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**WYG ENVIRONMENT PLANNING TRANSPORT LTD  
ON BEHALF OF MR S TODHUNTER**

**OUTBUILDINGS AT WIGGONBY HOUSE FARM, WIGGONBY, CUMBRIA**

**ARCHAEOLOGICAL BUILDING RECORDING REPORT**

**APRIL 2019**

**DATE ISSUED:** April 2019  
**JOB NUMBER:** ST17377  
**REPORT NUMBER:** 001  
**OASIS REFERENCE:** wardella2-348600  
**PLANNING APPLICATION REF:** 2/2016/0159  
**VERSION:** V0.1  
**STATUS:** FINAL

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**APRIL 2019**

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## EXECUTIVE SUMMARY

Wardell Armstrong LLP (WA) was commissioned by WYG Environment Planning Transport Ltd to undertake an archaeological building recording, equivalent to Historic England's Level 2 survey, of former agricultural outbuildings associated with Wiggonby House Farm, Wiggonby, Cumbria (NGR NY 30190 52920). This work was required as a condition of planning consent for the conversion of the former agricultural buildings to domestic use. The archaeological recording targeted all seven buildings which form a u-shaped range to the south of the farmhouse.

The land occupied by Wiggonby House Farm is likely to have been used since at least the medieval period, indicated by fieldname evidence on the 1843 tithe map. The archaeological building survey has encountered evidence for a possible 17<sup>th</sup> century byre surviving within the fabric and the stalls retained within Building F. Building F will be retained and converted to accommodation as part of the approved development. Elements of a further phase of development at the farm, occurring before 1843, and represented in the elevations of Buildings A, E and perhaps the lower section of the southern extent of Building F, have also been revealed. Building E will be demolished as part of the approved development.

A key phase of development at Wiggonby House Farm occurred in 1846, and included the erection of the present farmhouse, archway and Building C, which will remain unaffected by the approved development. The present cobbling across the extent of the farmyard may also originate in this 1846 phase of redevelopment. Building B, comprising much of the eastern range of Wiggonby House Farm, was also constructed during this phase, providing a large barn with cart sheds and storage areas, the southern part of which was later converted to animal stalls. Building B retains elements of architectural interest including areas of flagged floor and a staircase, and this building, as well as Building A, a largely late 19<sup>th</sup> century byre, will be converted to accommodation as part of the approved development.

Three of the seven outbuildings will be demolished as part of the approved development. Two of these, Buildings D and G, are largely of 20<sup>th</sup> century origin and retain little of architectural or historic merit. The west elevation of Building E is of some interest. Building E will also be demolished. Despite the planned demolition, these three outbuildings will be permanently preserved in this record as a result of archaeological building recording undertaken in-line with Historic England Guidance and condition 5 of the planning consent (Application Ref: 2/2016/0159).

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## **ACKNOWLEDGEMENTS**

Wardell Armstrong LLP thank Julie Diamond at WYG Environment Planning Transport Ltd for commissioning the project, and for all assistance during the work.

Thanks are also extended to Stephen Todhunter and family, owners and occupants of Wiggonby House Farm, for allowing access to the buildings and for their assistance during the site survey.

The archaeological building recording and associated research exercise was undertaken by Cat Peters. The report was written by Cat Peters, the figures were produced by Helen Phillips and the report was edited by Ariane Buschmann and Martin Railton. The project was managed by Lorna Goring.

