century. The present house was recorded by the RCHME in 1936 as an example of a 17th century property, and an inscription and date 'T and T M 1685' was noted on a cupboard within the house. The present range of buildings, which includes the house, Building A and Building B, appears to have been in existence since at least the mid-19th century, although the listed building description records Building A as being of late 18th or early 19th century date.
- 5.2 The historic building survey has revealed that archaeological evidence for the house appears to suggest that the dwelling does contain characteristics which would indicate a 17th century date. The house was constructed as a two-storey, single-pile property with two rooms at ground level, containing the firehouse and the parlour, and with the first floor utilised as a sleeping and storage area. This plan form fits with examples of 17th century houses given by both Denyer (1991) and Brunskill (2002).
- 5.3 There is evidence for an inglenook fireplace in the firehouse (present living room) with a possible spice cupboard, fire window and 'keeping hole'. The present kitchen, with bedroom above, is located in a two-storey addition to the house, however there was no archaeological evidence to suggest that this did not form part of the original build, although it is a possibility. The bread oven in the kitchen appears to have been inserted, as suggested by the disturbance in the masonry; as Denyer notes that these were generally inserted into houses in the 18th century (Denyer 1991, 26), it is possible, therefore, that the two-storey section in which it is located, pre-dates that.
- 5.4 Building A appears to have originally served as stables at ground level, although the two rooms could have also been utilised as loose boxes, with a barn at first floor level. There is a clear construction break between this building and the house, with a flue having been incorporated into this structure when a fireplace was inserted into the snug. This addition of a new fireplace for the snug (former parlour or best bedroom) also fits with recognised developments in Cumbrian houses; Denyer suggests that the parlour became a sitting room in the 19th century (with the best bedroom moving upstairs), at which point fireplaces were generally added (Denyer 1991, 49). This may, therefore, indicate that Building A dates to the 19th century, although as is common with farm buildings, no architectural evidence allows for a more accurate date for construction, and it is possible it may be earlier.

- 5.5 Building B was constructed to serve as a shippon/stables at ground level and as a barn above, with the slope of the land to the north-east utilised to allow access to the barn from the external ground level. As with Building A, there was no architectural detailing present to provide evidence for a date of construction, although it is present on the Tithe Map of 1841, and therefore pre-dates that.
- 5.6 Building C appears to have been constructed as a possible 'hennerypiggery', with a privy/earth closet to its south end. This is a common arrangement on traditional farm buildings in Cumbria.
- 5.7 Low Borrowdale Farm is a notable example of a 17th century house which still contains enough archaeological evidence for its original plan form and internal features to be legible. Along with the farm buildings which are associated with it, it provides information on an isolated farmstead constructed at the base of a fell (where the common land could have been utilised for pasture of sheep and cattle), close to a water course and on land which could be farmed to provide crops for fodder, bedding and, if there was a surplus, for sale.

