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MR TIM BROCKBANK

CHURCH HILL FARM

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Archaeological Building Survey report

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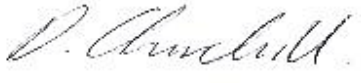



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MR TIM BROCKBANK

Church Hill Farm, Westward, Wigton, Cumbria

Archaeological Building Recording

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 WASTE RESOURCE MANAGEMENT

SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Mr Tim Brockbank to undertake a programme of archaeological building recording of Church Hill Farm, Wigton. The work was required as a condition of planning consent for the demolition of the existing building and construction of a new farmhouse at the same location.

The onsite survey recorded the 1715 farmhouse and its abutting lean-to. It has been in this layout for the last century, with only some minor alterations. The farmhouse is currently not habitable and has recently been standing abandoned. It is in a mediocre condition with visible decay and damp. Several areas within the building and lean-to may not be fully structurally safe.

The building still retained features dating from the 18th and 19th century, but the building is overall of local significance only. It was last modernised to some extent in the mid-20th century. It is planned to re-utilise some of the historic features within the new structure.

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1 INTRODUCTION AND POLICIES

1.1 Project circumstances and planning background

- 1.1.1 Wardell Armstrong LLP was commissioned by Mr Tim Brockbank to undertake a programme of archaeological building recording of Church Hill Farm, Westward, Wigton, CA7 8LZ (NY 27268 44648), in advance of the demolition of the farmhouse and rebuilding of a house on the same floorplan (Planning Application Ref: 2/2018/0090).
- 1.1.2 Full planning permission has been granted from 8th March 2018 (Planning Application Ref: 2/2018/0090). Condition 3 states that ‘Prior to the carrying out of any demolition work the existing building affected by the proposed development shall be recorded in accordance with a Level 3 Survey as described by Historic England's document *Understanding Historic Buildings A Guide to Good Recording Practice*, 2016. Within 2 months of the commencement of construction works 2 copies of the resultant Level 3 Survey report shall be furnished to the Local Planning Authority’.
- 1.1.3 This is to retain a permanent record of the building of architectural and historical significance prior to the demolition.

1.2 Location

- 1.2.1 Church Hill Farm is situated at the southern end of Westward, Wigton Cumbria and is serviced by the Allerdale Borough Council (Figure 1). The farmstead is surrounded by arable fields and pasture, as well as neighbouring farms to the north.

1.3 Planning Context

- 1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the *Department of Communities and Local Government* (DCLG) in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.
- 1.3.2 The policy and guidance documents emphasize that all heritage assets should be conserved “*in a manner appropriate to their significance*” (NPPF para 126). *Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as ‘heritage assets’; ‘heritage assets are an irreplaceable resource’, the conservation of which can bring ‘wider social, cultural, economic and environmental benefits...’* (NPPF

para 126). The policy framework states that the '*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to '*assess the potential impact*' (NPPF para 128). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that '*includes or has the potential to include heritage assets with archaeological interest*' (NPPF para 128).

1.3.3 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; '*great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional*' (NPPF para. 132). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

1.3.4 It is normally accepted that non-designated assets will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to '*avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals*' (NPPF para. 129). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets, if they are of equivalent significance to scheduled monuments (NPPF para. 132).

1.4 Local Planning Policies

1.4.1 Allerdale Borough Council formally adopted the Allerdale Local Plan (Part 1) on 16 July 2014. Under Policy S27: Heritage Assets, the council states that '*The historic environment including all heritage assets and their settings will be conserved and enhanced in a manner appropriate to their intrinsic historic value and significance, their importance to local character, distinctiveness and sense of place, and to other social, cultural economic or environmental benefits/values.*

1.4.2 *Only proposals which do not harm any positive qualities of the heritage asset(s) will be approved, unless there is a clear and convincing public benefit to the proposal that will outweigh the harm caused to the asset(s). If the public benefits of a proposal*

outweighs and justifies the loss of a heritage asset, it must be fully recorded in accordance with agreed criteria which will be proportionate to the value and significance of the heritage asset' (Allerdale Borough Council 2014, 119).

2 METHODOLOGY

2.1 Standards and Guidance

2.1.1 A Level 3 Historic Building Survey, as described by Historic England, is an analytical record of a building or buildings, which comprises a systematic account of the building's origins, and may contain some discussion of the building's broader stylistic or historical context and importance. Both the exterior and interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use (Historic England 2016, 26). The survey was also undertaken following the appropriate standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2014).

2.2 Level 3 Building Survey

2.2.1 The building survey comprised internal and external observation of the buildings and structures to produce a photographic and written record. Photographs were taken, with a graduated scale, in digital format, and in black and white 35mm print, of all external elevations and internal rooms, including structural architectural details, details of fixtures and fittings, and more general views showing the structures in their urban context. In summary, the photographic survey included:

- General view or views of the exteriors and interiors of the buildings;
- The scaled external appearance of the buildings, typically as a series of oblique views which show all external elevations and give an overall impression of size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate;
- The overall appearance of the internal areas, where accessible, including any evidence for historic fixtures and fittings.
- Photographs of all exterior and interior details, whether structural, functional or decorative, which is relevant to the design of the buildings, and to their development and use;
- The relationship of the buildings to other buildings, or to a significant viewpoint.

2.2.2 The written record comprised:

- The precise location of all structures subjected to the building and topographic survey, as a National Grid reference and in address form;
- The location of the project archive;
- A historical background to set the structures into their historical context, with information derived as a result of the desk-based research;
- A description of the form of the structures and their date and construction phases;
- Drawings to illustrate the report, to include scaled floor plans and elevations of the structures showing the locations of any significant historic features.

2.2.3 The purpose of the archaeological building recording was to produce a photographic and written record of the existing structures. Its aim is to identify sequences of development and modification within the buildings, to create a detailed record of the current state of the buildings and record any fixtures and fittings of historical significance.

2.3 Reporting and Project Archive

2.3.1 Three paper copies of the report will be submitted to the client's agent for submission to Allerdale Borough Council within two months of the commencement of on-site construction works.

2.3.2 A digital copy of the report will be deposited with the Cumbria County Council Historic Environment Record/Archive at Carlisle.

2.3.3 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 project archive will be deposited with the relevant Archive Centre.

2.3.4 Wardell Armstrong LLP supports the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk>). The 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 **wardella2-317322**.

3 HISTORICAL BACKGROUND

3.1 Introduction

3.1.1 This historical background has been compiled from information derived from historical mapping consulted at Cumbria Archive Centre, Carlisle, as well as readily-available documentary sources such as local histories.

