

NATIONAL TRUST

ORREST HEAD FARM, WINDERMERE, CUMBRIA

Desk-based Assessment and Landscape Survey

November 2016



Wardell Armstrong

Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom Telephone: +44 (0)845 111 7777 Facsimile: +44 (0)845 111 8888 www.wardell-armstrong.com



DATE ISSUED: November 2016

JOB NUMBER: CL11916

OASIS REFERENCE: wardella2-269966

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| PREPARED BY: | EDITED BY: | APPROVED BY: | |
|-------------------|-----------------|--------------------|--|
| Ariane Buschmann | Richard Newman | Frank Giecco | |
| -13wl-e_ | Dans | E-C. | |
| Project Assistant | Project Manager | Technical Director | |

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ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES AND QUARRYING
WASTE RESOURCE MANAGEMENT

ENERGY AND CLIMATE CHANGE



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1 INTRODUCTION AND SITE LOCATION

- 1.1 Wardell Armstrong Archaeology was commissioned by the National Trust to undertake a desk-based assessment and landscape survey of the fields associated with Orrest Head Farm, Windermere, Cumbria.
- Orrest Head Farm, is situated within the Lake District National Park near to Windermere in the southern Lake District (NGR: SD 41700 98462 centred). It comprises a farmstead and several fields of various size, located to the east of the town of Windermere. The fields are currently in use as pasture land for livestock. Several pylons run across the southern extent of the site towards a small electricity sub-station.
- 1.3 This work was undertaken to achieve a full understanding of the nature of the existing resource regarding the geographical, topographical, archaeological and historical context of the study area, in order to provide an assessment of the archaeological potential of the land at Orrest Head.
- 1.4 In total, 14 heritage assets have been identified within the study area. They can be associated with small scale, local quarrying and changes in boundary walling.
- 1.5 Orrest Head Farm is a grade II listed building. The heritage assets associated with the buildings at Orrest Head Farm are through association with the listed structure of higher archaeological, aesthetic and historic value than the other heritage assets. As a group they are a good example of post-medieval farmstead in the Lake District.

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2 METHODOLOGY

2.1 Desk Based Research

- 2.1.1 The archaeological assessment has focused on the study area as defined in the project brief, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant CIfA guidelines (CIfA 2014) and a brief prepared by the National Trust. The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:
 - Lake District National Park Historic Environment Record (LDNP HER): the LDNP HER holds data on the historic environment within the Lake District National Park
 - Barrow Archive and Local Studies Centre: holds an extensive series of mapping for the area, as well as a collection of secondary sources.
 - Cumbria Archive Centre, Kendal (CAC(K)): holds an extensive series of mapping
 in particular for the Windermere area, as well as a collection of secondary
 sources about the area.
 - English Heritage on-line databases: the following English Heritage on-line databases were consulted which provide information on both designated and non-designated heritage assets, PastScape, Heritage Gateway, National Heritage List for England and Images of England.
 - Other on-line resources: the following on-line resources were consulted with regard to comprehensive historic background and aerial photographic coverage and mapped designation extents: Google Earth, PastScape, English Heritage and Vision of Britain.
 - Wardell Armstrong Archaeology: WA Archaeology has an extensive archive of secondary sources relevant to the study area, incorporating both published work and unpublished client reports.
- 2.1.2 Modern aerial photographs were consulted through the Google Earth images covering a date range from 2003 to 2015.
- 2.1.3 In addition to PastScape, Historic England's other digital databases were consulted

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- including the National Heritage List (https://historicengland.org.uk/listing/the-list).
- 2.1.4 Only heritage assets within the study area have been included in the Gazetteer (Appendix 2).

2.2 Walkover Survey

2.2.1 The survey consisted of a level 1 survey as set out in the English Heritage guidelines for landscape survey (English Heritage 2007). A level 1 survey will typically consist of a core monument record, a written account of any findings and any survey drawings which contribute to the survey. A level one survey is the least complex of surveys and will be typically undertaken when the 'aim is to provide essential core information to agreed standards' (English Heritage 2007).

2.3 The Archive

- 2.3.1 A digital copy of the report will be deposited at Cumbria County Council's Historic Environment Record, Kendal, and the Lake District National Park's Historic Environment Record, Oxenholme, where viewing will be available on request.
- 2.3.2 Wardell Armstrong Archaeology Ltd and Cumbria County Council support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by Wardell Armstrong Archaeology, as a part of this national project. This project has the unique identifier of wardella2-269966.

2.4 Assessment Methodology

2.4.1 The results of the assessment have identified the significance of the heritage assets within the study area, against a set of definable and qualitative criteria. This table uses standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Road and Bridges* (2007). These are shown and explained in Table 1.

| Significance | Designation | Asset types and justification | Preferred response to negative impact |
|---------------|--|---------------------------------|--|
| International | Non-statutorily designated heritage assets | World Heritage Site (NPPF s132) | Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s 138) |

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| Significance | Designation | Asset types and justification | Preferred response to negative impact | | |
|--|---|--|--|--|--|
| National | Statutorily designated heritage assets. | Scheduled monuments, grade I and II* listed buildings (NPPF s132). | Avoid negative impact. | | |
| National | Non-statutorily designated heritage assets. | Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132). | Avoid negative impact. | | |
| National | Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138). | Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139). | Avoid negative impact. | | |
| District or County (higher) | Statutorily designated heritage assets. | Grade II listed buildings (NPPF s132). | Limit negative impact (avoid substantial harm) and mitigate. | | |
| District or County (higher) | Non-statutorily designated heritage assets. | Conservation area (NPPF s127), grade II registered park and garden (NPPF s132). | Limit negative impact (avoid substantial harm) and mitigate. | | |
| District or County (lesser) | Non-designated heritage assets within a national park or AONB. | Any extant heritage assets (NPPF s115) that are not otherwise given a higher significance. | Limit negative impact and mitigate. | | |
| District or Non-designated Heritage assets placed on a local County heritage assets. planning authority list (NPPG). | | Limit negative impact and mitigate. | | | |
| District or County (lesser) | Non-designated heritage assets. | Any area of potential listed in a local plan (NPPG). | Limit negative impact and mitigate. | | |
| District or County (lesser) | Non-designated heritage assets. | Any hedgerow that can be considered, for historic reasons, important, under the provision of the Hedgerow Regulations Act (Secretary of State 1997). | Limit negative impact and mitigate. | | |
| Local | Non-designated heritage assets. | Any extant heritage assets outside of a national park or AONB. | Mitigate. | | |
| Negligible | Non-designated heritage assets. | Heritage assets recorded in the HER that are no longer extant, individual find spots. | No action. | | |



Table 1: Definition of Heritage Asset Significance

- 2.4.2 The identification of asset significance allows areas of particular archaeological concern to be identified.
- 2.4.3 The assessment of significance and the nature of the historic environment resource are used to inform the need for further evaluatory works to clarify the presence, character and state of preservation of those heritage assets that are believed to survive only as buried remains or earthworks.

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3 HISTORICAL BACKGROUND

3.1 Introduction

3.1.1 The following section provides an historical context to the present study, and is considered by period as detailed in Table 2 below. Mentioned heritage assets, have numbers given in brackets, these relate to the Gazetteer where the assets are summarised (Appendix 2), and are mapped in Figures 3-12.

| Period | Date Range | |
|----------------|-------------------------|--|
| Prehistoric | Pre AD 43 | |
| Romano-British | AD 43 – AD 410 | |
| Early Medieval | AD 410 – AD 1066 | |
| Late Medieval | AD 1066 – AD 1540 | |
| Post-medieval | AD 1540 – <i>c</i> 1914 | |
| Modern | Post 1914 | |

Table 2: Summary of British archaeological periods and date ranges

- 3.1.2 This historical background is compiled mostly from cartographic evidence, secondary sources, and other accessible records consulted during the desk-based assessment.
- 3.1.3 In 1988, the National Trust produced a historic building survey for Orrest Head Farm, which includes all buildings at the north of the site. A more recent Archaeology and Historic Environment Resource Assessment and Recommendations was undertaken by Jamie Lund in regard to the Crosthwaite Estate Review. Information is derived from these documents and further documentary research in the Kendal Archive Centre and Barrow Archive and Local Studies Centre in order to provide a historical background to the site.