## 1 INTRODUCTION AND POLICIES

### 1.1 Project Circumstances and Planning Background

- 1.1.1 Wardell Armstrong was commissioned by WYG Environment Planning Transport Ltd to undertake an archaeological building recording, equivalent to Historic England's Level 2 survey, of seven former agricultural buildings associated with Wiggonby House Farm at Wiggonby, Cumbria (NGR NY 30190 52920). This work occurred in advance of the demolition/conversion of these buildings for residential use (Planning Ref: 2/2016/0159). The buildings are not listed, but their recording is required to discharge condition 5 of the planning approval (Application Ref: 2/2016/0159) for their redevelopment.
- 1.1.2 Condition 5 stated that *'prior to the carrying out of any alteration or demolition the existing historic buildings affected by the proposed development shall be recording in accordance with a Level 2 survey as described in English Heritage's document 'Understanding Buildings, A Guide to Good Recording Practice, 2006'. Within two months of the commencement of construction works, three copies of the resultant Level 2 survey report shall be furnished to the Local Planning Authority'* (Planning Ref 2/2016/0159).
- 1.1.3 This level of archaeological building recording was deemed appropriate, as the outbuildings at Wiggonby House Farm have been identified by Cumbria County Council's Historic Environment Officer as *'good examples of vernacular architecture... considered to be heritage assets of local historic and architectural significance'* (County Archaeologist response to planning application 2/2016/0159, Jeremy Parsons May 2016). The outcome of the archaeological building recording, equivalent to Historic England's Level 2, is *'to ensure that a permanent record is made of the buildings of architectural and historic significance prior to their alteration as part of the proposed development'* (*ibid*).
- 1.1.4 The seven outbuildings targeted by the archaeological building recording, together with the farmhouse, form a u-shaped range fronting the main hamlet road through Wiggonby. The outbuildings vary in form, function and age, predominantly dating to the 19<sup>th</sup> century, with some more modern twentieth century additions.

### 1.2 Planning Context

- 1.2.1 National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), which was updated by the Ministry

of Housing, Communities and Local Government in February 2019 (MHCLG 2019). This is supported by Planning Practice Guidance (PPG) which was published in March 2014 (DCLG 2014).

1.2.2 The NPPF draws a distinction between designated assets and other remains considered to be of lesser significance. With regard to designated heritage assets, 'great weight should be given to the asset's conservation'. The more important the asset, the greater the weight should be (NPPF, para 194). None of the seven outbuildings at Wiggonby House Farm are designated, and thus at present, are considered at most to be of local significance.

### 1.3 Local Planning Policies

1.3.1 The Allerdale Borough Council Local Plan (2014) includes consideration of the Built and Historic Environment within Policy S27 which states *'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... In determining applications that could affect the significance (including character, appearance, historic value, value to people and setting) of a heritage asset, and/or archaeological 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.*

*Only proposals which do not harm any positive qualities of the heritage asset(s) will be approved... 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, 119-120).*

1.3.2 In-line with this guidance, Allerdale Borough Council have set a condition on planning consent for the redevelopment at Wiggonby House Farm, and this archaeological building recording adheres to condition 5 of the planning approval.



## **2 METHODOLOGY**

### **2.1 Standards and Guidance**

2.1.1 A Level 2 Building Survey, as required to discharge the planning condition, is described by Historic England as '*a descriptive record*' where '*the examination of the building will produce an analysis of its development and use and the record will include conclusions reached*' (Historic England 2016, 26).

### **2.2 Historical Research**

2.2.1 To support the on-site survey work, an element of historical research was undertaken to help relate any phases identified in the fabric of the buildings to individuals or events noted in documentary records or depicted in cartographic sources. This involved a visit to Carlisle Library Local Studies Section (CLSS) to access local history books and the microfiche census records of 1841-1901 and a visit to Cumbria Archive Centre in Carlisle (CACC) to access documents identified from their online catalogue to be of potential use, both undertaken on Thursday 4<sup>th</sup> April 2019.

### **2.3 Archaeological Building Recording**

2.3.1 The purpose of this archaeological building recording is to produce a photographic and written record of the seven outbuildings in-line with Historic England guidance (Historic England 2016). The on-site survey comprised the internal and external examination of the seven outbuildings to provide a permanent photographic record of the structures. Digital photographs were taken with a graduated scale and in digital format, 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 wider context. Copies of some of the photographs taken on-site, are included as plates within this report where they support the description and analysis (Appendix 1). Full copies of the digital images comprising the photographic record of the buildings will be submitted on CD-ROM to the relevant archive. In summary, the photographic record comprises:

- *'general views of the buildings;*
- *the buildings' external appearance, typically as a series of oblique views which showed all external elevations and gave an overall impression of size and shape; and*
- *the overall appearance of the internal areas, where accessible, including any*

*evidence for historic fixtures and fittings'* to comply with Historic England's Level 2 (Historic England 2016, 19). In addition, photographs were taken of

- *'all exterior and interior details, whether structural, functional or decorative, relevant to the design of the buildings, and to their development and use;*
- *any machinery or other plan, or evidence for its former existence; and*
- *any dates or other inscriptions'*, to provide a more comprehensive permanent record of the buildings as some elements will be demolished ahead of redevelopment (Historic England 2016, 19).