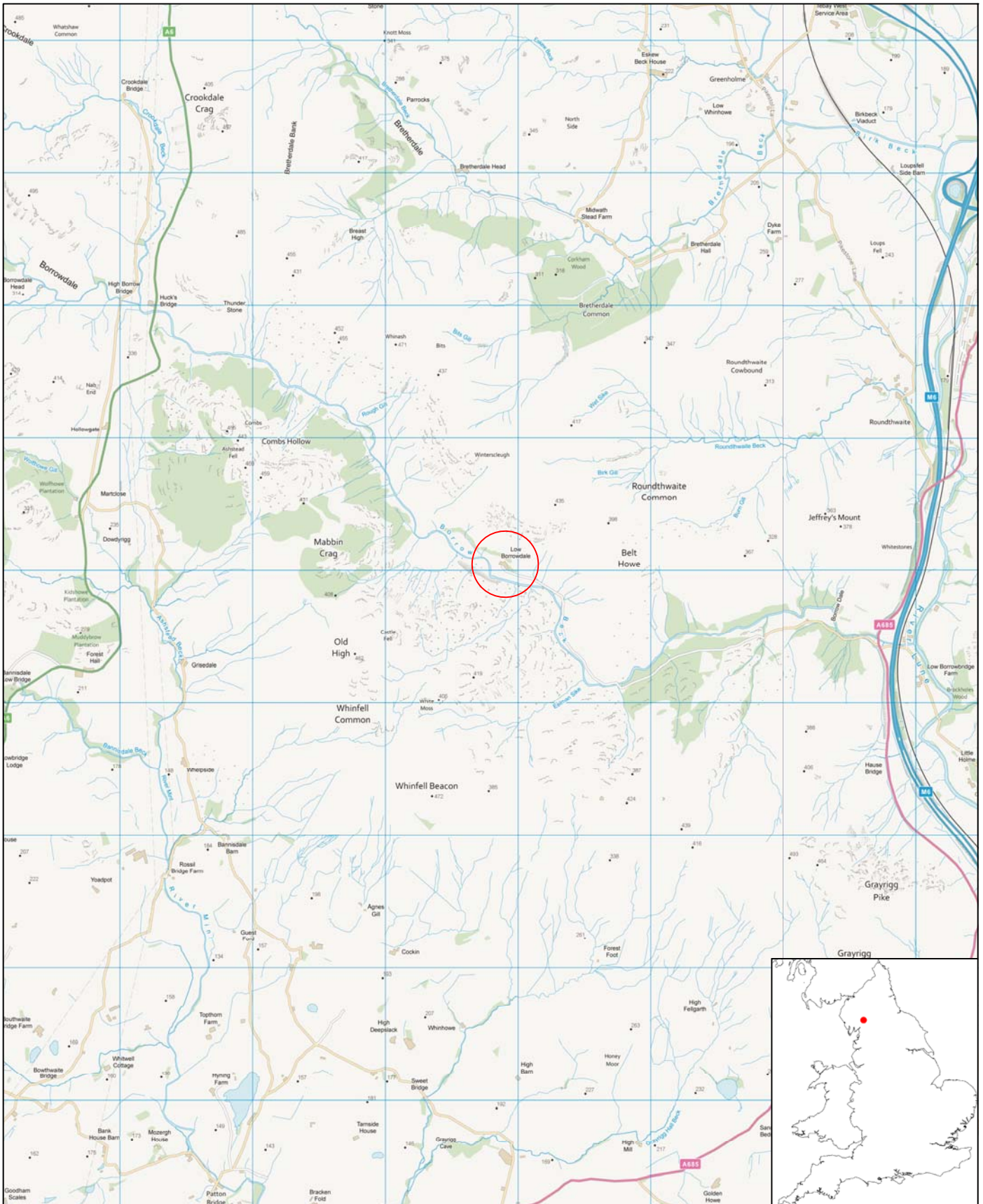

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Maps

- Hodgson's '*Plan of the County of Westmorland from an Actual Survey taken during the years 1823, 24 and 25*'
- '*A Plan of that part of the Township of Tebay West of the River Lune in the Parish of Orton, Surveyed by M & J Turner*' [Tithe Map] 1841
- First Edition Ordnance Survey Map 1867, 6" to 1 mile scale, Westmorland Sheet 28*
- Second Edition Ordnance Survey Map 1898, 25" to 1 mile scale, Westmorland Sheet 28.15*


APPENDIX: FIGURES





Wardell Armstrong
Archaeology
2014

PROJECT: Low Borrowdale Farm, Tebay, Cumbria
 SCALE: 1:40,000 at A4
 REPORT No: CS00034
 CLIENT: Holker Estate
 DRAWN BY: AB
 DATE: July 2014
 FIGURE: 1

KEY:

 Site location



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Figure 1: Site location.



Wardell Armstrong
Archaeology
2014

PROJECT:

Low Borrowdale Farm,
Tebay, Cumbria

CLIENT:

Holker Estate

SCALE: 1:500 at A4

DRAWN BY: AB

DATE: July 2014

KEY:



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REPORT No:

CS00034

FIGURE:

2

Figure 2: Detailed site location.



Figure 3: Extract from Hodgson's 'Plan of the County of Westmorland', 1823-1825.



Wardell Armstrong
Archaeology
2014

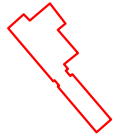
PROJECT:
Low Borrowdale Farm,
Tebay, Cumbria