3.2 Location, Topography and Geology

- 3.2.1 The site of Orrest Head Farm is located immediately to the east of Windermere (NGR SD 41706 98472 centred), to the south of A591. It is accessible via a gate at the main farmyard to the north of the site. The site is approximately 0.5km long and 0.2km wide. Thwaites Lane and the railway forms the western and southern boundary, while the other sides are bound by pasture landscape. Although located immediately to the west of the urban area of Windermere, the site and its surround is predominately of rural character.
- 3.2.2 The bedrock geology consists of silty mudstone with subordinate siltstone and sandstone of the Bannisdale Formation, formed in the Silurian Period (BGS 2016).

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3.3 Historic Landscape Characterisation

- 3.3.1 Windermere is within Area 52: 'Windermere, and the Rothay and Brathay Valleys', as defined by Cumbria County Council in 'A Guide to the Cumbria Historic Landscape Characterisation Programme' undertaken in July 2009. It describes the character area as follows: A predominantly modern settlement structure with a mixed pattern of enclosure and woodland, weak legibility of landscape elements of medieval origin, strong influence of 18th and 19th century landscape aesthetics. Landscape designation and status: Wholly within the Lake District National Park, registered park and gardens at Belle Isle, Blackwell, Brockhole, Rydal Hall and Rydal Mount. This long, narrow character area follows the valleys of the Rivers Rothay and Brathay, and extends down the eastern shore of Lake Windermere. The built-up character is a reflection of this area's status as one of the key destinations for visitors to the Lake District, and it contains a number of hotels, holiday cottages and other places to stay. Both within the urban areas, and along the A590 Kendal to Keswick road which runs through the area, are a large number of villas and country houses, many with extensive landscaped gardens. It is well wooded, and many of the trees are exotic species, introduced for the landscape value. The northern part of the area is less developed, and north of Ambleside the landscape is more rural in character. Even here, however, there are popular visitor attractions, such as the village of Grasmere, and Wordsworth's homes at Dove Cottage and Rydal Mount, as well as the smaller water bodies of Rydal Water and Grasmere (Cumbria County Council 2009).
- 3.3.2 Centuries of settlement evolution created distinctive characteristics for every Lake District valley. These variations are influenced by the underlying geology and the unique landscape of the valleys (Lake District National Park Partnership 2015, 95).

3.4 Historic Background

3.4.1 **Prehistoric:** limited archaeological evidence for early prehistoric settlement in the wider area is known, with the main concentration of scattered findspots of Mesolithic flint along the coastal area of Cumbria (OAN 2010, 22). Until the Bronze Age, settlement within the Lake District appears to be sparse, and most finds concentrate in the surrounding area of the West Coastal plain or Eden Valley (OAN 2010, 23). The slight univallate hillfort on Allen Knott, Windermere (List entry 1008262) is situated to

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- the north of the study area, therefore a late prehistoric presence in the local area may be possible.
- 3.4.2 *Romano-British*: The Roman military settlement in the wider area is exhibited by forts at Ambleside at the northern end of Lake Windermere and at Watercrook, Kendal. A section of a possible route of the Roman road between the forts at Kendal and Ambleside passes to the north of the study area. This stretch of possible Roman road was surveyed and recorded by Arthur Thornton in the 1980's, followed by a journal article in CWAAS in 1989 (NTSMR 181860). They were connected with along a northwest running road with the fort at Hardknott. Supposedly, remains of a Roman villa, including pavements, pottery and household utensils, were found during the early stages of the construction of the round house at Belle Isle (Brydson 1911).
- 3.4.3 *Early to Post Medieval*: The Lake District was dominated by open field during the Middle Ages. This required the formation of small clusters of farmsteads, to enable common cultivation of the land. Each farm fronts communal arable fields, which were later enclosed by walls and hedges (Lake District National Park Partnership 2015, 103). The farmhouse at Orrest Head originates as a 15th to 16th century, east to west aligned cruck framed house. It was partially demolished and rebuilt in the early to mid-17th century, creating a three storey high T-shaped building. A further alteration in the late 17th to early 18th century created the current cross-shaped form of the building. A barn was added to the south of the farmhouse in the early 18th century, although major alterations in the 20th century greatly changed its layout (National Trust 1988).
- 3.4.4 The earliest documentary evidence for Orrest Head Farm dates from 1596 (CAC(K) WDNT/81). It comprises a conveyance at Orrest Head, from a *Dixon* to *Martyn Dickson*. Although differentiated spelling of the name Dixon and Dickson may indicate a different family, the Dixon family is noted at Orrest Head Farm in several documents such as wills and mortages during the early to mid-18th century (CAC(K) WDNT/81). It can be assumed that most of the alterations to the building commenced in this time period. In a will dating from the 29th February 1727, *George Dixon*, a yeoman, wills the messuage and tenement at Orrest Head to his second son, *John Dixon*, with the condition of supporting Catharine Dixon, wife of George and stepmother of John, with £10 per year. Shortly after, in June 1729, *John Dixon* signs a deed of mortgage for the Estate at Orrest Head to Benjamin Brown. Presumably John Dixons son, *Thomas Dixon*, writes a probate of will in November 1752, willing the property to his wife, *Bridget Dixon*, or his son, *Thomas Dixon*, in case of her death. Just a year later, a mortgage is



- signed between *Thomas Dixon* to *Barbara Dixon*. By 1760, the yeoman *Thomas Dixon* sells Orrest Head to a *William Dickson* of Borkbank Esq, for the sum of £200. The last Dixon to own Orrest Head sold the property in 1770 to the *Braithwaite* family (CAC(K) WDNT/81).
- 3.4.5 The large barn to the east of farmhouse also possibly originates from the late 17th century to early 18th century (National Trust 1988). It was extended and altered several times over the centuries, most noticeably in the 20th century (Figure 11 and 12). From 1729 the Dixon family appears to be renting the property to the Browns. In 1763, a Rowland Brown is noted as having signed over a customary deed of the estate at Orrest Head to Josiah Brown, possibly his son (CAC(K) WDNT/81). A Josiah Brown is noted to have lived at Orrest Head in the late 18th century. He was known for "amusing himself with welcoming beggars, whom he supplied with meat and lodging" (Martineau 1884, 6). In 1829, Orrest was regarded as a district of the township of Applethwaite, 1½ miles to the north-east of the village of Bowness, in the parish of Windermere. The Earl of Lonsdale was the lord of manor. The township was said to contain "two bobbin mills, with Orrest-Head, Elleray, Rayrigg, Birthwaite, The Wood, Calgarth Park, Belle Isle, and several other pleasant villas" (Parson and White 1829, 677). The Orrest Head estate was inherited by Margaret Fisher, Josiah Brown's granddaughter, in 1812. She married a John Soulby in 1818, who sold the property between 1824 and 1828 to John Braithwaite, possibly related to the Braithwaite who previously owned the property in 1770. At this point, the property was leased to a Joseph Grisdale (CAC(K) WDNT/81). This would correlate with the Map of the Orrest Head Estate (see 3.5.2, Figure 5), dating from 1827, which accompanied the sale of the property by auction.
- 3.4.6 John Braithwaite Esq, chief constable and treasurer to the Kendal Ward, was a resident in Orrest Head, with a Joseph Grisdale also registered as a farmer at Orrest Head in 1829 (Parson and White 1829, 680). By 1851, Joseph Grisdale, his son Coward Grisdale, as well as their servant Alice Parrington and a farm labourer were registered at Orrest Head. John Braithwaite was noted as land proprietor (1851 Census). At his death in 1854, the property descended to Joseph Crosthwaite, who at this point was only five years old.
- 3.4.7 The town of Windermere really came only into existence with the creation of the railway. Windermere formed as a continuation of the main street of Bowness (Ward and Lock n.d., 68). Before that, the small hamlet in its place was known as Birthwaite



(http://www.visionofbritain.org.uk/descriptions/1007730). The railway, running slightly parallel to the main road to Kendal, cuts across the Orrest Head property, and reduced its size, especially the eastern section, in the late 19th century. Until 1873, the property was leased from *Joseph Crosthwaite Esq* to a *John Green,* and later, in 1877 to *Rigg* (CAC(K) WDNT/81). Upon Joseph Crosthwaite's death in 1930, the property passed to his nephew *Edwin John Frank*. With his death only two years later, the property passed to his daughters *Winifred* and *Annie Frank*. In 1951, the stables were coverted into a shippon (CAC(K) WDB 25/2/234b). Just five years later, the dutch barn at Orrest Head Farm was replaced with a barn of similar form (CAC(K) WDB 25/2/271).