3.2 Location and Geological Context

3.2.1 The site lies at the southern extent of Westward village, c. 3.5km south of Wigton (Figure 1). The archaeological buildings survey focused on the main farmhouse of the property and the abutting lean-to (Figure 2).

3.2.2 The underlying solid geology of the area is mapped as sandstone of the St Bees Sandstone Member, a sedimentary bedrock formed approximately 247 to 252 million years ago in the Triassic Period (BGS 2018). The superficial deposits in the area are mapped as Diamicton of the Devensian Till that formed up to 2 million years ago in the Quaternary period (ibid).

3.3 Historic Background

3.3.1 The Westward Parish originating from being the 'west ward of Inglewood Forest'. It was part of Inglewood Forest from the 12th century, until it was given to Thomas Lucy in 1344 by Edward III, which thus united it with barony of Allerdale. It was then passed to the Percy Family and from them to the Earl of Egremont (Parson and White 1829, 354).

3.3.2 Westward parish was divided into three townships: Brocklebank & Stoneraise, Rosley and Woodside. In 1829, the hamlet of Church Hill was part of the division of Stoneraise, which also included Red Dial, Isle Kirk, and the Roman station of Old Carlisle (Parson and White 1829). Stoneraise also contained the parish church. Approximately 1.5miles to the north of the church, along the Roman road from Lugovallum (Carlisle) to Volantium or Virosidum (Ellenborough), are the remains of Old Carlisle (British History 2018). The land was largely agricultural with some woodland. In the early 19th century, Westward Park was owned by the Earl of Egremont, who was also the lord of the manor.

3.3.3 In the 19th century, the area was popular for quarrying for red and white freestone at the Shawk and Howrigg quarries (Cumbria County History 2018).

3.3.4 In current cartographic documentation, Church Hill is used as the term for the entire

settlement surrounding the parish church of St Hilda (Figure 2). It is therefore possible that other farmsteads associated with this settlement are referred to be Church Hill Farm. However, historic cartographic evidence shows a differentiation between Church Hill, to the south of St Hildas Church and in the location of the farm, and the church, parsonage and school to the north of the farm (Figure 4).

3.3.5 In 1829 John Gate was registered as farmer at Church Hill (Parson and White 1829). By 1847, Jane Gate was noted as farmer at Church Hill (Mannix and Whellan 1847), who was most likely a relative to John Gate. The ownership of the farm changed by 1894 to John Hodgson, also noted as farmer (Kelly's Directory 1894). There again was a change in ownership by 1921, where Jas. Mitchelson was registered as farmer at Church Hill (Kelly's Directory 1921).

3.3.6 A barn was reconstructed at Church Hill Farm to form a 16-stall byre in 1954. At this point in time, the farm was owned by Mrs Mitchison (CAC SRDW/3/B/340). This could be a misspelling or variation of the previous mentioned Mitchelson.

3.4 Map regression

3.4.1 A structure is shown in the location of the current farm on the 1774 Donald's map of Cumberland (Figure 3). The farmhouse has been in its current form likely since the 19th century. By 1867 (Figure 4), the two sandstone lean-tos to the west of the farm were already in existence. The building was surrounded by a range of farm buildings and an orchard to the north. A pump was situated to the immediate north of the farmhouse. An extension to the north of these lean-tos was undertaken by 1900 (Figure 5). The pump was moved away from the main building to the north-west. There has been no noticeable change in the outline of the farmhouse during the 20th century (Figures 6 and 2).

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

4.1.1 The archaeological building recording was undertaken on the 14th May 2018. The farmhouse is situated at the southern end of Westward village, Wigton. The building is in a mediocre state, with clear area of decay and structural instability. All areas were accessible, although caution had to be taken with the timber flooring (Figure 2).

4.2 Building exterior

4.2.1 The building is built of roughly coursed ashlar sandstone masonry and is partially modern rendered. It is a two gabled building with slate tiled roof. A lean-to abuts the building to the west.

4.2.2 *South Elevation:* The front elevation, facing south towards the farmyard, is mostly rendered with some areas of ashlar sandstone masonry exposed at the western corner and around the central doorway (Plate 1). A datestone is situated within the lintel of the doorway (Plate 2), with the inscription of *R W M 1715*. There are two windows at each floor. A metal bracket is located at the eastern section of the building.

4.2.3 *West Elevation:* The west facing side presents a two gable ended elevation with two chimneystacks, once made of sandstone and one of black brick (Plate 3). The elevation is rendered with only small areas of sandstone masonry exposed. There is one window at first floor level. The ground floor level is nearly completely covered by a sandstone lean-to with a modern red brick extension to the north.

4.2.4 *North Elevation:* The north facing elevation (Plate 4), towards the back yard, presents roughly coursed ashlar sandstone masonry, which may have been whitewashed or painted white at some point. There are three windows of various sizes at ground floor level, as well as a central doorway to the back yard. There are a further three six over six sash windows at first floor level. There is a late 19th to early 20th century drainage pipe to the east of the doorway.

4.2.5 *East Elevation:* The side presents a two gable ended elevation with modern render (Plate 6). Part of the render has been removed at of the northern section, exposing the sandstone masonry. There is one small window at ground floor level. The northern section has a small chimneystack made of brick, while on the southern section is a larger sandstone chimneystack (Plate 5). There is a late 19th to early 20th century drainage pipe to the east of the doorway.



Plate 1: South facing elevation



Plate 2: Detail: datestone in lintel



Plate 3: West facing elevation with lean-to



Plate 4: North facing elevation with modern brick extension of lean-to



Plate 5: Southern section of east facing elevation



Plate 6: East facing elevation

4.3 Building interior

- 4.3.2 The ground floor comprises six rooms. They will be referred to in the subsequent text as GF (Ground Floor) followed by their number (Figure 7). With the exception of GF-3, all rooms were in a fair condition, with only minor visible decay and water damage.
- 4.3.3 *GF-1*: A small entrance room (Plate 7), created by the insertion of timber partitioning within GF-2. The space can be accessed via the main doorway at the south elevation. The west elevation comprises a single timber panelled partition wall, while a doorway at the north elevation leads to GF-2. Above the room is a small cupboard, accessible from GF-2.
- 4.3.4 *GF-2*: A medium sized room with concrete flooring (Plate 8). Two large north to south aligned beams are set along the ceiling. A mid-20th century fireplace is situated at the west elevation (Plate 9). To the north of it is a built in cupboard which retains both

butterfly and strap hinges (Plate 10). To the west of the splayed reveal window at the south elevation is a further, small built in niche cupboard.