2.3.2 The aim of the written record is to identify sequences of development and modification within the buildings, to provide an understanding of the current state of the buildings and record any fixtures and fittings of historical interest. This information is included within this report, supported by relevant photographs (included in Appendix 1) and cartographic sources (reproduced as figures in Appendix 2). This written record of the seven outbuildings within this report, provides a permanent record of the structures as surviving, prior to any changes brought about by the approved development. This written record, adhering to Historic England guidance, comprises:

- *'the precise location of all structures subjected to the building survey, as a National Grid reference and in address form;*
- *a note of any statutory designation;*
- *the date when the record was made and the location of any archive material; and*
- *an account summarising the buildings' form, function, date and sequence of development'* (Historic England 2016, 22).

## 2.4 Reporting and Project Archive

2.4.1 The project archive, comprising the digital photographic record on CD-ROM and a copy of this report, will be deposited at Cumbria Archive Centre, Carlisle. A copy of this report will also be sent to Jeremy Parsons, Historic Environment Officer for Cumbria County Council, upon request by the client.

2.4.2 Wardell Armstrong 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 **wardella2-348600**.

### **3 HISTORICAL BACKGROUND**

#### **3.1 Location**

3.1.1 Wiggonby lies in a largely agricultural landscape to the north-east of Wigton and south-west of Carlisle (Figure 1). Wiggonby House Farm occupies a plot of land to the south of the main east-west road on which the hamlet of Wiggonby is based, towards the eastern extent of the settlement (NGR NY 30190 52920; Figure 2).

#### **3.2 Historic Background**

3.2.1 The manor of Wiggonby once belonged to the Ortons (Lysons and Lysons 1816, 143) and has medieval origins. It was one of four townships within the parish of Aikton, eventually purchased by the Dacres during the reign of Henry VI, who had a seat at Downhall, where a moated site is recorded. The parish had eventually become the property of the Earl of Lonsdale by 1801 (CACC DLONS/L/8/27). In 1801 Wiggonby comprised 32 inhabited houses and in 1811, 31 (Lysons and Lysons 1816, 35).

3.2.2 Hodkinson and Donald's County map of 1774 (Figure 3) seems to indicate that the hamlet of Wiggonby was clustered at the southern extent of the road heading northwards towards 'Kirkbanton', still present today to the north-east of Wiggonby House Farm. It is likely that one of the three buildings shown on the 1774 plan occupied the plot of the present farm. Greenwood's County map of 1823 (Figure 4) shows that the settlement had greatly expanded westwards in the intervening years, more representative of the 30+ inhabited houses cited above in 1801 and 1811. The easternmost three building blocks are very similar to those depicted on the 1774 map and likely to be the same buildings.

3.2.3 A survey and valuation of customary tenements of the Earl of Lonsdale's holdings, including at Wiggonby was undertaken in 1801 (CACC DLONS/L/8/27). Unfortunately, the surviving record does not include a map or plan, but it does list the tenants at Wiggonby and describes their occupancies. No names are given to the farms or cottages, however. The table below includes all those tenancies which included buildings, excluding any which rented land only, thus comprising all those with the potential to be the buildings occupying the plot of the present Wiggonby House Farm.