3.4.8 Upon the death of Winifred Frank in 1986, the entire estate passed to the National Trust, who are still the current owners. The land is managed by Orrest Head Farm and as part of the tenancy of Grove Farm, to the north of A591 (National Trust 2016).

3.5 Map regression

- 3.5.1 Orrest Head Farm has been in existence since at least the late 16th century on documentary evidence. Cartographic evidence for structures relating to Orrest Head are known from 1770 (Thomas Jeffreys County of Westmorland 1770, online). *Orest Hall*, possibly todays Orrest House, is situated to the north of the site. An unnamed structure to the south of it may be Orrest Head Farm. The *Map of the Lakes in Cumberland, Westmorland and Lancashire*, as found in Thomas West's *A Guide to the Lakes in Cumberland, Westmorland and Lancashire*, dating from 1821 (Figure 4), shows only one large rectangular structure at Orrest Head, presumably Orrest Head House, as it is located to the north of the main road to Kendal.
- 3.5.2 A detailed auction advertisement plan of *Orrest Head Estate* dating from 1827 (Figure 5) presents a large scale property, with its main buildings comprising the cross-shaped farmstead and large L-shaped barn of Orrest Head Farm, to the south of the main road to Kendal. A small outbuilding is situated to the south of the farmstead within a small enclosed garden area. The fields surrounding the property are referred to as follows: the *Paddock* to the immediate south west of the farmstead, *Addy Land* a large enclosed field to the east of the barn, the field of *New Close* immediately abutting it to the south, while the large L-shaped section of the *Great Mire Close* and the small *Low Mire Close* take up the remainder of the site. The now small field to the northwest of the site once comprises a large enclosed space referred to as *Hollow Croft*. The property extended further to the north, containing fields referred to as *Big Fold*, *Cherry Brow, Jenny Close, Great Shaw, Shaw Brow, Little Shaw, Wood Top, Hagg* and

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- Oak Stack. They are surrounded by properties of John Braithwaite Esq, John Wilson Esq, George Gardener Esq, and Reverend John Fleming. A small section of the current property, to the east of Thwaites Lane (Figure 2) was not included in the auction, and was owned by John Braithwaite Esq. No other structures are noted within the estate.
- 3.5.3 The 1828 Map of Westmorland by Thomas Hodgson (Figure 6) presents two structures to each side of the main road, referred to as Orrest Head. The southern buildings represent a T-shaped building, possibly the farmhouse, and a rectangular structure, possibly the barn.
- 3.5.4 On the 1860 First Edition Ordnance Survey Map (surveyed 1858, Figure 7), the site is displayed as a large agricultural area with the cross-shaped farm house and large barn to the north. An L-shaped extension had been added to the south of the barn, and several smaller extensions are visible along the main building. The field system consists of seven fields of various size with trees scattered in clumps throughout the fields, as well as along the boundaries. Two troughs are noted along the boundary of the fields previously referred to as Paddock and Addy Land. The south-western boundary of the site is now formed by the railway lines leading to the Windermere Station. A pathway leads roughly north to south aligned from the northern end to the southern end across the site. A small orchard is situated to the north-west, abutting the farm house. A well is located at the western corner of the site, in Hollow Croft, while a small spring is situated at the southern end of the site.
- 3.5.5 By 1898 (Figure 8), much of the tree growth had disappeared from within the site. Several boundary had been removed, creating four larger field parcels. To the west, Thwaites Road formed the boundary of the site. The buildings were referred to as Orrest Head Farm. While the farmhouse remained unchanged from 1860, the barn had been extended to the north-west. The small, rectangular garden with the outbuilding to the south of the farmhouse had been sectioned into three parcels. The field of Hollow Croft was greatly reduced in its size by the extension of the train station.
- 3.5.6 Several more outbuildings were added around the farmhouse and barn before 1911 (Figure 9 and 10). Four structures were built to the west of the farm building, while a larger, square structure was situated to the east of the barn. Additionally, a small outbuilding was in existence to the north-east, and three structures to the south-east of the barn. A small, rectangular structure had been erected in the southern part of the site.



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- 3.5.7 By 1947, the outbuildings to the south of the farmhouse had gone, as had the small structure to the north-east of the barn.
- 3.5.8 By 1968, however, Orrest Head Farm had been further extended with several small outbuildings to the south of the farmhouse and the barn. The small rectangular structure to the south of the site, along with the east-west aligned boundary had been removed. An electricity sub-station had been constructed in a small, partitioned off section to the west of the site.

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4 LANDSCAPE SURVEY

4.1 Introduction

4.1.1 The landscape survey was undertaken on the 15th November 2016. At the time of the survey the entire site was accessible. The site was in use as grazing fields for livestock, but no issues were encountered. Possible identified heritage assets were localised using a mobile mapper. During the site walkover, seven possible heritage assets were identified. They are all either associated with small scale, local quarrying, or former boundaries.

4.2 Location

4.2.1 The land of Orrest Head Farm is located immediately to the east of Windermere (NGR SD 41706 98472 centred), to the south of the A591. It is accessible via a gate in the main farmyard to the north of the site. The survey area was approximately 0.5km long and 0.2km wide. Thwaites Lane and the railway forms the western and southern boundary, while the other sides are bound by agricultural land forming part of different holdings.

4.3 Landscape Survey

- 4.3.1 The survey area comprises several, well-kept pasture fields. Exposed lime stone pavement could be seen across the site. The area is partitioned into six fields of various size, as well as two sections associated with the farm buildings.
- 4.3.2 A rectangular field without any noticeable features is situated to the far north-west of the main farmland. It is bound by a dry stonewall. The field itself was not accessible, but a clear view was possible across the area. A row of trees forms the southern boundary of the field.

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Plate 1: General view across the north-western field

4.3.3 **Asset 1:** This asset is described in the HER as a relict wall and hedgerow running east to west aligned in the southern end of the site (HER27461). A small line of tree growth was visible, in line with a larger quarry site (Asset 6) of unknown date. No traces of a boundary stone wall are visible, although a slightly raised earthwork may be associated with it (Plate 2). The boundary was extant until at least 1947 but had been removed by 1968 (Figures 12 and 13).



Plate 2: General view to the west, possible traces of the boundary are visible in the right corner





Plate 3: General view across the site, with sparse tree growth

4.3.4 **Asset 2:** Is a small, semi-circular earthwork situated in the southern end of the southwestern field. It is a possible small scale quarry site of approximately 1.5m height, 4m long and 3m wide. It is of unknown date, but may be related to the construction or repair of the surrounding drystone wall boundaries. It is completely grass covered and is not shown on any maps.



Plate 4: View of Asset 2, a possible quarry site





Plate 5: View of Asset 2, a possible quarry site

- 4.3.5 Asset 3: This small earthwork with water feature is located at the western side of the north to south aligned boundary wall to the south of the barn (Plate 6). It is 1m high, 13m long and 4m wide. It may be a section of a previous bank in the position of the current drystone wall. The feature can be associated with the bank seen in asset 4.
- 4.3.6 A partially culverted stream (asset 14), running approximately east to south aligned within the bank, is covered with modern stone slabs (Plate 8). It turns southwards into the open field. It is not shown on any maps.



Plate 6: View of Asset 3, possible part of a bank





Plate 7: view of asset 3, possible part of a bank



Plate 8: view of asset 14, stone slabs covering the small stream



4.3.7 **Asset 4:** This earthwork is situated along the north to south aligned boundary wall to the south of the barn, and to the north of Asset 3. It runs parallel to west side of the drystone wall boundary, thus it can be assumed to be a remainder of a previous bank boundary. The bank is approximately 1m to 1.5m high and 15m long. Its southern extend ends in a large stone boulder.



Plate 9: View of asset 4, large bank parallel to boundary wall



Plate 10: View of asset 4, large boulder at the south end of bank



4.3.8 **Asset 5:** This semi-circular earthwork is a possible former small quarry. It is approximately 1m to 1.5m high, 4m long and 3m wide. It is situated to the east of the north to south aligned drystone wall boundary to the south of the barn. The area is grass covered, and the lowest point of the asset is covered in rush. It is not shown on any maps.