- 4.3.5 *GF-3*: This room needed to be accessed with caution, as most of the timber floor has rotten away (Plate 14). This is the only room on the ground floor with timber flooring. A north to south aligned beam is set centrally along the ceiling. The entire eastern elevation is covered with built in cupboards and a central Victorian cast iron fireplace with red tiled fire surround (Plates 12 and 13). The stone masonry was exposed at the back of the cupboards. A dado rail runs along the west and north elevation. An additional, small built in niche cupboard is situated at the south elevation, to the east of the splayed reveal window.
- 4.3.6 *GF-4*: A long hallway room to the north of the building with two steps leading downwards into the room (Plates 15 and 16). The west elevation is a simple timber partition wall. The room may have once been a spacious room including the current *GF-5*. To the east is the access to the cupboard under the stairs (Plate 19). A rectangular arch to the north of the east elevation gives access to the staircase and *GF-6*. A simple timber panelled doorway with round headed strap hinges towards the back yard is situated at the north elevation (Plate 18). To the east of it is a small, six over six timber sash window. Below the window is a small built in cupboard. The east, west and south elevations are painted with large panel ornaments (Plate 17).
- 4.3.7 *GF-5*: The old kitchen room is partitioned off from *GF-4* with a simple timber panel partition wall to the east (Plate 20). A north to south aligned ceiling beam is set at the eastern section of the ceiling. A drying rack is located at the western section of the ceiling. A mid-20th century TAYCO ETTE A1 oven has been installed in a former fireplace at the west elevation (Plate 21). To the south of it is a built in cupboard. There are visible cracks in the fabric along the west elevation. A modern sink is situated at the north-western corner (Plate 22).
- 4.3.8 *GF-6*: The old storage room still retains its stone workbench along the north, east and south elevation (Plate 23). The floor is covered in large, rectangular flagstones (Plate 26). The timber door with round headed strap hinges is situated at the east elevation (Plate 25). A small section of the ceiling has collapsed at the southern end of the room. Along the ceiling are several cast-iron meat hooks, once used for storage. Part of the sandstone masonry is exposed at the south elevation. There are three wooden shelves held with wooden pegs at the west elevation (Plate 24). A small window with wooden panelling at the lower section for ventilation is situated at the north elevation. A

further window at the east elevation has been covered with a mesh.



Plate 7: GF-1, small entrance room separated off GF-2



Plate 8: GF-2, general view to south



Plate 9: GF-2 mid-20th century fireplace



Plate 10: GF-2, built in cupboard with butterfly and strap hinges



Plate 11: GF-2, Bakerlite light switches



Plate 12: GF-3 Victorian fireplace with stone fire surround and 19th century built in cupboards



Plate 13: GF-3, built in Victorian cupboard



Plate 14: GF-3, current condition of the flooring



Plate 15: GF-4 hallway room



Plate 16: Steps leading into GF-4 from GF-2



Plate 17: GF-4 painted on wall ornament



Plate 18: GF-4 doorway to back yard with round headed strap hinges



Plate 19: GF-4 under the stairs cupboard



Plate 20: GF-5 general view of old kitchen



Plate 21: GF-5 mid-20th century oven range TACO ETTE A1



Plate 22: GF-5 general view



Plate 23: GF-6 storage room with workbenches



Plate 24: GF-6 timber shelves



Plate 25: GF-6 timber doorway with round headed strap hinges



Plate 26: GF-6 flagstones flooring

- 4.3.9 *First Floor*: The first floor is accessible via the staircase in GF-4 (Figure 8). Altogether, 15 steps lead upwards to FF-1 (Plate 27). A small niche is situated halfway up the stairs at the east elevation (Plate 28). It was possibly once used for candle or lamp lighting. The floor comprises six rooms with timber flooring. They were in a fair condition, although some caution had to be taken in FF-6, as there was visible water damage along the elevation and flooring.
- 4.3.10 *FF-1*: A small hallway room, which gives access to all concurrent rooms (Plate 29). To the north is the staircase and access to FF-2. FF-3 can be accessed to the east, FF-4 and FF-5 are accessible to the south and FF-6 is accessible to the east.
- 4.3.11 *FF-2*: The L-shaped bathroom appears to be last renovated in the mid-20th century (Plate 30). A ledge is situated in the south-west corner (Plate 31). The timber floor is covered with linoleum flooring. The western elevation is likely a later insertion. A six over six timber sash window is at the north elevation.
- 4.3.12 *FF-3*: A medium sized room with timber flooring covered with linoleum (Plate 32). The edges towards the ceiling are curved. A Victorian cast-iron fireplace is situated at the west elevation (Plate 33). To the north of it, in the north-west corner, is a small built in cupboard. A six over six timber framed sash window is situated at the north elevation, while a later, 20th century one over one sash window is situated at the west elevation. Some of the internal sandstone masonry has been exposed at the south elevation (Plate 34).
- 4.3.13 *FF-4*: A medium to large bedroom with timber flooring (Plate 35), accessible with a step up from FF-1. Although the fireplace itself is removed, the chimney breast is still clearly present along the west elevation (Plate 36). To the south of it is a large built in cupboard. A splayed reveal 20th century window is situated at the south elevation. A small built in niche cupboard is situated immediately to the west of the window. A large section of the ceiling plaster at the northern end of the room has been removed, possibly because of to water damage in that area, revealing the timber ceiling material (Plate 37). There was some visible water damage and mould at the northern end of this room.
- 4.3.14 *FF-5*: This room is also accessible via a step up from FF-1 (Plate 38). This floor of this medium sized room is covered in linoleum. A fireplace sits slightly off centred within the chimney breast at the east elevation. The cast-iron fireplace sits in a stone fire surround with a leaf design (Plate 39). Beside the splayed reveal 20th century window

at the south elevation is a small built in niche cupboard.

- 4.3.15 *FF-6*: A narrow, medium sized room, accessible via three steps downwards from *FF-1*. The timber door is fastened to the wall with cast-iron strap hinges with spearhead shaped ends (Plate 42). There is visible water damage to the ceiling, wall and timber flooring at the southern extent of the room (Plate 40). A small, cast-iron Victorian fireplace with a stone fire surround is built in at the east elevation (Plate 41). To the north is a six over six timber sash window.



