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NICOLA WILKINSON

**LIMETREE GROVE  
SEBERGHAM  
CUMBRIA**

**Archaeological Roof Survey report**

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**Limetree Grove, Sebergham, Cumbria**

**Archaeological Roof Survey**

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## SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Nicola Wilkinson, to undertake a programme of archaeological building recording of an exposed roof structure at Limetree Grove, Sebergham, CA5 7HR. The work was required as a condition of planning consent. The building recording covered the roof of a 19<sup>th</sup> century extension to the west of the original farmhouse of Limetree Grove.

The truss exposed during the current works was clearly compiled reusing older timbers. There is no indication of their origin and no carpenter marks could be found. There are two noticeable phases within the roof construction, dating from the 19<sup>th</sup> and 20<sup>th</sup> century. While of different date, these features are of local significance only, and thus of low overall significance.

The section of the building which is subject of this assessment has already been declared to be of no further interest in Limetree Grove's Historic England listing. Although parts of the roof structure are clearly of historic origin, they are not original in their current position. The origin of the timbers cannot be traced. They are therefore of low overall significance to the extension, which itself has already been classified to be of low value to the historic integrity of Limetree Grove. A full removal of the existing roof structure would cause no noticeable harm to the significance of the building.

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## 1 INTRODUCTION AND POLICIES

### 1.1 Project circumstances and planning background

1.1.1 Wardell Armstrong LLP was commissioned by Nicola Wilkinson to undertake a programme of archaeological building recording of a roof at Limetree Grove, Sebergham CA5 7HR (NY 36143 41659), as part of a condition set by the Conservation Officer of the Allerdale Borough Council, Helen Brownlie (Planning Application Ref: 2/2017/0500).

1.1.2 Questions about the significance and heritage value of the roof truss arose when they were exposed during the ongoing works to refurbish and slightly expand the property for residential purposes.

### 1.2 Location

1.2.1 The small village of Sebergham lies approximately 11 miles to the south-south-west of Carlisle in Cumbria (Figure 1). The proposed development site lies to the north of the B5305 (Figure 2). The site comprises a working farm, with various outbuildings and the farmhouse affected by the redevelopment. It is surrounded by agricultural fields and neighbouring farmsteads (Figure 1).

1.2.2 The surveyed roof section is part of the 19<sup>th</sup> century extension to the west of Limetree Grove farmhouse (Figure 2).

### 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 The Allerdale Local Plan (Part 1), adopted on 16th July 2014, sets out the council's policies and proposals for the districts historic environment. The policy on the historic environment (Policy S27) states the following:

1.4.2 *In determining applications that could affect the significance (including character, appearance, historic value, value to people and setting) of a heritage asset [...], the following factors will be taken into account:*

- *The level of significance of the heritage asset(s).*
- *The impact of the proposal on the significance (including setting) of the heritage asset(s).*
- *How the significance and/or setting of the asset could be better revealed.*

- *Opportunities for mitigating climate change without damaging significance.*
- 1.4.3 *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.*
- 1.4.4 *Schemes which help ensure a sustainable future for Allerdale's heritage assets, especially those identified as being at risk of loss or decay will be supported (Allerdale Borough Council 2014, 119).*



## **2 METHODOLOGY**

### **2.1 Standards and Guidance**

2.1.1 The roof survey was undertaken to a Level 3 Historic Building Survey standard. A Level 3 Historic Building Survey, as described by Historic England, is an analytic record of a building or buildings, comprising a systematic account of the building's origins, development and use. Both the exterior and interior were viewed, measured, described and photographed. The record presents 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 drawn, photographic, measured and written record. Photographs were taken, with a graduated scale, in digital format. In summary, the photographic and hand measured survey included:

- General view or views of the exteriors and interiors of the section of the building;
- The overall appearance of the internal area, where accessible, including any evidence for historic fixtures and fittings.
- Photographs of all interior details of the roof truss, whether structural, functional or decorative, which is relevant to the design of the building, and to its development and use.

2.2.2 The written record comprised:

- The precise location of all structures subjected to the building 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 structure and its date and construction phases;
- Drawings to illustrate the report, to include a scaled plan of the roof.