CLIENT:
Holker Estate

SCALE: c.1:4,000 at A4

DRAWN BY: AB

DATE: July 2014

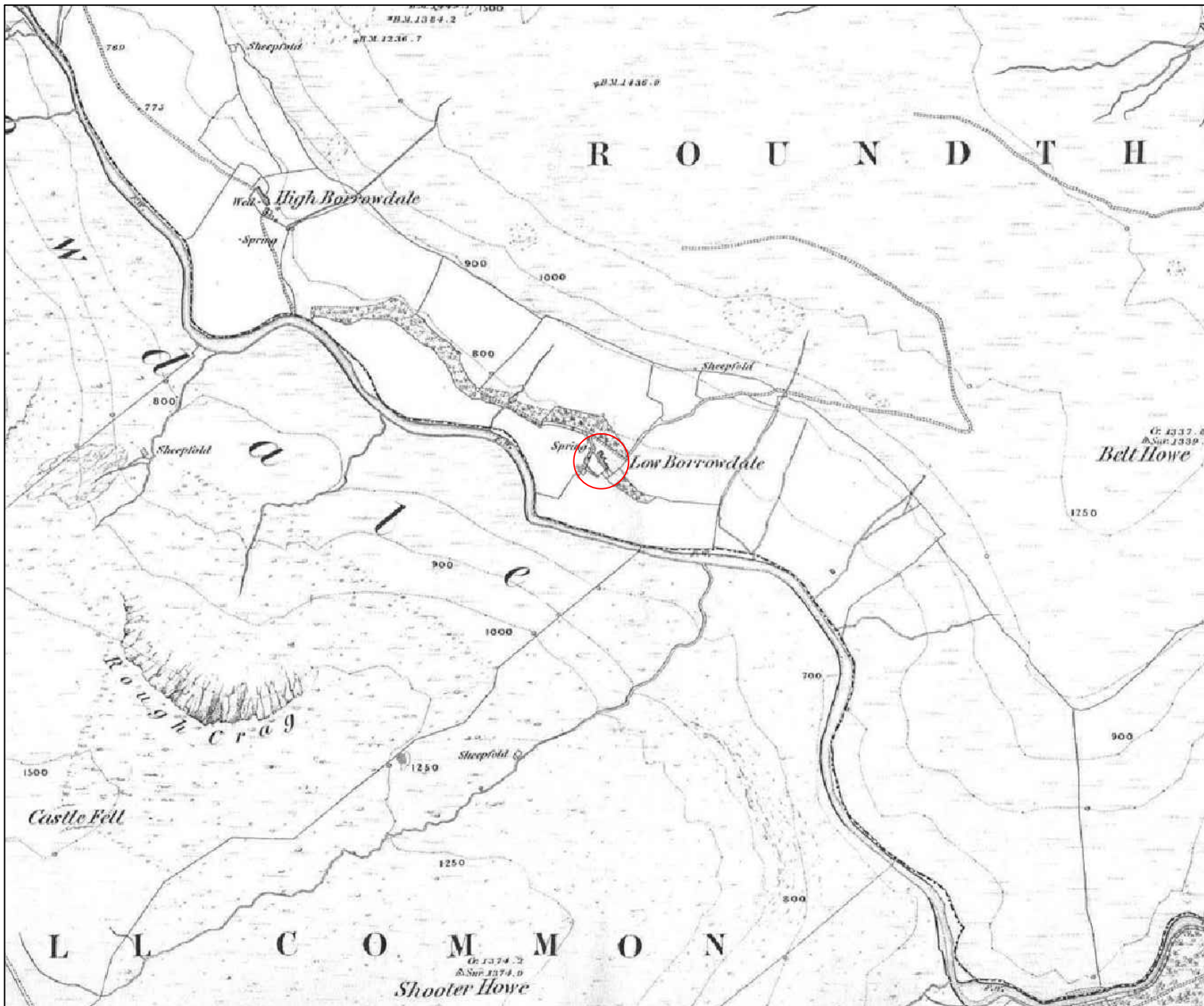
KEY:
 Site boundary



REPORT No:
CS00034

FIGURE:
4

Figure 4: Extract from Tebay Tithe Map (western section), 1841.