Plate 27: Staircase from *GF-4* to *FF-1*



Plate 28: Small niche halfway up the staircase for lighting



Plate 29: FF-1 general view



Plate 30: FF-2 20th century bathroom



Plate 31: FF-2 built in ledge



Plate 32: FF-3 general view



Plate 33: FF-3 cast iron fireplace



Plate 34: FF-3 damage to wall



Plate 35: FF-4 general view, built in cupboards



Plate 36: FF-4 chimney breast and built in cupboard



Plate 37: FF-4 damage to ceiling and wall



Plate 38: FF-5 general view



Plate 39: FF-5 cast iron fireplace with stone fire surround



Plate 40: FF-6 damage to wall and flooring



Plate 41: FF-6 cast iron fireplace in stone fire surround



Plate 42: FF-6 door with strap hinges with spearhead shaped ends

4.4 Lean-to

- 4.4.1 The lean-to abutting the building to the west comprises three sections (Plate 44). The two southernmost sections are built of roughly ashlar sandstone, and are of at least 19th century date. Abutting these to the north is a modern red brick extension (Plate 46).
- 4.4.2 The central section of the lean-to is interlocked with the farmhouse at the northern end, with an oven built into a niche within the west facing farmhouse elevation. The masonry of the oven is clearly separating from the main structure and is bowing out into the room, thus making this a structurally unsafe area (Plates 48 to 51). A small window at the western elevation of the lean-to has been blocked off. The southern structure only contains a small empty room, which can be accessed via the doorway at the south elevation. A window at the south-western corner has been bricked off (Plate 47). The south-western corner of the structure is curved. There is some red brick repair works where the southernmost structure abuts the central structure (Plate 45).
- 4.4.3 The slate roof of the sandstone lean-tos appears to have been renewed in the 20th century as a uniform structure and slightly raised. Quoin stones on each side of the central building indicate that this was the first lean-to structure to be built. This was then followed by the smaller lean-to to the south (Plate 43), and the 20th century red brick lean-to to the north.



Plate 43: Southern lean-to



Plate 44: Two sandstone lean-tos with modern red brick extension



Plate 45: Break in fabric to the north of the red brick repair



Plate 46: Modern lean-to slightly overshoots the historic lean-to



Plate 47: Southern lean-to with bricked up window at corner



Plate 48: Doorway to the central lean-to from the red brick extension



Plate 49: General view of the central lean-to with tilting chimney



Plate 50: Niche in central lean-to



Plate 51: Oven in central lean-to

5 DISCUSSION AND CONCLUSION

- 5.1.1 The outline of the farmhouse appears to be relatively unchanged for at least the last century. The date-stone lintel indicates to a construction date of 1715. However, no evidence for the initials R W M could be found. Following the trade directories from between 1829 to 1921, the several different family names were mentioned as the owner of the property. This could be through sale or marriage to a female heir of the family.
- 5.1.2 The red sandstone building was most likely whitewashed at one point, evidenced by the north facing elevation, and has been rendered on the south, east and west elevation in the 20th century. There were some noticeable alterations within the building, mostly dating to the Victorian period and the mid-20th century (Figures 7 and 8). The overall design of the built in cupboards in most rooms and work bench in GF6 indicate an internal modification of the building in the late 18th or 19th century. With the exception of the 20th century fireplace in GF2, all fireplaces are of 19th century cast-iron design. In some rooms (FF5 and FF6), a stone fire surround was retained, and these may originate from an earlier date.
- 5.1.3 The earliest lean-to is interlocked with the building at the northern corner and joins into the chimney of the main farm. The presence of an oven may indicate to its use as outside kitchen or bakehouse at some point. This room probably became redundant with the insertion of the kitchen GF5 in the space of GF4, reducing the spacious room to a narrow hallway. A similar partitioning underwent on the first floor, with the insertion of the space now occupied by the mid-20th century bathroom. It is not clear when these alterations were undertaken. The current design indicates to a 20th century redevelopment, it is however possible that the partitioning of the rooms was undertaken at an earlier date and all associated features have been removed with the mid-20th century refurbishment.
- 5.1.4 This refurbishment included the installation of a bathroom suite at the top floor, an oven range and sink in the kitchen and Bakelite light switches in several rooms. With the exception of GF3 and the storage room GF6, the entire ground floor was resurfaced with concrete flooring.
- 5.1.5 Overall, the building is in a mediocre condition, with damp and some mould visible. The timber flooring of GF3 and the first floor has been affected by this damp, and various stages of rot are present. Although it retains several historic features, the

building is of local significance only. The current development plans to re-utilise some of the historic features within the new structure (Mr Brockbank pers. com).

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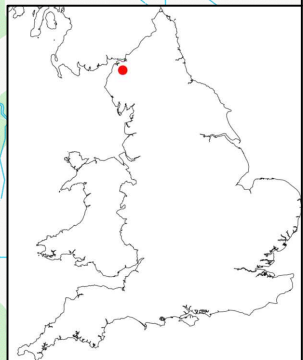
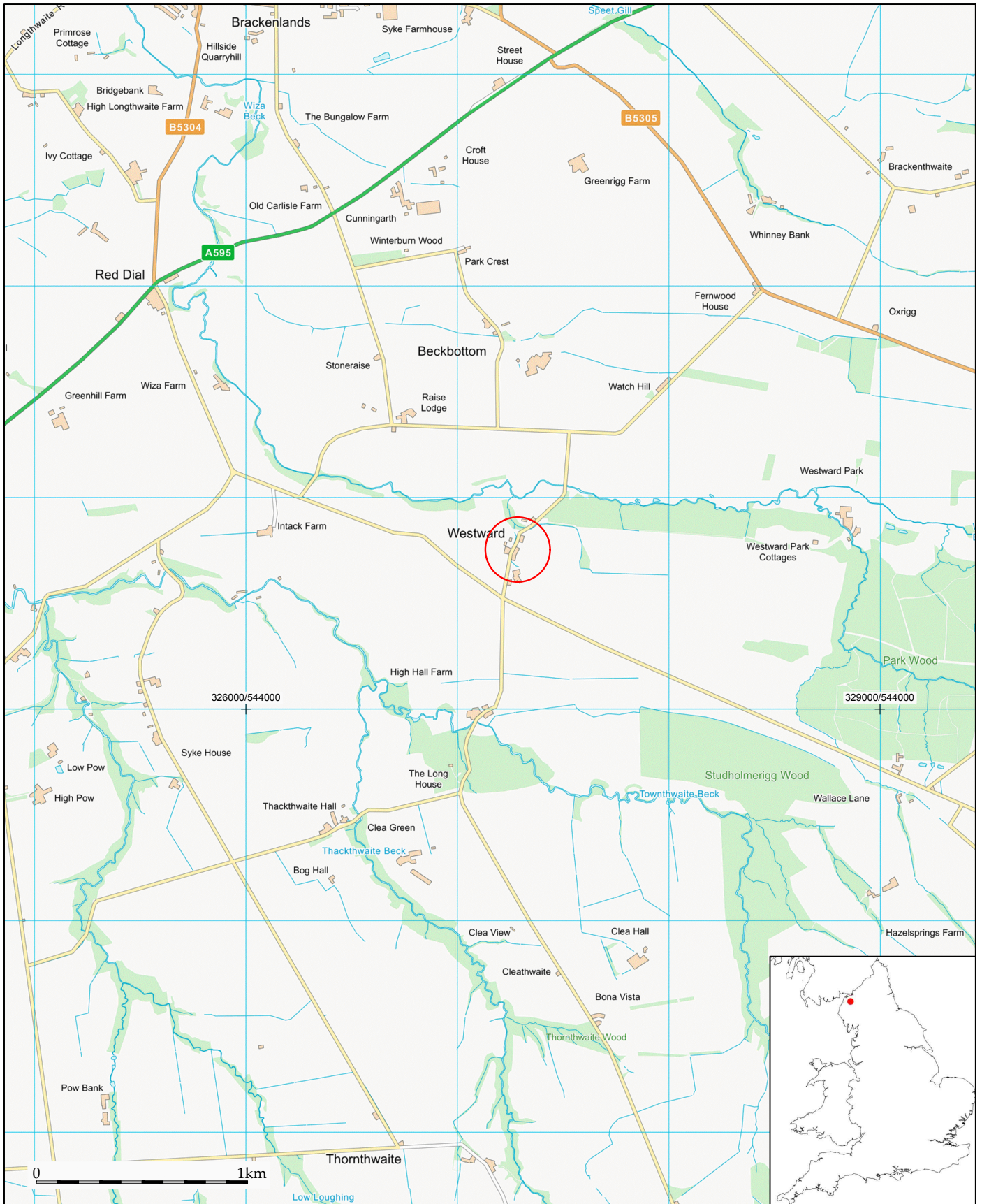
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FIGURES