2.2.3 The purpose of the archaeological building recording was to produce a photographic, drawn and written record of the existing structure. Its aim is to identify sequences of development and modification of the roof, to create a detailed record of the current state of the roof features of historical significance.

### 2.3 Reporting and Project Archive

2.3.1 A digital copy of the report will be deposited with the Cumbria HER, Kendal, where viewing will be made available on request.

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 Cumbria Archive Centre.

2.3.4 Wardell Armstrong Ltd 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 **wardella2-328189**.

### **3 HISTORICAL BACKGROUND**

#### **3.1 Introduction**

3.1.1 An extensive historical background has been compiled in a previous report (WA 2018). The following historic background aims not to repeat the previous work, but to give a short summary.

#### **3.2 Historic Background**

3.2.1 Limetree Grove is dated and inscribed over the main entrance with 'J & S S 1761'. Several alterations and extensions were undertaken during the last two centuries. The central core of the structure is a mid-18<sup>th</sup> century farmhouse of double pile plan with a central passage and rear stairs with a staircase window. In addition, to the west of the 18<sup>th</sup> century farmhouse is a 19<sup>th</sup> century stone built extension. An original 18<sup>th</sup> century side entrance now forms an internal doorway linking the extension to the main historic core. To the north of the central core is a further stone built 19<sup>th</sup> century extension with a 20<sup>th</sup> century corrugated iron clad extension abutting it. By 1863, Limetree Grove comprised the farmhouse with extensions to the west and north, set in an enclosed, designed garden, as well as a U-shaped range of outbuildings to the west of the farmhouse. It was accessible via a trackway from the main road to the south of the site (WA 2018).

3.2.2 The building was grade II listed in April 1967. The listing states that the '*lower addition to left is not of interest*' (NHL 2018), thus referring to the area which is subject of this report. The proposed works would have a positive impact upon the building, as it would reduce the ongoing deterioration, and stop the damp issue currently negatively impacting upon the interior fabric. The later rear and western extensions, which are of no noticeable value, would be replaced with a garden room and a boot room.

## 4 ARCHAEOLOGICAL ROOF RECORDING

### 4.1 Introduction

4.1.1 The archaeological roof survey was undertaken on the 5<sup>th</sup> September 2018. The building is set just to the north of the B5305, and to the east of a range of outbuildings (Figure 2). The roof forms part of the western extension of the main farmhouse.

### 4.2 Roof Survey

4.2.1 The half-hipped roof of the western extension of the farmhouse has been fully exposed in the course of ongoing works to refurbish the building for residential purposes. A half truss has been exposed consisting of a principal, tie beam and brace. For reference, the timbers of interest have been labelled a to j on Figure 3.

4.2.2 The hip-rafter (d and e), principal (c), purlins (f, g, h, i, j), the principal tie-beam (a) and interconnecting strut (b) comprise re-used and hand-worked timber of unknown origin (Plate 1). Beside the squared tie-beam (a), they are all of uneven shape. There are no carpenters marks visible on any of these timbers. There is noticeable deterioration of the timber, which may impact upon its structural stability.

4.2.3 The tie-beam (a) and the principal (c) are chamfered (Plate 4). While the tie-beam (a) is secured into the sandstone masonry wall, the upper ends of the principal (c) and both hip-rafters are not attached to the wall they are abutting. The principal is slightly curved in its centre. There are many nails of various age within all sides of the tie-beam.

4.2.4 The hip-rafters (d and e) are fastened to the upper end of the principal (c) with two 20<sup>th</sup> century metal rods (Plate 2). They are in uneven positions, with e being noticeably lower than d. They are not attached to the wall itself (Plate 3).

4.2.5 There are four circular dowel holes within the purlin (f), which indicates that the timber has clearly been reused (Plates 5 and 6). There are a further six dowel holes, partially still filled with dowels along the bottom edge of the purlin (j). Purlin (h) tapers down from a height of 0.19m to 0.14m where it abuts the hip-rafter (d). Similarly, purlin (i) narrows from 0.2m where it abuts the principal (c), to 0.14m where it abuts the hip-rafter (d).