Plate 11: View of asset 5, possible small quarry site



Plate 12: View of asset 5, possible small quarry site



4.3.9 **Asset 6:** This larger quarry site is situated along the line of asset 1, the relict wall and hedge-line seen on the earlier maps (Figure 5 to 12). While it may be associated with the boundary wall, clear areas of quarrying are visible along the southern side of the earthwork. The stone may have been used to build or repair the surrounding drystone wall boundaries. It is not shown on any maps.



Plate 13: View of asset 6, larger quarry site



Plate 14: General view of asset 6, a larger quarry site



- 4.3.10 **Asset 7 to 9:** These assets form the group of farm buildings associated with Orrest Head Farm. They consist of the grade II listed cross-shaped main farmhouse with barn (https://historicengland.org.uk/listing/the-list/list-entry/1332581), originating from the late 15th to early 16th century, the large 18th century barn and shippon, as well as several outbuilding of mostly 19th and 20th century origin (National Trust 1988).
- 4.3.11 The main farm building appears to be in good condition. It is covered in plaster and whitewashed. The 18th century barn attached to its southern end is covered in roughcast plaster.



Plate 15: east view of the farmhouse, asset 7, http://www.geog.port.ac.uk/webmap/thelakes/html/lgaz/lk20636.htm

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Plate 16: North facing view of the farmhouse, asset 7

4.3.12 The large three storey barn to the east of the main building was greatly altered on the interior in the mid-20th century. The exterior appears to be in good condition. This roughly coursed rubble stone building with ashlar quoins and timber doorways has several smaller outbuildings abutting it to the north and south. They comprise a possible small pigsty to the south and a workshop to the north.

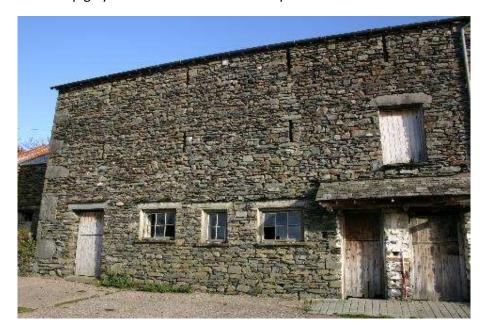


Plate 17: General view of the three storey barn

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Plate 18: General view of the three storey barn, with modern alterations visible



Plate 19: Small pigsty to the south of the barn





Plate 20: General view of the workshop to the north of the barn

4.3.13 To the east of the large barn is a large modern structure with corrugated iron walling. Another large, roofless barn or shed structure sits to the south of it. To the south of the main farmhouse is a third, large modern shed with corrugated iron walling and roofing.



Plate 21: General view of the farmstead





Plate 22: General view of the farmstead, with modern buildings in the foreground



Plate 23: General view of the farmstead

4.3.14 **Asset 12:** This north-east to south-west aligned boundary wall to the west of the farmhouse shows traces of several phases. It appears as some structures once abutted it. Following cartographic evidence, several outbuildings were once situated along this boundary dating from 1911 to 1968 (Figure 9 to 13). The wall is now in a mediocre state, with several areas of destruction visible along the wall.





Plate 24: Boundary wall, several phases of construction visible, possible site of previous outbuildings

4.3.15 **Asset 13:** This asset can also possibly be associated with small scale quarrying. The site is approximately 10m wide and 2m high. It is situated at the southern end of the site, directly to the east of the railway and between the pylons leading to the electricity sub-station. It is not shown on any maps.



Plate 25: General view of asset 13, possible quarry site



5 OUTSTANDING UNIVERSAL VALUE OF ORREST HEAD RELATING TO THE LAKE DISTRICT

- 5.1.1 In order to evaluate the historic significance in relation to the outstanding universal value (OUV) of the Lake District of Orrest Head Farm and its surrounding property, Historic England's Conservation Principles methodology is used. This evaluates significance against four values: evidential, historical, aesthetic and communal value.
- 5.1.2 The site is located within the Windermere Valley, a large area in the south-east of the Lake District. The Lake District is nominated for World Heritage status, thus is to be considered to be of outstanding universal value. The landscape of the Windermere Valley is of great diversity and scenic beauty, with the east shore of Lake Windermere being particularly popular as holiday and summer house area in the early 19th century (Lake District National Park Partnership 2015, 262). It thus presents a mixture of agricultural land with parkland, designed landscape and Victorian villas. The area remained relatively unchanged, although slightly adapted to accommodate modern industries. It is a classic landscape of single farms, occasional hamlets, inbye, intakes and open fell grazing (Lake District National Park Partnership 2015, 269). Particularly the area between Kendal and Lake Windermere is of its own special characteristic with increased woodland, planned enclosure fields and straight-walled boundaries.
- 5.1.3 The Lake District's architecture is mainly dominated by its very distinctive 19th century development as a recreational and tourist destination, which can be seen in various large scale buildings and settlements, such as Bowness and Windermere. While the focus often remains with the various villas, which were a built response to the appreciation of the Lake District's picturesque qualities in the 19th century, the agropastoral character of the Lake District, as seen in various farmsteads, is an integral part of the prospective world heritage site nomination for inscription (Lake District National Park Partnership 2015, 94). The unmistakable impression and value of the farmsteads, created by the combination of requirements for their positioning, such as water supply, arable valley land and upper sheep pasture, has been appreciated for well over 200 years (Lake District National Park Partnership 2015, 95). The characteristics of farm and landscape are closely interwoven, due to the various limitations for settlement given by the often poor conditions found within the Lake District.
- 5.1.4 The evidential value derives from the physical remains of the structure. These are in relatively good condition and inform the understanding of both the past development

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and use of the farmstead. The evidential value for the farmstead is thus high, as the building development can be clearly read, although the 20th century alterations to the building and the surrounding present a negative impact upon the structure. The majority of the farmsteads found in the Lake District originated in the 18th to 19th century, thus even a partial remainder of an earlier structure such as at Orrest Head is of high evidential value. The fields surrounding the property have not greatly changed during the last 200 years. Only the construction of the railway and the steady expansion of the town Windermere in the 19th century impacted upon the extent of the site.

- 5.1.5 Historic value derives from a heritage assets capability to illustrate historical developments or through its association with important events or individuals. In the context of the historic development of Orrest Head Farm, the main focus lays in the 18th and 19th century, when the property was owned by the Braithwaite and Crosthwaite families. Consequently, its local historical value is high.
- 5.1.6 Aesthetic value is derived from a heritage asset's contribution to sensory and intellectual stimulation. In its current state the building key to an appreciation of the site as a good example of an early farmstead. Its modern alterations, however, bring a negative effect to its general aesthetics. The landscape remained relatively unchanged in the last two centuries. A negative impact is the pylons running across the southern end of the site, toward the small electricity sub-station. Consequently its aesthetic value is moderate.
- 5.1.7 Communal value is derived from the commemorative, symbolic and social meanings of a place. For this site the communal value is low. The farm is in use as pasture land for livestock. It is completely enclosed, and access is only via the gate within the farmstead, thus communal use for e.g. hiking is relatively unlikely.
- 5.1.8 Orrest Head, while only being a small farmstead within the large context of the Lake District, is pertinent to the OUV. It is a characteristic example of a typical post medieval farmstead in the Lake District.

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6 CONCLUSION

- 6.1.1 Most heritage assets within search area, to the west of Windermere, are of District or County (Lesser) significance (Table 1), as they lie within a protected landscape. The site is located inside the boundaries of the National Park, which is currently nominated for World Heritage Site inscription. Such inscription would raise the heritage status of the area to one of international significance. The farmstead of Orrest Head Farm is a grade II listed building and within our assessment hierarchy of heritage significance (as defined in table 1) it is considered to be of District or County (Higher) significance. Even so, whilst grade II listed buildings are locally managed, they are a national designation and all listed buildings are considered by Historic England to be of national importance. The assets relating to farming contribute to the OUV of the Lake District nomination for World Heritage Site inscription. With the exception of the assets associated with the farmstead and field boundaries (assets 1, 7-12), none of the assets are shown on the maps.
- 6.1.2 Most of the 14 heritage assets identified can be associated with small scale, local quarrying, as it was very common in the 18th century, and general farming. Much of the quarrying may itself be associated with the building of the dry stone wall field boundaries of Orrest Head Farm. The farmstead possibly originates from the late 15th to early 16th century. The history of entire Orrest Head estate is greatly interwoven with the Dixon, Braithwaite and Crosthwaite families. The Crothwaites were in possession of the property until it went over into ownership of the National Trust.
- 6.1.3 The farm land itself, while a good example of early 18th century, and possibly earlier, enclosure of farm land, is of low archaeological potential. The small scale quarries cannot be dated, but most likely relate to the construction of outbuildings and drystone walls within the property and in the surrounding area during the post-medieval period.
- 6.1.4 No potential for earlier archaeology could be identified, however, though unknown below ground archaeological remains are possible.