Wardell Armstrong
2018

PROJECT: The Farmhouse at Church Hill Farm,
Westward, Wigtown, Cumbria

CLIENT: Tim Brockbank

SCALE: 1:25,000 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: May 2018

REPORT No: CL12154

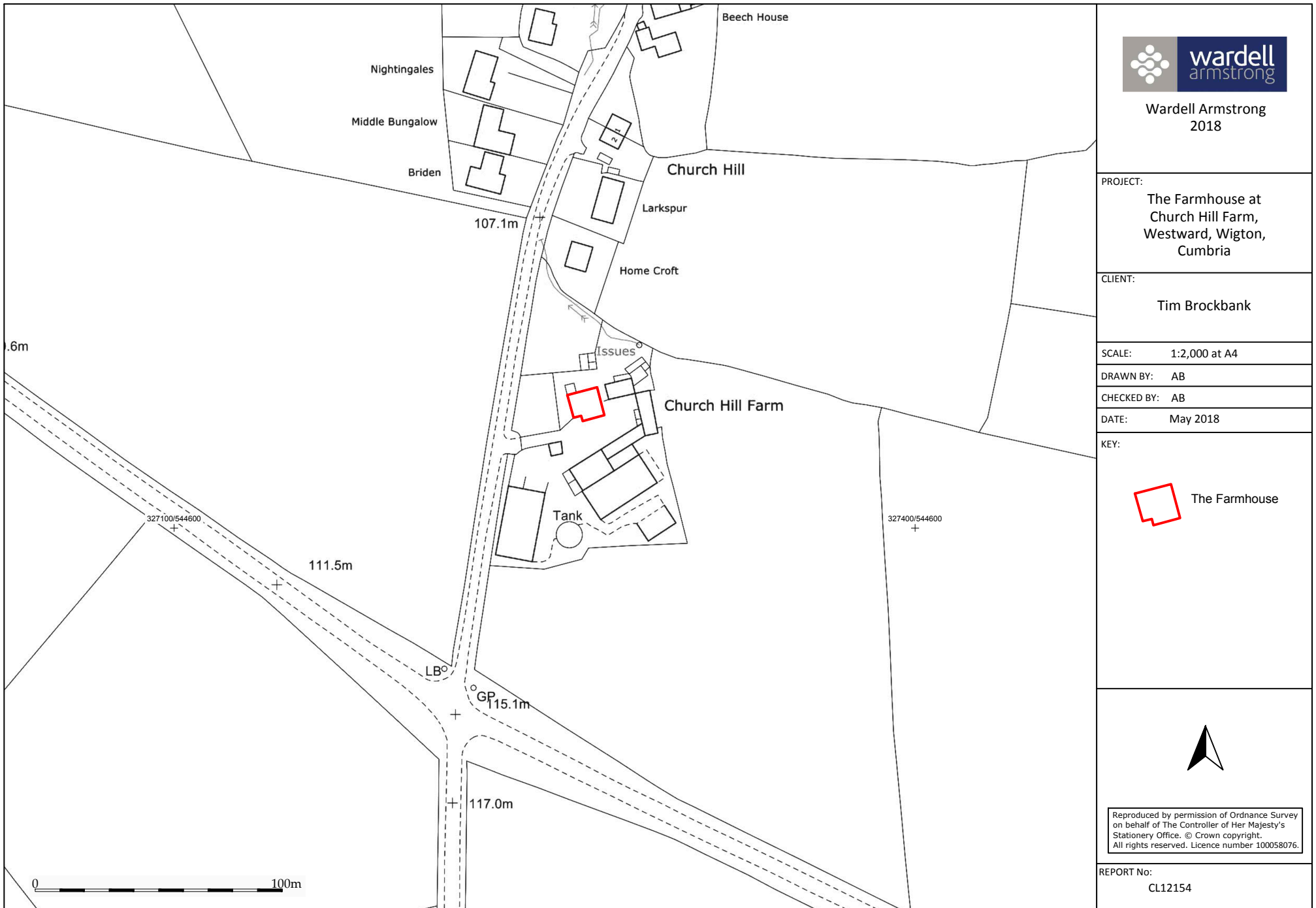
KEY:

 Site location



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Figure 1: Site location.



Wardell Armstrong
2018

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Westward, Wigton,
Cumbria

CLIENT:
Tim Brockbank

SCALE: 1:2,000 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: May 2018

KEY:
 The Farmhouse



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Figure 2: Detailed site location.