<i>Tenant</i>	<i>Holding description</i>
Daniel Gibson	Dwelling house, barn, byar, stables, yard, garden, orchard and croft
Mr Joseph Hodgson	Part of a dwelling house, barns, byars, stables, fold and plantation
William Barn	House, barn, byar and two orchards
John Pearson	Dwelling house, barn, byar, yard, garden and orchard
John Wilson	Dwelling house, barn, byar, stable and orchard
Jane, wife of John Lawson	Dwelling house, barn, byar, fold and a small croft
William Pearson	Dwelling house, barn, byar and garden
Joseph Hodgson, Gent.	A capital dwelling house, barn, byar, two barns, fold and plantation
John Faugh	Dwelling house, barn, byar, fold, orchard and a croft
John Bardale	Dwelling house, barn, byar and cottage
Sarah Birbeck	Dwelling house, barn, byar, fold, orchard and two stackyards as stoned out
Elizabeth Etherington	Dwelling house, barn, byar, stable and fold

3.2.4 Although it is not easy to know which of the above tenancies relate to the plot at Wiggonby House Farm, the tithe award map (National Archives Ref: IR/30/7/2), though forty years later, does annotate the plots of land, and accompanies an award naming these individual plots (Figure 5). In 1843, therefore, the plots comprising what was then Wiggonby House Farm, were as follows:

<i>Plot No.</i>	<i>Plot name</i>
1523	Croft
1524	Orchard
1525	Buildings & Yard

3.2.5 The only tenancies cited in 1801 with both an orchard and a croft, assuming little change at the farm in those forty years, were held by Daniel Gibson and John Faugh. John Faugh's holding included three buildings, and three are shown on the Tithe Award map (Figure 5). It seems likely then that this was Wiggonby House Farm.

3.2.6 The Census Returns (CL microfiche collection) list the occupants of all buildings in Wiggonby every 10 years from 1841 until 1901. Unfortunately, Wiggonby House Farm is not named in any of these returns, making the identification of occupants difficult, and neither is it specified whether these were owners or tenants. A number of farmers are listed at unnamed farms in 1841, including Isabella Robinson, Robert Fearon, John Pearson, Nathan Nixon, William Pattison, Jeremiah Pearson and Joseph Holmes, and one of these must have occupied the Wiggonby House Farm site. The only yeoman

listed in an 1829 Trade Directory (William White & Co 1829) are Anthony Barnes, John Pearson and Jeremiah Pearson, and the Pearsons are known to have occupied different farms in Wiggonby in the early-mid 19<sup>th</sup> century. This implies that if the farm was of such a status that a yeoman would occupy it, it may have been occupied by Anthony Barnes in 1829. The Tithe Award of 1843 (National Archives Ref: IR/30/7/2), shows that it was owned and occupied by George Brown, yeoman. The farm was presumably sold by the Earl of Lonsdale at some time between 1801 and 1843. As George Brown is not listed in the Census Return of 1841, it seems likely that he purchased the farm between 1841 and 1843.

- 3.2.7 The Tithe Award map of 1843 (Figure 5) depicts three ranges of buildings, an irregular shaped building fronting the road at the north of the plot, presumably then the farmhouse, with an east and west range to the south, together enclosing a yard. To the east was the orchard, and to the south, the croft, in use as seeds at that time (National Archives Ref: IR/30/7/2). The presence of the fieldname '*croft*' suggests medieval origins of the plot, alluding to the former croft and toft nature of medieval agricultural activity.
- 3.2.8 An 1847 Trade Directory includes George Brown, yeoman (Mannix & Co. 1847). In 1851, a George Brown is listed at Wiggonby Village, as the head of the household, a widower, aged 59, and a farmer of 160 acres employing three labourers. Also within the same house were his unmarried children, John, aged 25 and Mary, aged 21, and three servants, two male agricultural labourers and one female house servant. In 1858, George Brown, yeoman, is listed at Wiggonby in a Trade Directory (Kelly & Co. 1858).
- 3.2.9 Despite a Trade Directory of 1861 citing '*Brown, John, Esq. Wiggonby*' (Morris, Harrison & Co. 1861, 292) the Census return of 1861 does not include the Browns. The only farmers listed in unnamed farms at Wiggonby are John Bulman who farmed 150 acres and Joseph Smith who farmed 130 acres. These two farmers are also listed in the 1861 Trade Directory, suggesting that Wiggonby House Farm was temporarily unoccupied. By 1871, John Brown, aged 46 (likely to be George Brown's son as listed above) occupied a farm at Wiggonby, farming 145 acres and employing three labourers, likely to be Wiggonby House Farm. John Brown shared the house with Jane Brown, his wife, and George Brown, their son, aged 12, as well as Jane Brown's daughter, Rebecca Hodgson, aged 19, and a general domestic servant, Mary Walters. The farm seems to have been tenanted, or perhaps sold by 1881, perhaps after 1873