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APPENDIX I: PHOTOGRAPHIC INDEX

| | | SITE NAME: Orrest Head Farm | | | ACC NO: CL11916 |
|----------|----------|--|-----------------------|--------------------------------------|-----------------|
| | | CAMERA: Canon EOS Digital Rebel DS6041 | | | CAMERA SET: 13 |
| File No. | Taken by | Date | Direction Description | | |
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| 2. | AB | 15.11.16 | ESE | Boundary walls | |
| 3. | AB | 15.11.16 | SE | General view | |
| 4. | AB | 15.11.16 | SW | General view | |
| 5. | AB | 15.11.16 | E | Boundary wall, struc | ture |
| 6. | AB | 15.11.16 | E | Boundary wall, structure | |
| 7. | AB | 15.11.16 | SE | Possible semi-circular earthwork | |
| 8. | AB | 15.11.16 | SE | Possible semi-circular earthwork | |
| 9. | AB | 15.11.16 | SE | Possible semi-circular earthwork | |
| 10. | AB | 15.11.16 | SE | Possible semi-circular earthwork | |
| 11. | AB | 15.11.16 | NE | Possible semi-circular earthwork | |
| 12. | AB | 15.11.16 | NE | Possible semi-circular earthwork | |
| 13. | AB | 15.11.16 | Е | Earthwork/Boundary with Waterfeature | |
| 14. | AB | 15.11.16 | E | Earthwork/Boundary with Waterfeature | |
| 15. | AB | 15.11.16 | Е | Earthwork/Boundary with Waterfeature | |
| 16. | AB | 15.11.16 | Е | Earthwork/Boundary with Waterfeature | |
| 17. | AB | 15.11.16 | Е | Earthwork/Boundary with Waterfeature | |
| 18. | AB | 15.11.16 | SE | Earthwork/Boundary with Waterfeature | |
| 19. | AB | 15.11.16 | NE | Possible earthwork | |
| 20. | AB | 15.11.16 | NE | Possible earthwork | |



| | | SITE NAME: Orrest Head Farm | | | ACC NO: CL11916 | | |
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| 22. | AB | 15.11.16 | E | Possible earthwork | | | |
| 23. | AB | 15.11.16 | SE | Possible earthwork/ | 'quarry | | |
| 24. | AB | 15.11.16 | SE | Possible earthwork/ | 'quarry | | |
| 25. | AB | 15.11.16 | SE | Possible earthwork/ | 'quarry | | |
| 26. | AB | 15.11.16 | SSE | Possible earthwork/ | Possible earthwork/quarry | | |
| 27. | AB | 15.11.16 | N | Possible earthwork/quarry | | | |
| 28. | AB | 15.11.16 | N | Possible earthwork/quarry | | | |
| 29. | AB | 15.11.16 | N | Possible earthwork/quarry | | | |
| 30. | AB | 15.11.16 | NNE | Possible earthwork/quarry | | | |
| 31. | AB | 15.11.16 | SW | Possible earthwork/quarry | | | |
| 32. | AB | 15.11.16 | WSW | Possible earthwork/ | 'quarry | | |
| 33. | AB | 15.11.16 | NW | Possible earthwork/ | quarry | | |
| 34. | AB | 15.11.16 | NNE | Possible earthwork/ | 'quarry | | |
| 35. | AB | 15.11.16 | NE | Possible earthwork/ | 'quarry | | |
| 36. | AB | 15.11.16 | SSE | Possible earthwork/ | 'quarry | | |
| 37. | AB | 15.11.16 | SE | Possible earthwork/quarry | | | |
| 38. | AB | 15.11.16 | ESE | Possible earthwork/ | quarry | | |
| 39. | AB | 15.11.16 | E | General view | | | |
| 40. | AB | 15.11.16 | ESE | Possible Semi-circular earthwork | | | |
| 41. | AB | 15.11.16 | SE | Possible Semi-circular earthwork | | | |



| | SITE NAME: Orrest Head Farm | | | | ACC NO: CL11916 | | |
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| 45. | AB | 15.11.16 | SSW | Possible Semi-circul | ar earthwork | | |
| 46. | AB | 15.11.16 | SSW | Possible Semi-circul | ar earthwork | | |
| 47. | AB | 15.11.16 | SE | Possible Semi-circular earthwork | | | |
| 48. | AB | 15.11.16 | SSW | Possible Semi-circular earthwork | | | |
| 49. | AB | 15.11.16 | SSW | Possible Semi-circular earthwork | | | |
| 50. | AB | 15.11.16 | SSW | Possible Semi-circular earthwork | | | |
| 51. | AB | 15.11.16 | S | Possible Semi-circular earthwork | | | |
| 52. | AB | 15.11.16 | S | Possible Semi-circular earthwork | | | |
| 53. | AB | 15.11.16 | S | Possible Semi-circul | ar earthwork | | |
| 54. | AB | 15.11.16 | WSW | quarry | | | |
| 55. | AB | 15.11.16 | WSW | quarry | | | |
| 56. | AB | 15.11.16 | W | quarry | | | |
| 57. | AB | 15.11.16 | SSW | quarry | | | |
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| 66. | AB | 15.11.16 | SE | General View | |
| 67. | AB | 15.11.16 | SE | General View | |
| 68. | AB | 15.11.16 | S | General View | |
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| 79. | AB | 15.11.16 | S | General View | |
| 80. | AB | 15.11.16 | S | General View | |
| 81. | AB | 15.11.16 | NNE | General View | |
| 82. | AB | 15.11.16 | NNW | General View | |
| 83. | AB | 15.11.16 | SW | General View | |



| | | SITE NAME: Orrest Head Farm | | | ACC NO: CL11916 | | |
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| 85. | AB | 15.11.16 | SW | Quarry stone | | | |
| 86. | AB | 15.11.16 | WSW | Quarry stone | | | |
| 87. | AB | 15.11.16 | NE | Quarry stone | | | |
| 88. | AB | 15.11.16 | Е | Quarry stone | | | |
| 89. | AB | 15.11.16 | E | Quarry stone | | | |
| 90. | AB | 15.11.16 | N | Orrest Head Farm general view | | | |
| 91. | AB | 15.11.16 | N | Orrest Head Farm | | | |
| 92. | AB | 15.11.16 | E | Orrest Head Farm | | | |
| 93. | AB | 15.11.16 | E | Orrest Head Farm | | | |
| 94. | AB | 15.11.16 | Е | Orrest Head Farm Ba | Orrest Head Farm Barn | | |
| 95. | AB | 15.11.16 | Е | Orrest Head Farm Barn | | | |
| 96. | AB | 15.11.16 | NNW | Orrest Head Farm | | | |
| 97. | AB | 15.11.16 | NNE | Orrest Head Farm Outbuilding | | | |
| 98. | AB | 15.11.16 | SW | Orrest Head Farm | | | |
| 99. | AB | 15.11.16 | S | Orrest Head Farm | | | |
| 100. | AB | 15.11.16 | W | Field 1 General view | | | |
| 101. | AB | 15.11.16 | S | General view | | | |

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APPENDIX II: HERITAGE ASSET GAZETTEER