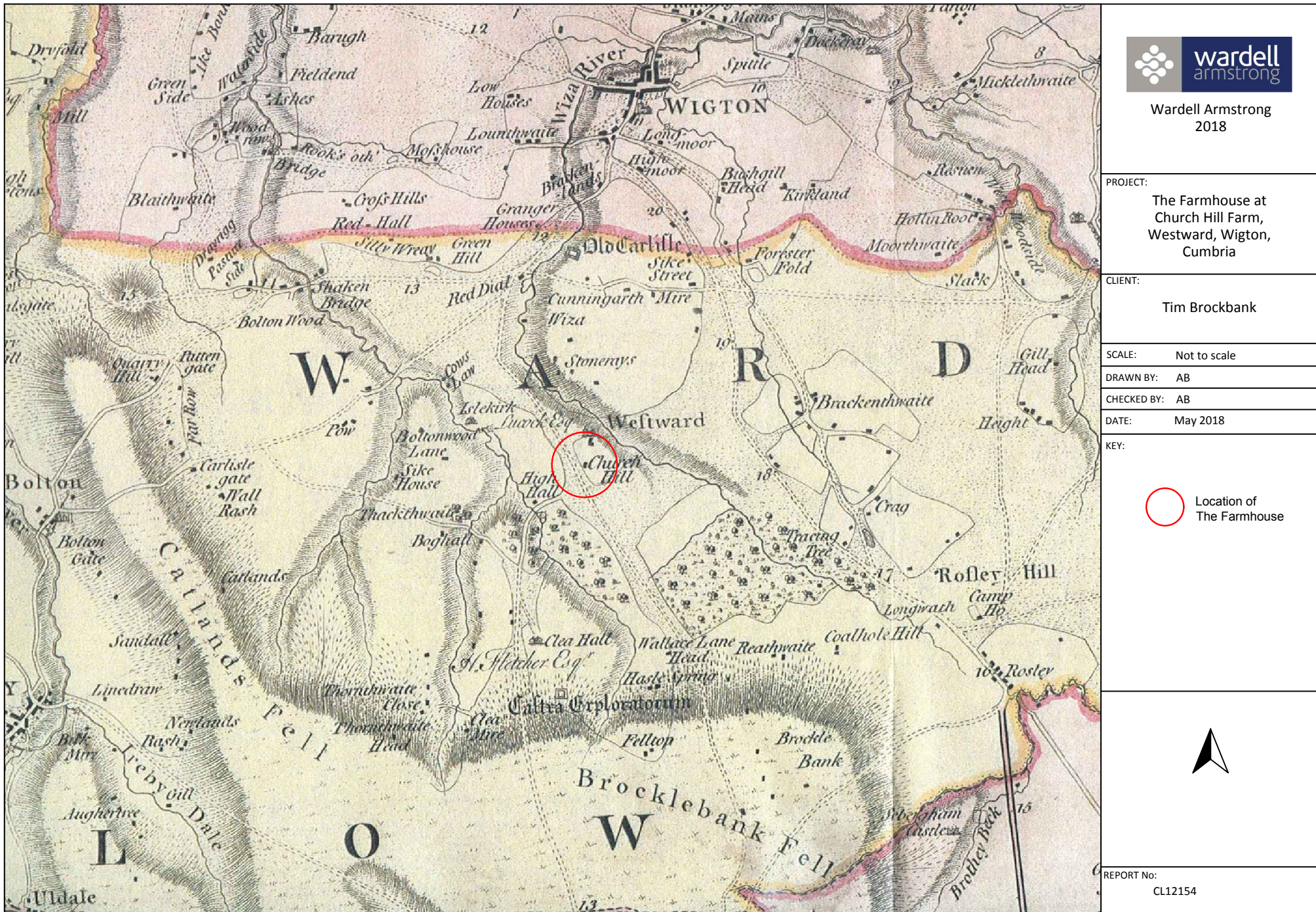


Figure 3: Hodkinson and Donald's Map of Cumberland, 1774.