when the elder George Brown, yeoman, died, leaving *'all my messuages, lands, tenements and hereditaments situate at Wiggonby and Biglands in the Parish of Aikton and Broaddales in the Parish of Wigton'* to his heirs (CACC PROB/1873/WCOD451). None of George Brown's heirs, his son, John Brown, grandson, George Brown, or daughters Martha Todd and Mary Saul are listed as occupants in future census records.

3.2.10 The First Edition Ordnance Survey map of 1867 (Figure 6), shows a different layout of buildings at Wiggonby House Farm to that depicted on the 1843 Tithe plan (Figure 5). The building formerly fronting the main thoroughfare to the north of the plot has been removed, and a new farmhouse placed to the south of the plot, depicted as a square-shaped building. A track is depicted leading to the west of this, south of the yard, to access the fields to the south. An eastern and western range are also shown, linked to the farmhouse, the western one of which occupies a similar plot to a building depicted here on the earlier map, though with northern extensions. A pump is shown in the south-eastern corner of the yard and there is a garden or orchard to the south of the farmhouse.

3.2.11 The path immediately to the south of the farmhouse suggests that the house faces away from the farmyard and towards the landscape to the south. A similar layout of the farm is shown on the Second Edition Ordnance Survey map of 1900 (Figure 7), although the farmhouse seems to have been extended eastwards and the eastern range had been extended westwards to provide a building on the east side of the northern half of the building range.

3.2.12 Present Todhunter family knowledge is that the grandfather of Steven Todhunter, the present owner, bought Wiggonby House Farm in the early 1900s, and that the farm has been within the family for three generations (News and Star 2019). However, an Ann Todhunter is listed as a farmer of 140 acres at Wiggonby within the 1881 Census Records. As the acreage is very similar to the earlier listings of George Brown's farm, it is possible that the Todhunter family rented Wiggonby House Farm for some time before later purchasing it. Unfortunately, no documents relating to a sale have been found during this research. In 1881 Ann Todhunter shared the house with her six sons and one daughter, her father-in-law, William Todhunter, one farm servant and one domestic servant. Ann Todhunter is listed at Wiggonby in an 1884 Trade Directory (Kelly & Co. 1884) and again in the Census Return of 1891. By 1891 Ann was 50, and still occupied the house with her seven children, then aged between 12 and 24. She

may have died, or certainly moved out with most of her children and handed over the running of the farm, by 1901. Her eldest son, Daniel, then 36, is listed in the 1901 Census Return as living at a farm in Wiggonby with his wife, Elizabeth, and two-year old daughter, Elizabeth and one-year old son, Thomas.

3.2.13 Between 1900 (Figure 7) and 1925 (Figure 8) few changes occurred in the overall layout of Wiggonby House Farm; a small outbuilding seems to have been constructed within the south-eastern corner of the farmyard, abutting the farmhouse, and an additional outbuilding had been added to the northern outbuilding forming the agricultural range, extending to meet the road.

3.2.14 Between 1925 (Figure 8) and 1971 (Figure 9) a number of changes occurred at Wiggonby House Farm. A large rectangular outbuilding had been constructed to the south of the western range, west of the farmhouse, and various buildings had been added to the east of the eastern range, abutting the earlier buildings, with numerous large buildings created further east, as well as a new bungalow, 'Ashleigh', to the east of those. Deposited buildings plans indicate that this was constructed for a T. Todhunter in 1962 (CACC SRDW/3/WA-2033) with further plans for a 'building for cattle' lodged by T. Todhunter in 1971 (CACC SRDW/3/WA-3964), presumably one of the buildings depicted on the Ordnance Survey map of that year (Figure 9). It could be that this T. Todhunter was the one-year old son of Daniel and Elizabeth Todhunter listed at Wiggonby in 1901, and therefore his grandmother would have been Ann Todhunter, first cited in 1881.