Heritage Assets within the study area

| Asset | Reference | Site Name | Description | Grid Reference | Period | Significance |
|-------|------------------|--------------------|---|----------------|---------------|--------------------|
| No. | | | | | | |
| 1 | HER27461 | Relict boundary on | Relict wall and hedge-line now highlighted by a stone bank and | 341880,498320 | Medieval-late | District or County |
| | MNA122110 | Grove Farm | adult trees | | medieval | (higher) |
| | OS Third Edition | | A small structure is seen abutting it to the north on Third Edition | | | |
| | map to OS 1968 | | OS map to 1968 OS map | | | |
| | map | | | | | |
| 2 | Walkover Survey | Quarry | A possible semi-circular small scale quarry, 1m high, 18m long, | 341653,498530 | unknown | District or County |
| | | | 2.5m wide | | | (lesser) |
| 3 | Walkover Survey | Bank | Earthwork with water feature (asset 14), possible bank, parallel | 341629,498461 | unknown | District or County |
| | | | to boundary wall, 1m high, 13m long, 4m wide | | | (lesser) |
| 4 | Walkover Survey | Bank | Earthwork, possible bank, parallel to boundary wall, 1m to 1.5m | 341652,498540 | Post-medieval | District or County |
| | | | high, 15m long | | | (lesser) |
| 5 | Walkover survey | Quarry | A possible, semi-circular small scale quarry, 1.5m high, 4m long, | 341660,498710 | unknown | District or County |
| | | | 3m wide | | | (lesser) |
| 6 | Walkover Survey | Quarry | Large quarry, 21m wide, 2-3m high, 25m long | 341886,498348 | Post-medieval | District or County |
| | | | | | | (lesser) |
| 7 | SMR 20611 | Orrest Head Farm | Grade II listed buildings, associated with Orrest Head Farm and | 341620,498600 | Post-medieval | District or County |
| | SMR 26537 | Farmhouse | Estate, originates 15 th to 16 th century | | | (higher) |
| 8 | SMR 26538 | Loft & Shippon | Associated with Orrest Head Farm and Estate, originates late 17 th | 341620,498580 | Post-medieval | District or County |
| | SMR 26539 | Bank Barn | early 18 th century | | | (higher) |
| 9 | SMR 26540 | Wash House | Associated with Orrest Head Farm and Estate, 19 th century | 341590,498570 | Post-medieval | District or County |
| | SMR 26541 | Earth Closet | | | | (higher) |



| Asset | Reference | Site Name | Description | Grid Reference | Period | Significance |
|-------|---------------------|---------------------|---|----------------|---------------|--------------------|
| No. | | | | | | |
| 10 | OS First Edition to | Boundary Wall | An L-shaped boundary wall visible on several maps, no trace | 341795,498398 | Medieval- | District or County |
| | Third Edition | | visible during the walkover survey | | Post-medieval | (lesser) |
| 11 | OS First Edition | Troughs | Two troughs seen on the OS First Edition map, no traces on later | 341653,498566 | Post-medieval | District or County |
| | | | editions | 341630,498530 | | (lesser) |
| 12 | Walkover survey | Derelict wall, | A drystone wall boundary with several phases visible, possible | 341583,498596 | Post-medieval | District or County |
| | | outbuildings | location on earlier outbuildings visible on Second to Third OS map | | to modern | (lesser) |
| 13 | Walkover survey | Quarry | Earthwork, a possible quarry site, 10m wide, 2m high | 341760,498317 | unknown | District or County |
| | | | | | | (lesser) |
| 14 | Walkover survey | Partially culverted | A small, partially culverted stream, first running south-west, then | 341629,498461 | Unknown | District or County |
| | | stream | turning southwards. | | | (lesser) |



APPENDIX III: FIGURES

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Figure 1: Site location.

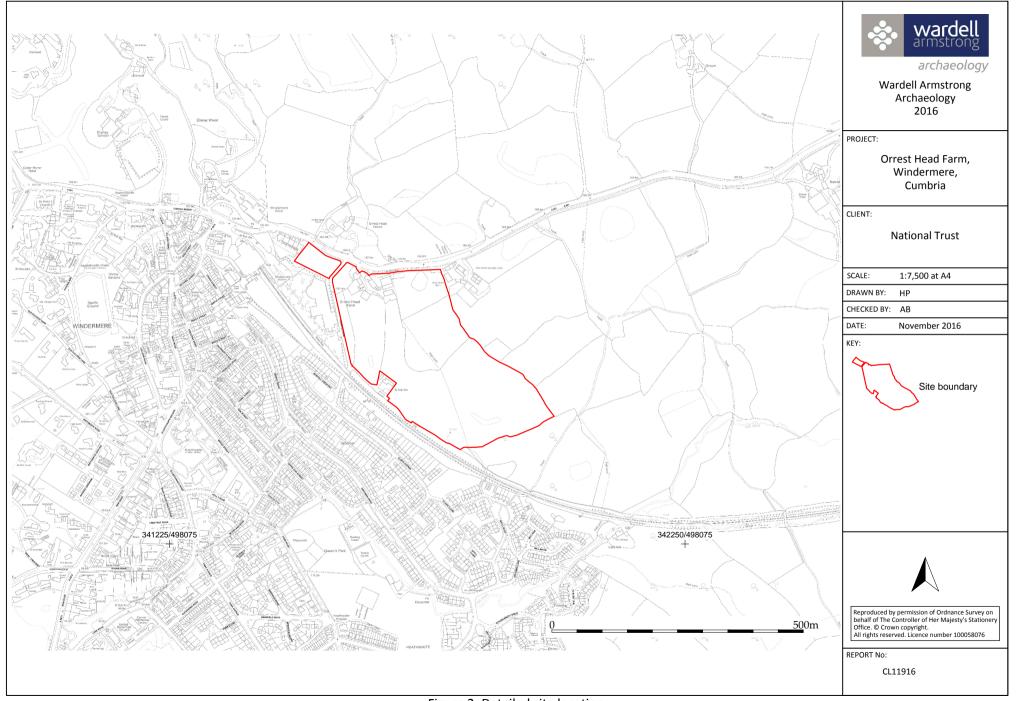


Figure 2: Detailed site location.

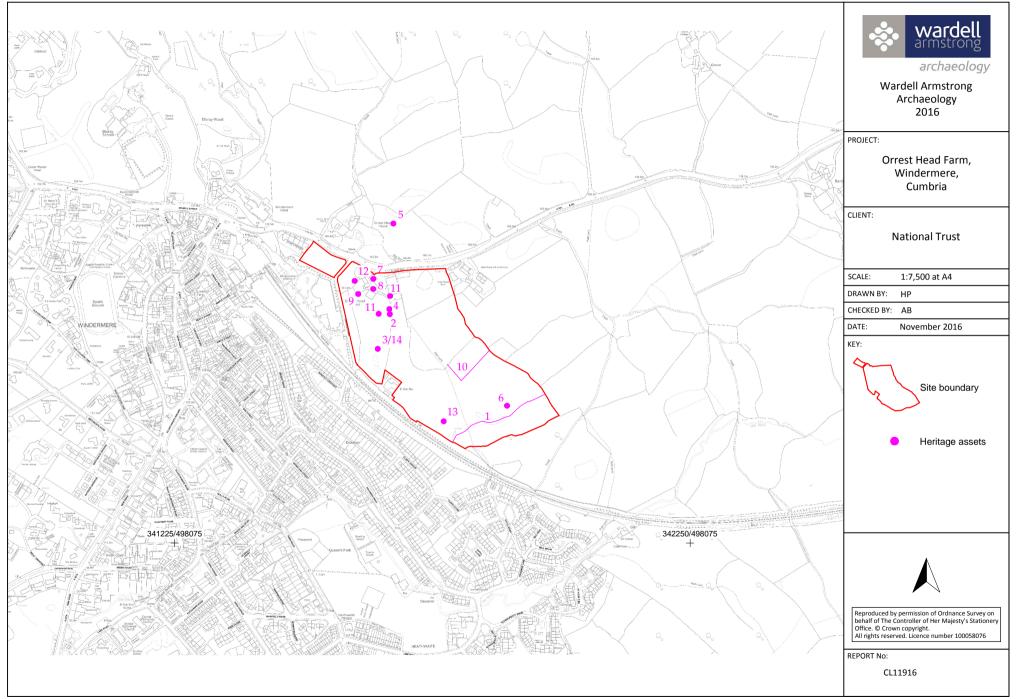


Figure 3: Heritage assets within the site boundary.



Figure 4: A map of the lakes in Cumberland, Westmorland, Lancashire, 1821.