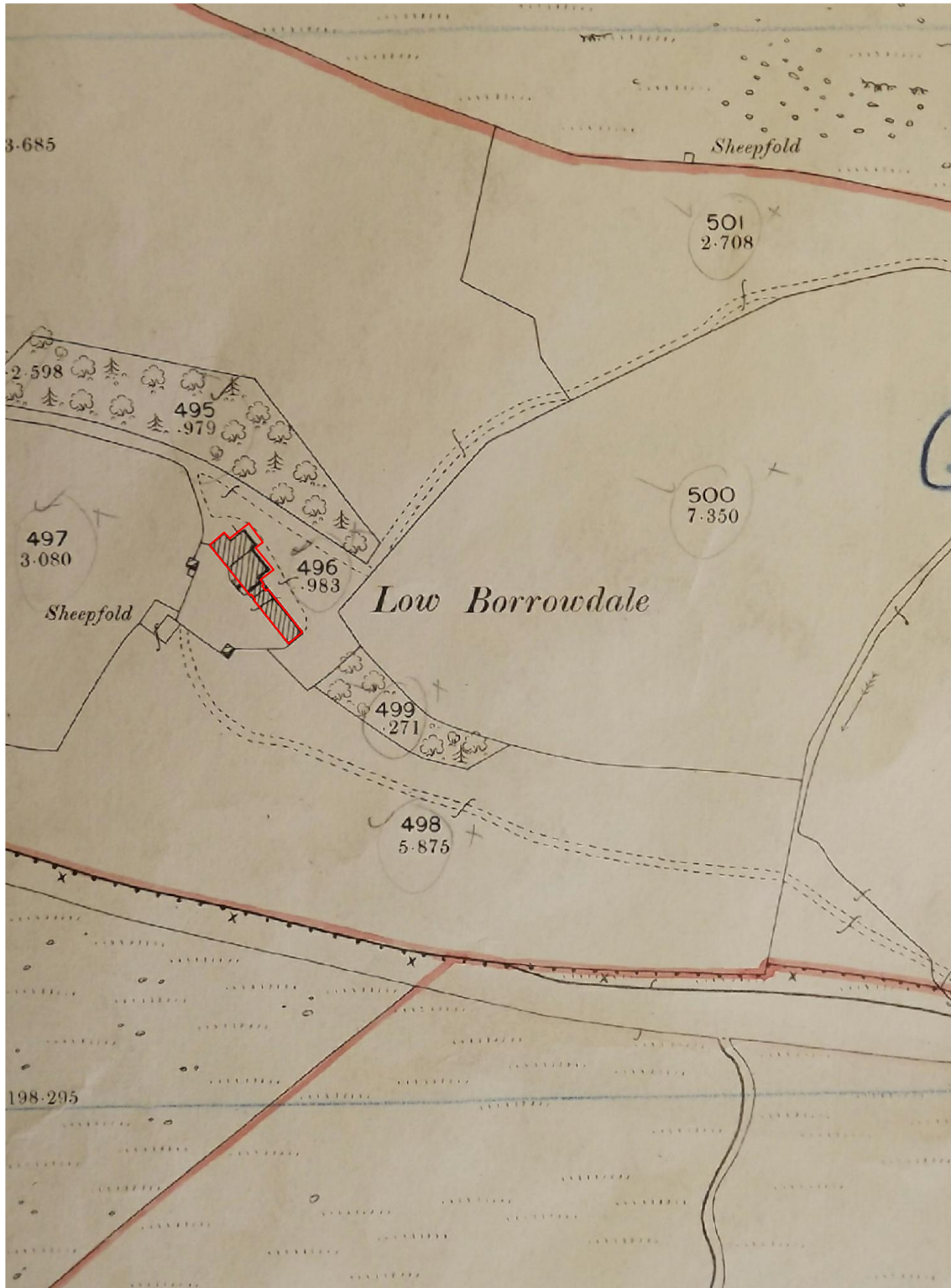
PROJECT:	Low Borrowdale Farm, Tebay, Cumbria
CLIENT:	Holker Estate
SCALE:	c.1:12,500 at A4
DRAWN BY:	AB
DATE:	July 2014
KEY:	 Site location
	
REPORT No:	CS00034
FIGURE:	5

Figure 5: First Edition Ordnance Survey Map, 1867 (6" to 1 mile scale).






	<p>PROJECT: Low Borrowdale Farm, Tebay, Cumbria</p> <p>SCALE: c.1:2,000 at A4</p> <p>REPORT No: CS00034</p> <p>CLIENT: Holker Estate</p> <p>DRAWN BY: AB</p> <p>DATE: July 2014</p> <p>FIGURE: 6</p>	<p>KEY:</p>  <p>Site boundary</p>	
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Figure 6: Second Edition Ordnance Survey Map, 1898 (25" to 1 mile scale).