3.2.15 Many of the changes shown on the 1971 Ordnance Survey map (Figure 9) are not shown on modern Ordnance Survey mapping (Figure 2), the latter not showing any eastern buildings abutting the eastern range, nor the northernmost building shown on 1925 and 1971 mapping. Modern mapping also shows a different configuration of the northern arrangement of buildings to the western range as shown historically. In addition, post-1971, the area to the east seems to have been reconfigured to contain much larger and more modern agricultural units.



## **4 ARCHAEOLOGICAL BUILDING RECORDING**

### **4.1 Introduction**

4.1.1 The archaeological building recording was undertaken on Friday 29<sup>th</sup> March 2019. All seven outbuildings (A-G) were examined, both internally and externally, the only exception being the loftspace of the southern third of Building B (Figure 2). There were also restrictions to the examination of the east external elevations of the range, as this faced adjoining land with no access permissions in place. Views of other external elevations were also hindered by adjoining buildings, detailed, as relevant, below. Features of historic or architectural interest have been given unique references which are cited in the text below, and their locations are included in Figures 10-13.

### **4.2 Wiggonby House Farm**

4.2.1 Wiggonby House Farm is approached from the main thoroughfare on which the hamlet is focused, to the north of the complex (Figure 2). To the south-east of the entrance is a small single storey outbuilding (Building A), attached by a small infill building to a large barn building (Building B) which forms the north-easternmost extent of a south-east extending range (Building C) which culminates at the farmhouse which backs onto the farmyard (Plates 1 and 2). The west range comprises two rectangular animal sheds extending south-westwards from the street frontage (Buildings D and E; Plate 3) with two additional farm buildings forming a linear row extending beyond the farmhouse (Buildings F and G). The farmhouse is linked to the western range by an archway incorporating a cart entranceway (Plate 2). The yard around which these buildings lie, is cobbled, with a change in cobble pattern closest to the farmhouse (Feature 115; Plate 4). More modern agricultural buildings lie to the east of the farm and are not included within the scope of this study (Plate 1).

### **4.3 Building A**

4.3.1 Building A is located to the north of the u-shaped range, the smallest of the seven buildings. It is a single-storey stone structure with a slate roof supported by open common roof trusses (prefab 2015, 8). The building is largely constructed of irregular cobble and sandstone with quoins and with a gabled, grey slate roof and clay ridge tiles.

4.3.2 *North Elevation (Plate 5):* the north elevation comprises a rougher less regular lower level of cobbling and sandstone up to a height of c. 1.6m, above which is a more formal cobble and sandstone build with sandstone quoins. A single, four-light, bottom-hung

timber casement window is located at the centre of the elevation beneath the eaves and appears to be part of the original design.

- 4.3.3 *East Elevation (Plate 6)*: the east elevation was partially obscured by a small interlinking construct joining Building A to Building B to the east. A former doorway adjacent to these adjoining buildings was revealed by sandstone quoins and a lintel, seemingly part of the original design, and had been blocked more recently by mixed red bricks in modern stretcher pattern.
- 4.3.4 *South Elevation (Plate 7)*: the south elevation of Building A faces onto the cobbled yard and the rear of the farmhouse. There is a central doorway, hung with a sliding timber door on a metal strut which extends eastwards. The doorway includes quoins on its western edge, suggesting it was part of the original design of the building. The wall to the west of the door is constructed from red sandstone with quoins at the western extent, but to the east of the door, the elevation is completed in red brick laid in an English Garden Wall bond, one and five (Feature 118), suggestive of more recent alterations, though a window at the centre, beneath the eaves, is a four-light bottom-hung timber casement window, similar to that noted on the north elevation (Plate 4).
- 4.3.5 *West Elevation (Plate 8)*: the west elevation of Building A appears to have been much altered. The original build seems to be represented in the upper section, which is a mixture of sandstone and cobble, but the lower area is only red sandstone and may represent a repair. This alteration has partially obscured the appearance of a former doorway (Feature 100), revealed close to the northern extent of the elevation by a lintel above, quoins to the north towards the top and at the very base of the former doorway and a slim sandstone surround, interrupted by a quoin, to the south. This former doorway has been blocked by sandstone blocks. A central, three-light bottom hung timber casement window, at the same height as the four-light windows surviving on the north and south elevations of Building A is present.
- 4.3.6 *Interior (Plates 9-11)*: the weight of the roof is supported by east to west purlins carried by the gable walls and by intermediate north to south trusses supported on the side walls, as a simple tie beam truss, typical of the 18<sup>th</sup> and 19<sup>th</sup> centuries (Brunskill 1974, 108; Plate 9). Internally, the walls of Building A have been cement-rendered up to a height of 1.2m with the upper half of the walls whitewashed. The window on the north elevation has also been whitewashed, with that on the west elevation partially obscured by cardboard and polythene.
- 4.3.7 The eastern elevation reveals the top parts of two former doorways, shown by their