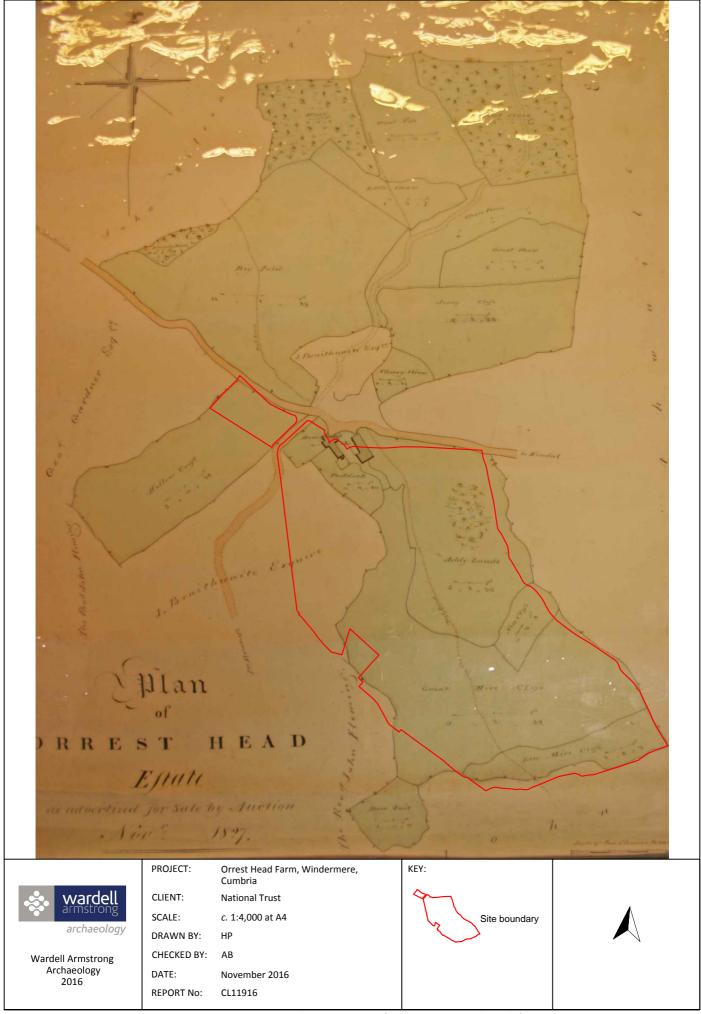


Figure 5: Orrest Head Estate, 1827 (2 chains to 1 inch scale).

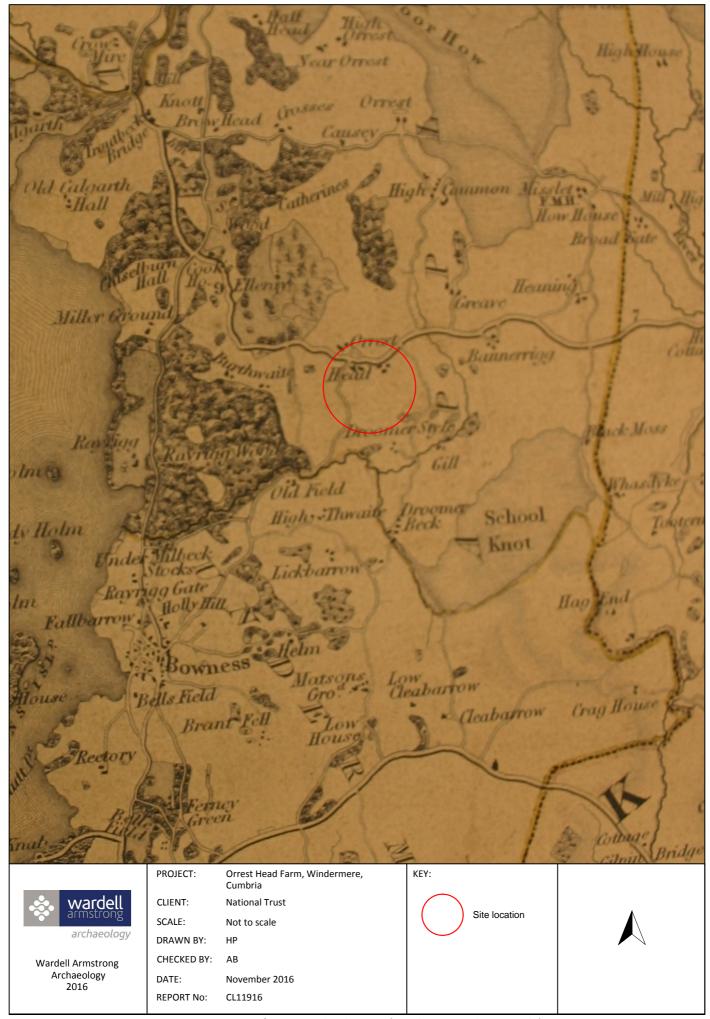


Figure 6: Map of Westmorland, 1828 (1 mile to 8 Furlongs scale).



Figure 7: First Edition Ordnance Survey Map, 1858 (25 inches to 1 mile).

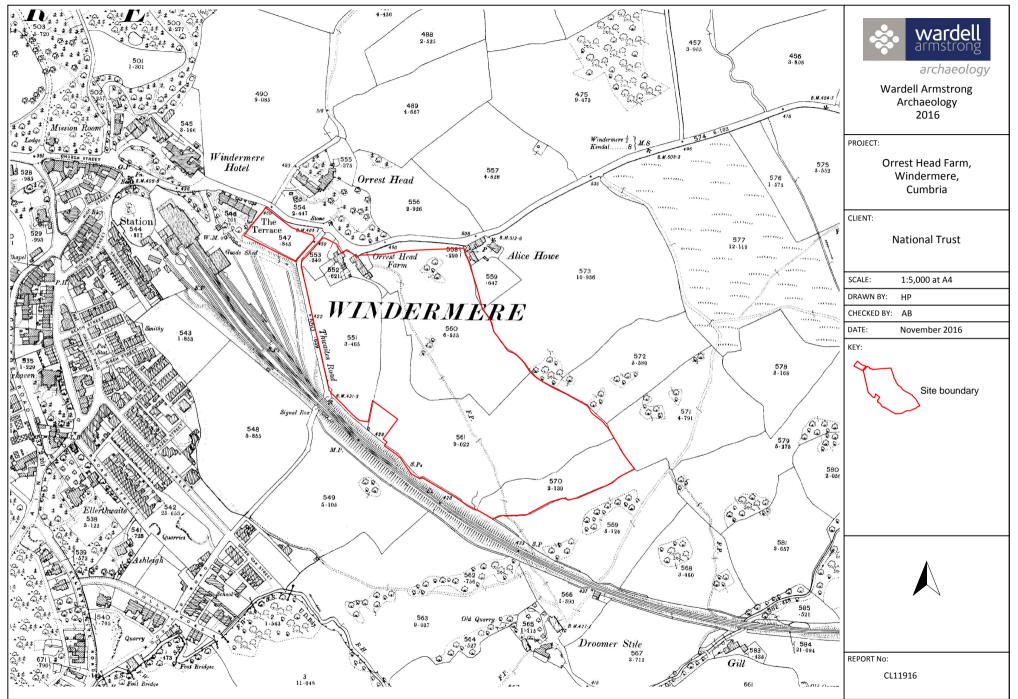


Figure 8: Second Edition Ordnance Survey Map, 1898 (25 inches to 1 mile).