4.2.6 The purlin (f) was most likely shortened to its current length in the process of the insertion of a sky-light to the north of it. The purlins (h) and (i) are secured to the hip-rafter (d) with large cast iron nails, which are most likely contemporary with the

construction date of the extension in the 19<sup>th</sup> century (Plates 7 and 8).

4.2.7 The jack-rafters and common rafters are clearly machine sawn timbers and of fairly even dimensions.



Plate 1: General view of the truss, with tie-beam (a), strut (b), and principal (c)



Plate 2: Upper end of principal (c) with hip-rafter (d) fastened to it with a 20th century rod





Plate 3: The upper end of roof is not attached to the elevation



Plate 4: Various nail of different size and age within tie-beam (a)



Plate 5: Dowel holes in purlin (f)



Plate 6: Dowel hole in purlin (f)





Plate 7: 19th century metal nails at purlin (f) to hip-rafter (d)



Plate 8: 19th century metal nails at purlin (h) to hip-rafter (d)



## 5 CONCLUSION

- 5.1.1 As previously stated, the section of the building which is subject of this assessment has already been declared to be of no significance to Limetree Grove's listing by Historic England. The previous Heritage Impact Assessment of Limetree Grove showed that the extensions were not original to the farmhouse through they were present by 1863. The roof cannot, therefore, be part of the original 18<sup>th</sup> century structure. The roof is a cobbled together structure of hand sawn, and possibly reused timbers, and machine cut timbers showing much evidence of relatively recent repairs. The truss is made of hand sawn timbers and whilst it does not exhibit dowel holes or possible redundant joists to show former use, the truss appears to be a possible reused timber from elsewhere, possibly a halved former full truss.
- 5.1.2 There is no indication of their origin and no carpenter marks could be found. There are two noticeable phases within the roof construction. The first phase comprises the main tie-beam, the purlins, strut, hip-rafters and the principal, constructed in the 19<sup>th</sup> century. Cast iron nails at the seam of purlin (h) to hip-rafter (d) and purlin (f) to hip-rafter (d) date to the 19<sup>th</sup> century, thus indicating a construction date from this period.
- 5.1.3 A second phase of construction was undertaken in the 20<sup>th</sup> century. The common rafters are machine cut, and a sky-light was inserted in the northern section of the roof. The upper ends of the hip rafters and the principal are fastened together with 20<sup>th</sup> century screw end metal rods. This demonstrates that alterations to the historic fabric of the roof were already undertaken in the 20<sup>th</sup> century.
- 5.1.4 Although parts of the roof structure are clearly hand sawn, they may be not in their original position. The origin of the timbers cannot be traced, and no carpenter marks were noted during the survey that may give an indication to date or use. Although they are of 19<sup>th</sup> and 20<sup>th</sup> century date, there is no differentiation in their significance. While the truss is a historic feature, the roof structure is of local significance only. It is therefore of low overall significance to the extension, which itself has already been classified to be of low value to the historic integrity of Limetree Grove.
- 5.1.5 The exposed roof is not of anything other than local heritage significance and has been recorded. It does not contribute to the significance of the listed structure, therefore removing all of the existing roof structure would cause no negative impact.