lintels, one noted from the exterior elevation (Feature 100; *confer* 4.3.3) and the other to the south (Feature 102), once leading into the interlinking building adjacent to Buildings A and B (Plate 10). Internal features include the subdivision of the space into four pens by metal fencing, three feeding hoops per pen provided over drip gullies built into central alley of the concrete floor and metal straw baskets between each pen (Plates 10 and 11).

#### 4.4 **Building B**

4.4.1 Building B comprises much of the eastern range of buildings at Wiggonby House Farm, to the east and south-east of Building A (Figure 2). Building B is a two-storey stone structure with a gabled, grey slate roof with clay ridge tiles supported by open common roof trusses (prefab 2015, 8). The building is constructed in coursed random rubble sandstone with quoins.

4.4.2 *North Elevation (Plate 12)*: the north elevation includes painted cast guttering at eaves level which continues around the building. A small square vertical sliding sash window with dressed stone surrounds survives at first-floor level towards the western extent of the elevation, with three round owl holes above and two further round owl holes and three vertical slit air holes below.

4.4.3 *East Elevation (Plates 13 and 14)*: the east elevation of Building B includes at least six owl holes, two pipe holes and several probable ventilation holes, obscured by roof scarring of a no longer extant, adjacent building. Four small square windows also survive on this elevation, three are vertical sliding sash windows with dressed stone surrounds, two at first floor level and one at ground floor level. The fourth, closest to the southern extent of Building B, has a stone lintel but brick at its edges, suggesting more recent alteration. It has been blocked by corrugated iron. Part of the centre of the elevation is obscured by a metal panel; the only obvious access on this elevation is a painted steel security door with dressed stone surrounds towards the northern extent of the west elevation.

4.4.4 *South elevation (Plate 15)*: the south elevation of Building B is largely obscured by the adjacent building to the south, Building C, although two owl holes are visible at first floor level.

4.4.5 *West elevation (Plates 16-19)*: the west elevation of Building B faces the farmyard. The northern extent of the elevation includes a small link building (*confer* 4.5) to the south of which is a large cart entrance protected by a tiled canopy with cheeks (Brunskill

1982, 39), to provide a central porch entrance to the barn part of Building B. the opening has a timber lintel and quoin edges. The door comprises two timber doors which open inwards. Three circular owl holes have been included within the barn part of the building, two at first floor level, either side of the entrance, and one at ground floor level, to the south of the entrance (Plate 18).