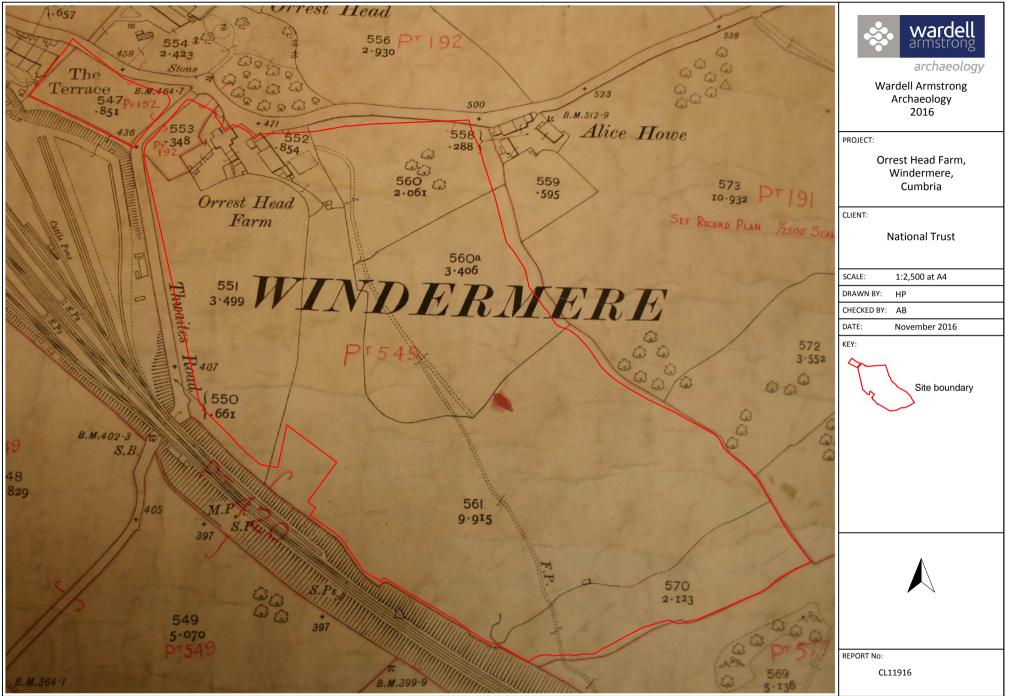


Figure 9: Third Edition Ordnance Survey Map Enlarged, 1911 (1:1,250 scale).



Figure 10: Third Edition Ordnance Survey Map, 1912 (25 inches to 1 mile scale).



Figure 11: Ordnance Survey Tourist Map of the Lake District, 1925 (1 inch to 1 mile scale).

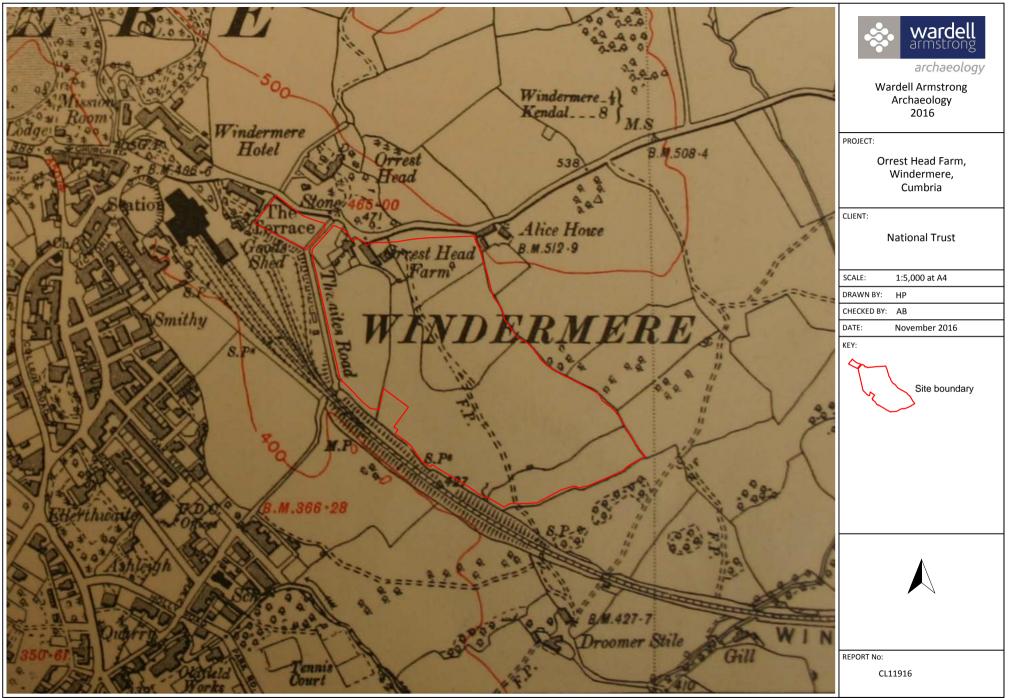


Figure 12: Ordnance Survey Map Provisional Edition, 1947 (6 inches to 1 mile scale).

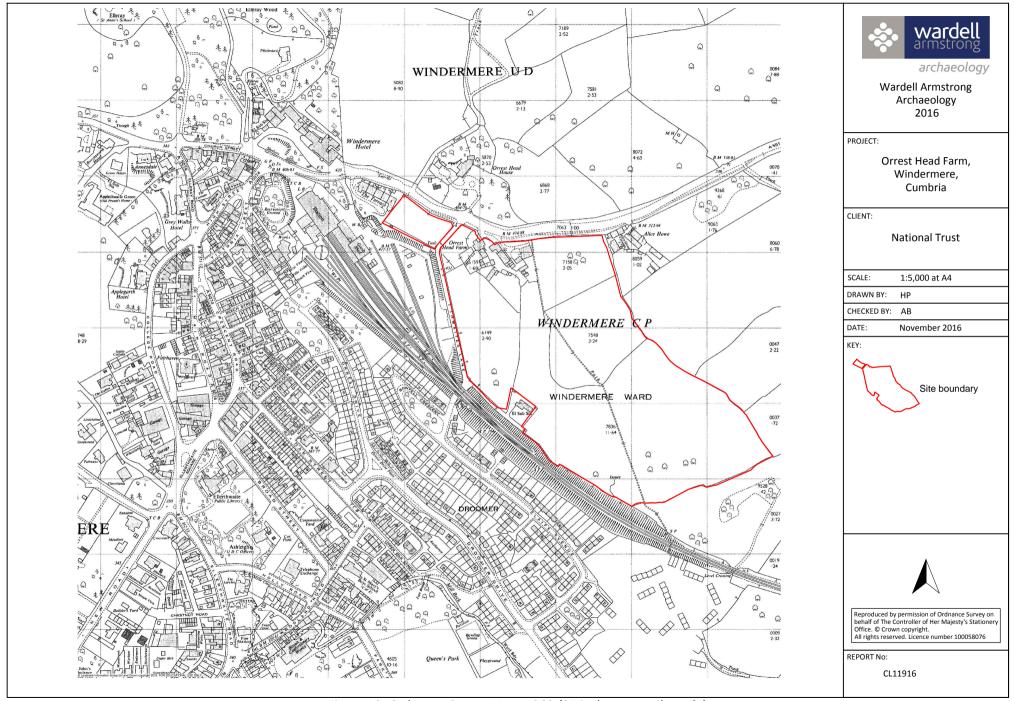


Figure 13: Ordnance Survey Map, 1968 (25 inches to 1 mile scale).

wardell-armstrong.com

STOKE-ON-TRENT Sir Henry Doulton House Forge Lane Etruria Stoke-on-Trent ST1 5BD Tel: +44 (0)845 111 7777

CARDIFF 22 Windsor Place Cardiff CF10 3BY Tel: +44 (0)29 2072 9191

EDINBURGH Suite 2/3, Great Michael House 14 Links Place Edinburgh EH6 7EZ Tel: +44 (0)131 555 3311

GREATER MANCHESTER 2 The Avenue Leigh Greater Manchester WN7 1ES Tel: +44 (0)1942 260101

LONDON Sutherland House 5-6 Argyll Street London W1F 7TE Tel: +44 (0)20 7287 2872 NEWCASTLE UPON TYNE City Quadrant 11 Waterloo Square Newcastle upon Tyne NE1 4DP Tel: +44 (0)191 232 0943

SHEFFIELD Unit 5 Newton Business Centre Newton Chambers Road Thorncliffe Park Chapeltown Sheffield 535 2PH Tel: +44 (0)114 245 6244

TRURO Wheal Jane Baldhu Truro Cornwall TR3 6EH Tel: +44 (0)1872 560738

WEST BROMWICH Thynne Court Thynne Street West Bromwich West Midlands B70 6PH Tel: +44 (0)121 580 0909 International offices:

ALMATY Office 515 43 Dostyk Avenue Almaty Kazakhstan 050010 Tel: +77 273341310

MOSCOW OFFICES 211, 213, 215 Suite 1 House 1 Yeniseyskaya Street Moscow Russia 129344 Tel: +7 495 223 24 63 Tel: +7 495 223 24 62