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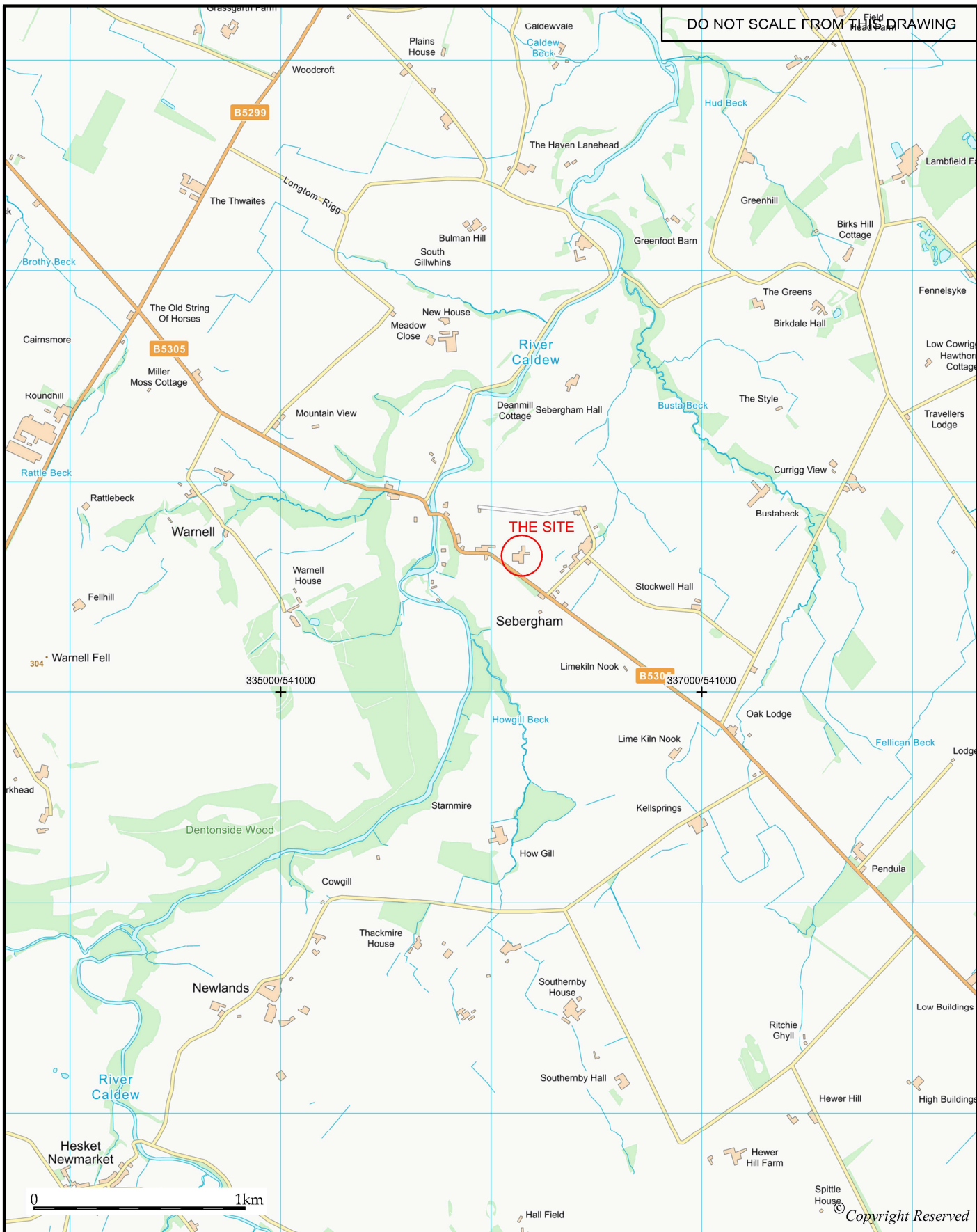
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### Websites

NHL 2018, <https://historicengland.org.uk/listing/the-list/list-entry/1146515>, accessed 19<sup>th</sup> January 2018

## FIGURES

DO NOT SCALE FROM THIS DRAWING



CLIENT	Nicola Wilkinson		DRG No.	CL12199_001	REV	A		
	PROJECT	Roof at Limetree Grove, Sebergham, Cumbria		SIZE	A4	SCALE	1:25,000	DATE
DRAWING TITLE		Figure 1: Site location		DRAWN BY	AB	CHECKED BY	AB	APPROVED BY
						<i>your earth our world</i>		