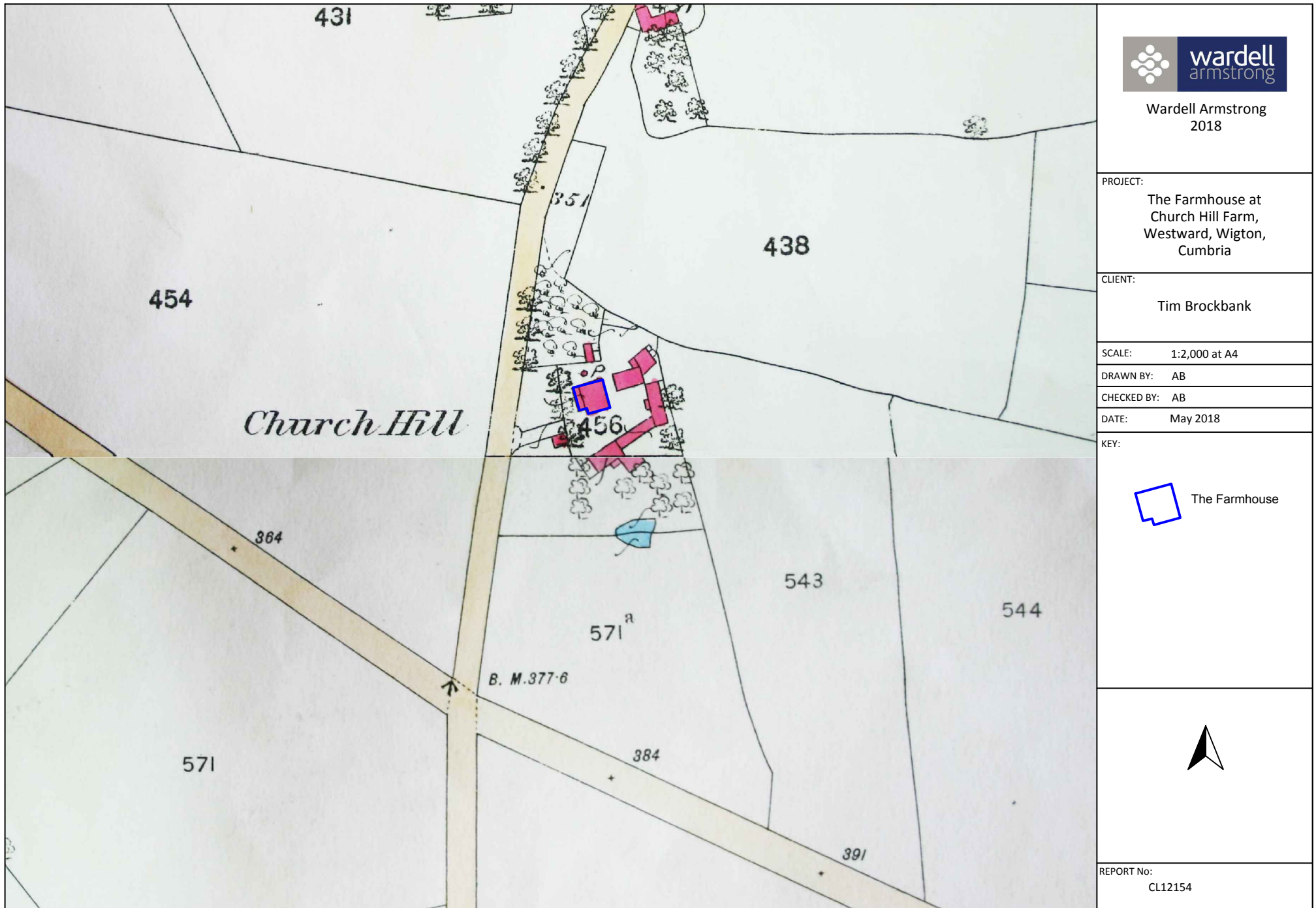
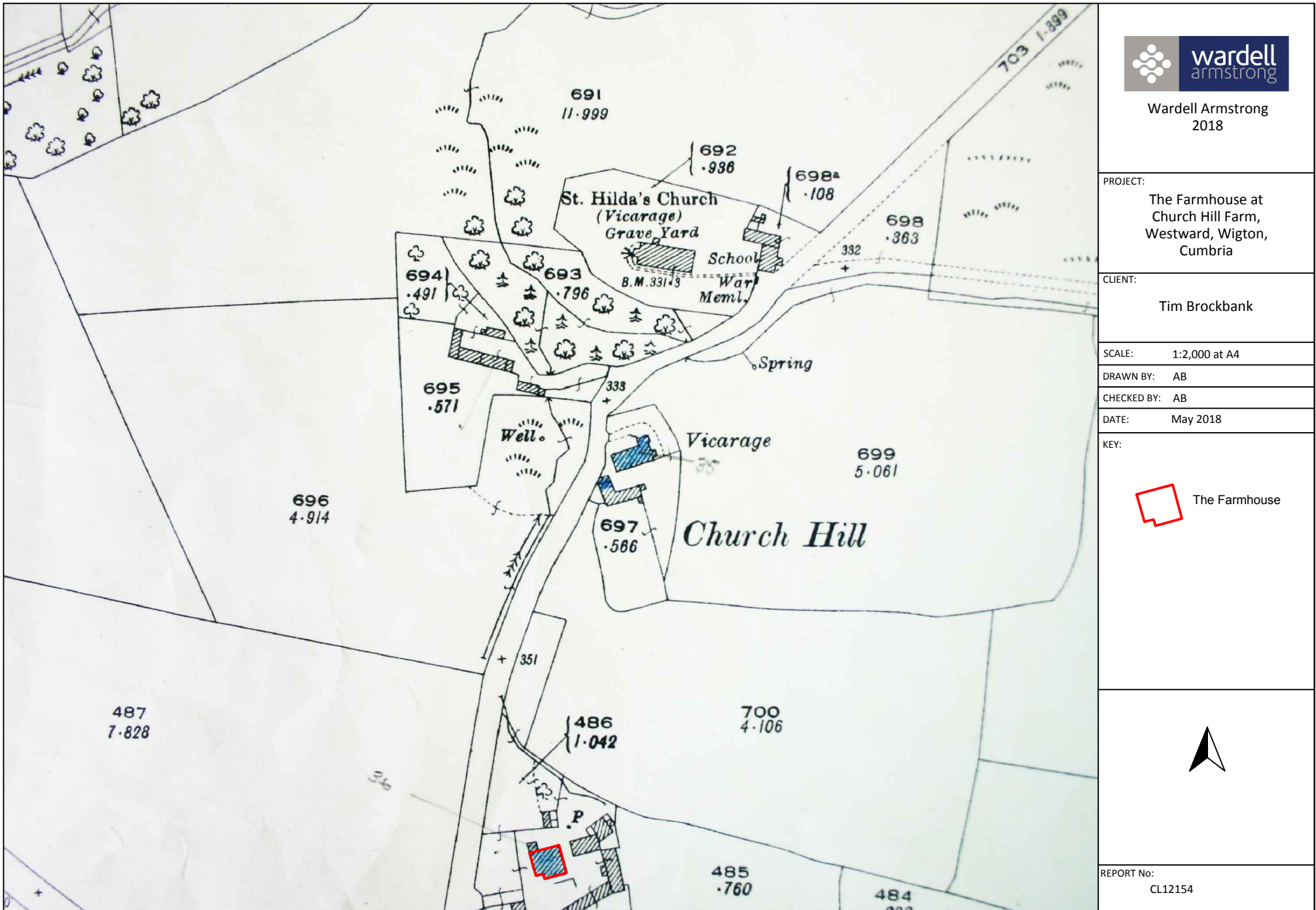


Figure 4: First Edition Ordnance Survey Map, 1867.



Figure 5: Second Edition Ordnance Survey Map, 1900.



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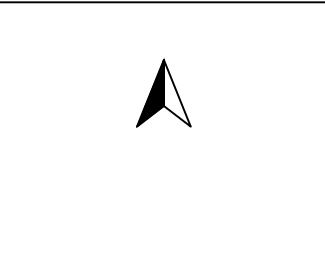
SCALE: 1:2,000 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: May 2018

KEY:
 The Farmhouse



REPORT No:
CL12154

Figure 6: Ordnance Survey Map, 1925.



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Tim Brockbank

SCALE: 1:75 at A3

DRAWN BY: AB

CHECKED BY: AB

DATE: May 2018

KEY:

- FF3 Room numbers referred to in report
- 18th century
- 19th century
- 20th century