PROJECT:

Low Borrowdale Farm,
Tebay, Cumbria

CLIENT:

Holker Estate

SCALE: 1:250 at A3

DRAWN BY: AB

DATE: July 2014

REPORT No:

CS00034

FIGURE:

7

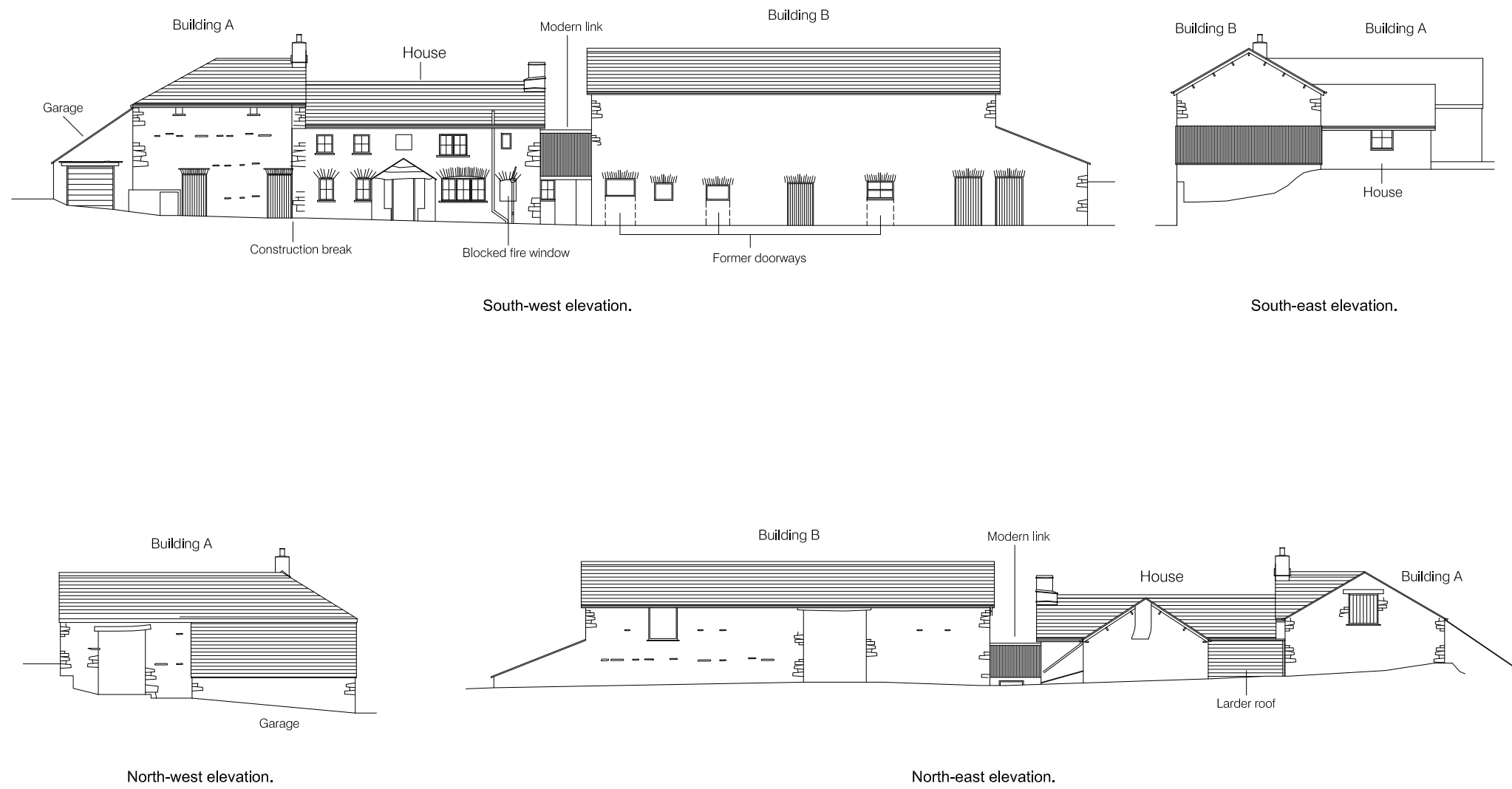


Figure 7: Existing elevations.