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Sebergham

Track

Surveyed roof

336100/541650

336200/541650

Limetree Grove

141.3m

0 50m

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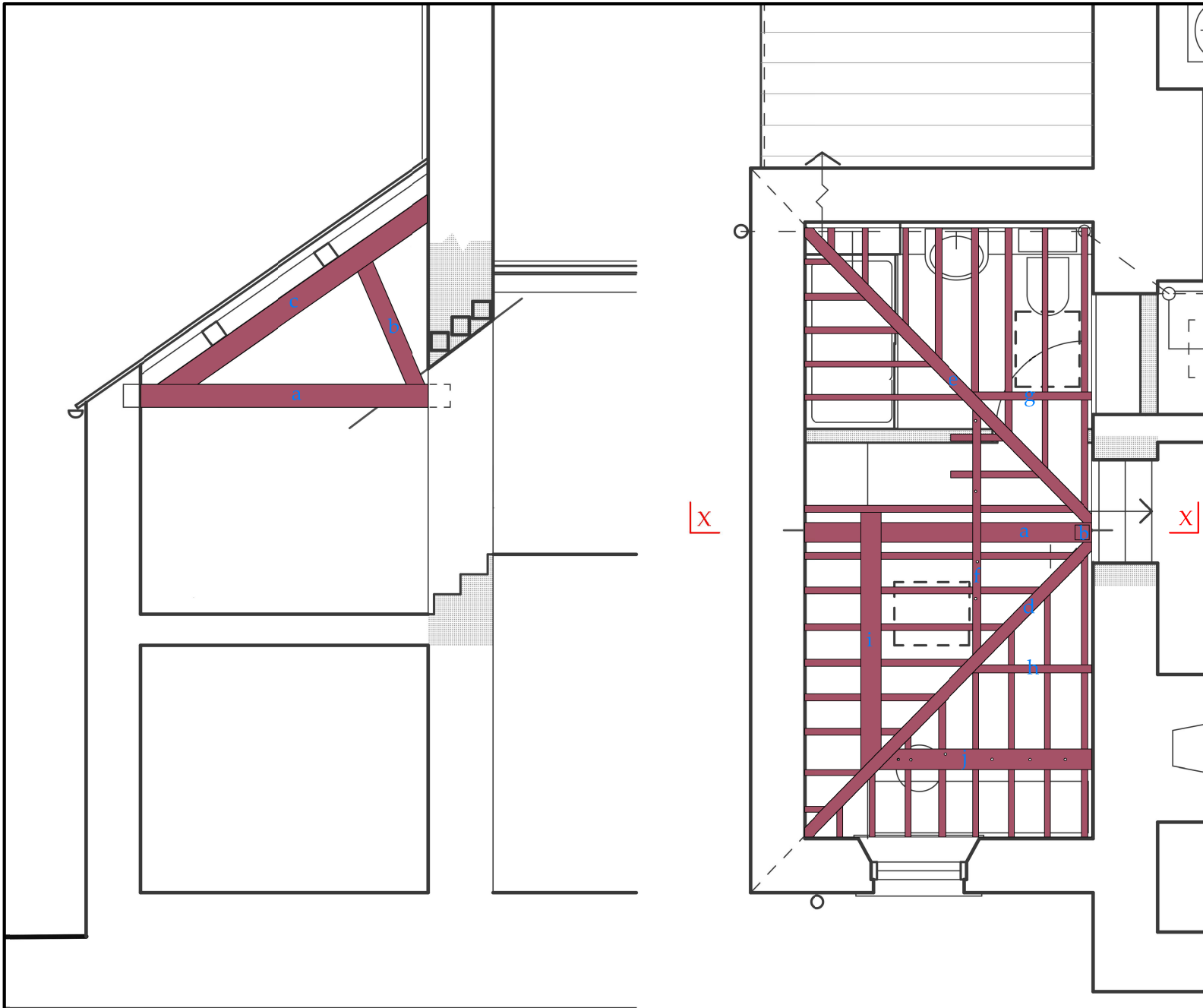
CLIENT	Nicola Wilkinson	DRG No.	CL12199_002	REV	A
PROJECT	Roof at Limetree Grove, Sebergham, Cumbria	SIZE	A4	SCALE	1:1,000
		DATE	Sept. 2018	DRAWN BY	AB
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DRAWING TITLE

Figure 2:  
Location of surveyed roof



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Cross-section X - X

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KEY:  
 a - j Referenced in report

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT  
 Nicola Wilkinson

PROJECT  
 Roof at Limetree Grove,  
 Sebergham, Cumbria

DRAWING TITLE  
 Figure 3:  
 Detail of roof beams

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