REPORT No:
CL12154

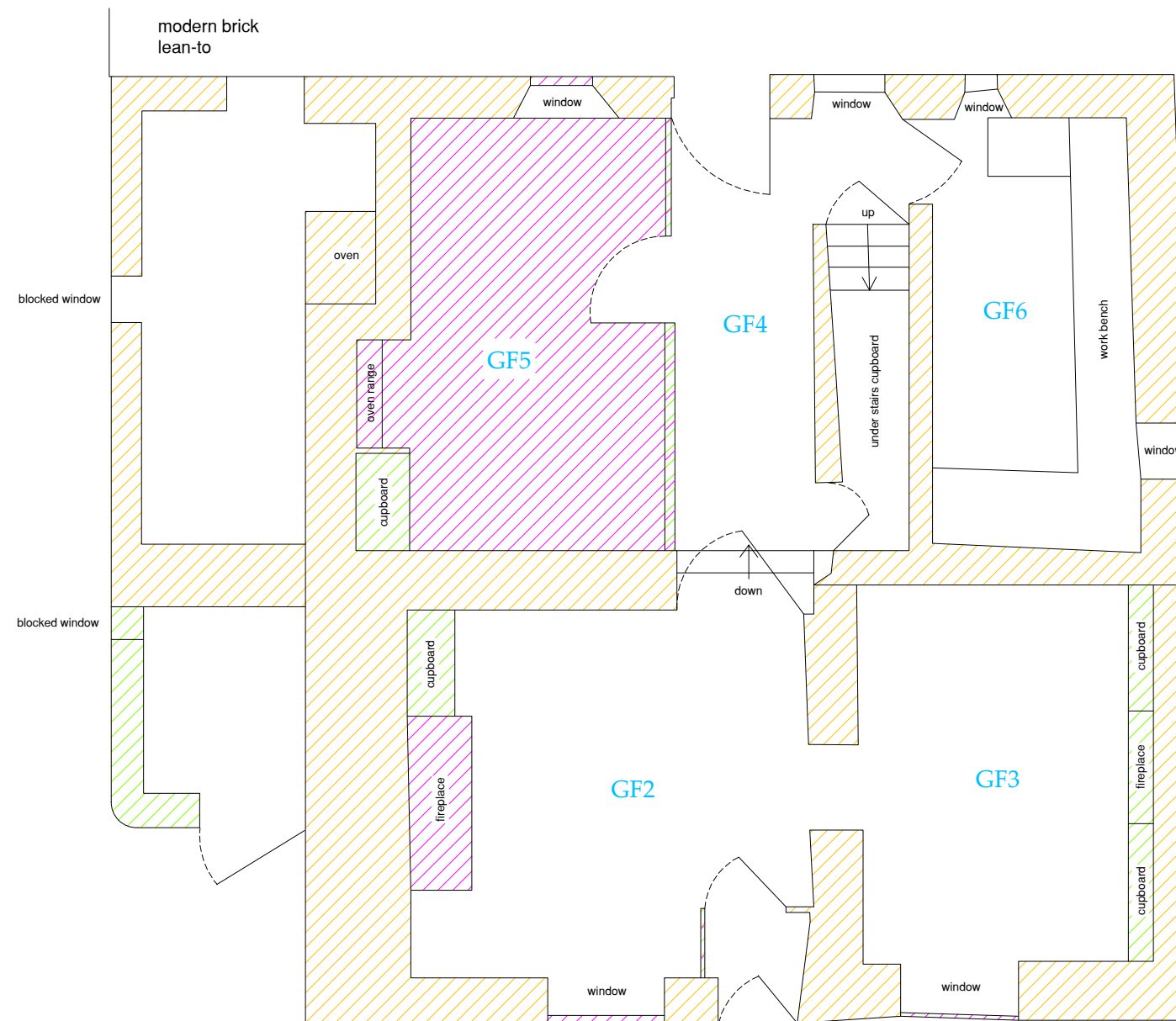


Figure 7: Existing ground floor plan.

PROJECT:

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Cumbria

CLIENT:

Tim Brockbank




SCALE: 1:75 at A3

DRAWN BY: AB

CHECKED BY: AB

DATE: May 2018

KEY:

- FF3 Room numbers referred to in report
-  18th century
-  19th century
-  20th century

REPORT No:

CL12154

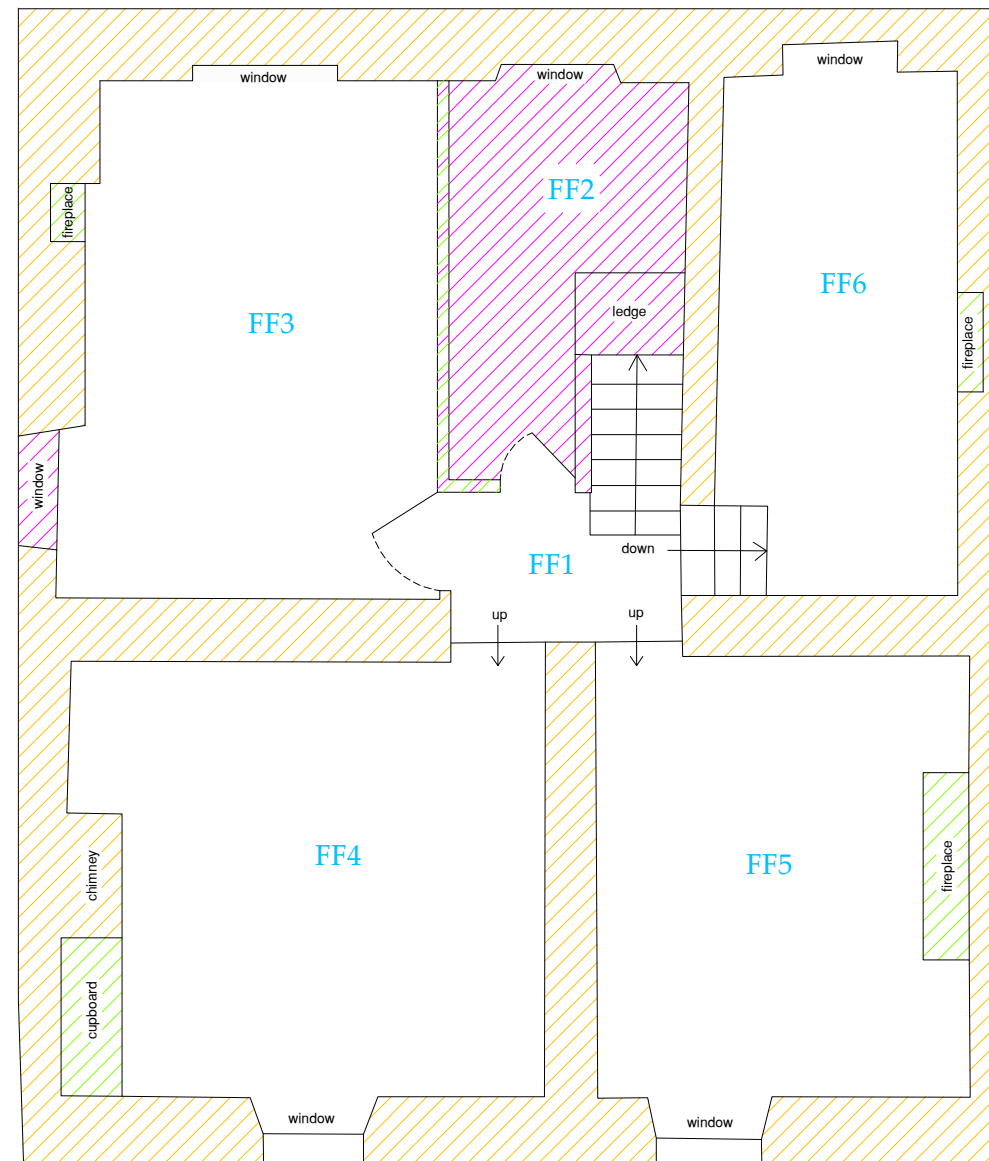


Figure 8: Existing first floor plan.

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