PROJECT:

Low Borrowdale Farm,
Tebay, Cumbria

CLIENT:




Holker Estate

SCALE: 1:250 at A3

DRAWN BY: AB

DATE: July 2014

KEY:

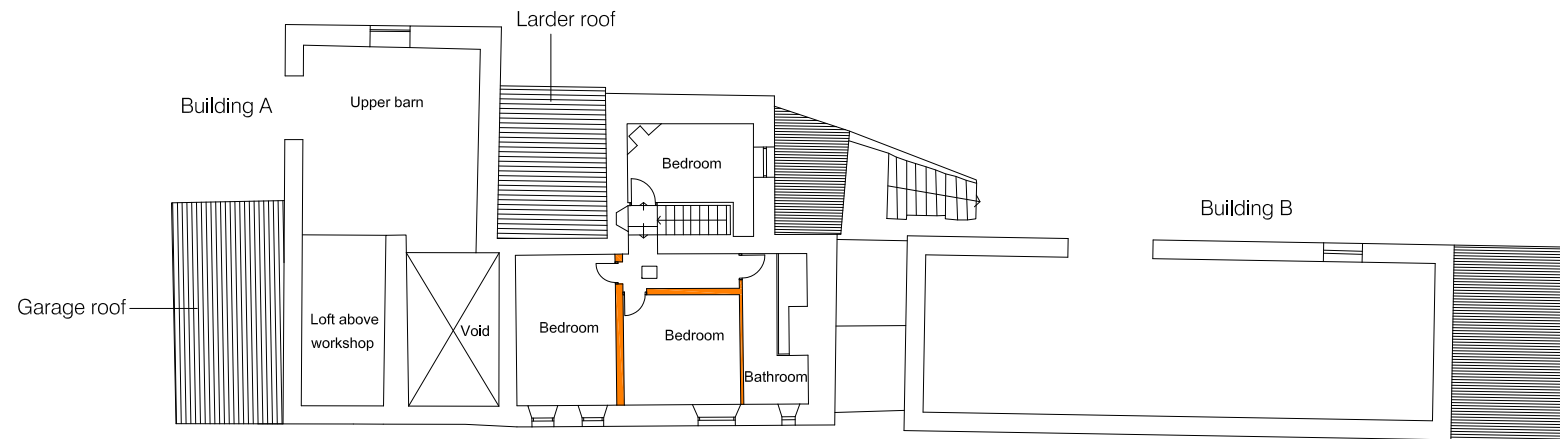
-  First phase of house
-  Modern walls
-  Fireplace

REPORT No:

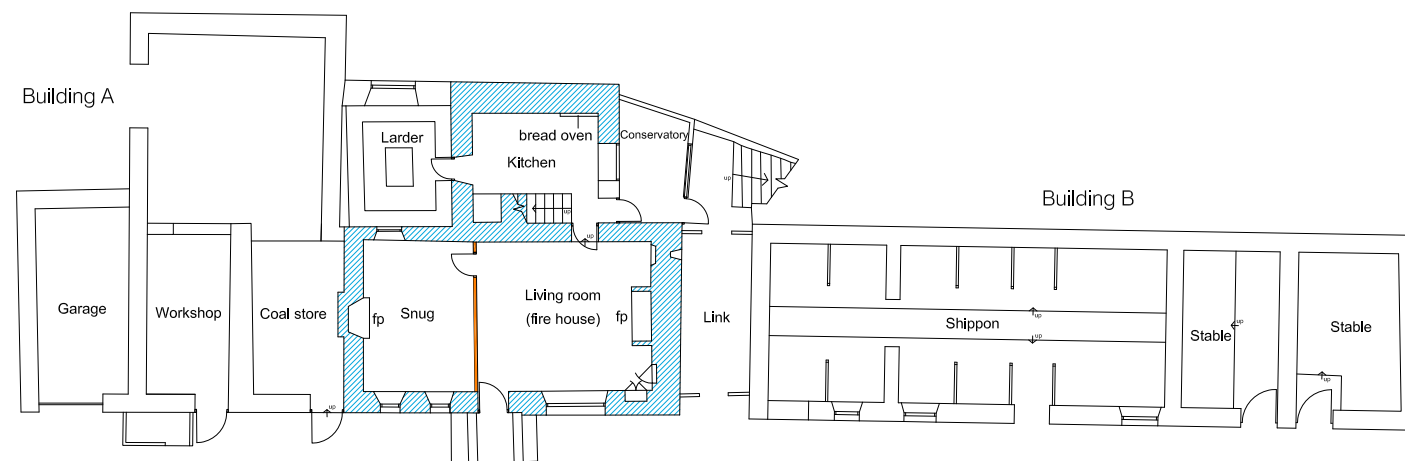
CS00034

FIGURE:

8



Existing first floor plan.



Existing ground floor plan.

Figure 8: Existing plans.