- 4.4.6 Further south, two cart entrances are provided. These entrances are framed by cambered arched lintels and quoins edges and occupy much of the central part of Building B at ground floor level. Aligned centrally above each cart entrance at first floor level is a square window opening within a stone surround (Plates 18 and 19).
- 4.4.7 To the south of this, in the southern third of Building B, is a centrally placed doorway with curved dressed stone lintel and quoins at ground floor level and a squared pitching door above with dressed stone cill and lintel. The ground level doorway is a painted steel security door, and the pitching door at first floor level is of painted timber panels. Two owl holes have been provided at first floor level, one each side of the pitching door. At ground floor level, two square windows, with dressed stone surrounds, are set either side of the door, both containing vertical sliding sash windows.
- 4.4.8 *Interior – northern extent (Plates 20-27)*: the northern extent of the interior of Building B revealed a three-bay barn with central threshing floor, concreted presently, but with flags surviving (Feature 110) within the porch entrance (Plate 20) and within the southern storage bay (Plate 21). A second, small door is provided on the east elevation, opposite the high wide door, a combination common in bank barns in Cumbria, and thought to improve the draught for winnowing (Peters 2003, 13). The interior is open to the roof, though with floors inserted above the north and south bays (Feature 117), which, from repairs to the stonework and inserted brick, appear to have been later alterations (Plates 21 and 22). These floors comprise timber boards supported by steel girders, not noted elsewhere in the buildings at Wiggonby House Farm. A window at first floor level in the north elevation (*confer* also 4.4.2 and Plate 12), and a brick-built though stone-stepped staircase (Feature 104) at the south-western corner leading to a door above the central portion of Building B (Plate 23), may be indicative of an earlier floor at this level. The doorway at the head of the staircase has a bowed stone lintel, timber surrounds and a final timber step and the door itself is timber panels (Plate 24).

- 4.4.9 At the north-eastern extent of the building, a large stone lintel above a recessed section of wall (Feature 116; Plate 25) may indicate a former cupboard, as no former entranceway is visible at this location on the north elevation (*confer* 4.4.2 and Plate 12). A dressed stone lintel and brick-blocked area beneath, visible in the west elevation, is evidence for a former doorway (Feature 103) into the barn from the west, which would have led into the small interlinking building (Plate 25).
- 4.4.10 The roof within the northern part of Building B is supported by north to south purlins carried by the gable walls and by intermediate east to west trusses supported on the side walls, as a simple tie beam truss, typical of the 18<sup>th</sup> and 19<sup>th</sup> centuries (Brunskill 1974, 108; Plate 27).
- 4.4.11 *Interior – central section (Plates 28-36)*: the central section comprises two cart-shed entranced areas, both accessed through timber outward opening doors (Plate 28). The northern cart-shed entrance area has a flagged floor (Feature 119), with much of the interior walls thinly plastered and white-washed. Some red bricks were noted, in the vicinity of the stairwell to the north (Plate 29), and on the south elevation, at the western extent (Plate 30). The east elevation includes a corrugated metal section covering a former opening, perhaps once into an adjacent building (Plate 31). The southern cart-entrance area also has a flagged floor (Feature 120), and is white-washed, revealing no information on construction material. There is a squared window on the east elevation (Plate 32) and a timber shelf with metal machinery at the south-west corner of the room (Feature 106; Plate 33). Above these two cart entranced areas is a loft space, accessed via the steps in the barn area forming the northern extent of Building B. This space is cement rendered to a height of c. 1.2m, and includes four windows, two on the east elevation and two on the west elevation. The roof structure appears to have been more recently altered, demonstrated by modern stretcher brick at the top of the elevation (Plate 34), and has two sky lights (Plate 35). The roof structure is supported by north to south purlins carried by the gable walls and by intermediate east to west trusses supported on the side walls, as a simple tie beam truss, typical of the 18<sup>th</sup> and 19<sup>th</sup> centuries (Brunskill 1974, 108; Plate 36).
- 4.4.12 *Interior – southern section (Plates 37-40)*: the southern section of Building B is entered via a central door (Plate 37). Access to the loft space above via the pitching door is not possible without ladders and was not accessed. The interior walls at ground level are cement rendered, floor to ceiling, though a small window, blocked by timber is visible

on the east elevation (Plate 38). The two windows on the west elevation noted from the exterior (*confer* 4.4.6) are frosted glass and barred on the inside (Plate 39). The interior space is divided into three bays, the north and southern sides being stepped up and housing two low partition walls in concrete with metal tie-posts attached, to provide three pens in each bay (Plate 40). The floor is also of concrete.

#### 4.5 **Link Building A/B**

4.5.1 The small interlinking building between Buildings A and B is more of a roofed over space than a standalone building (Figure 2). The west elevation comprises only a door, allowing access into the space, and the east and south elevations comprise the external walls of Building B. Only the exterior north elevation of Link Building A/B is fully visible. The sloped roof is west-facing and of grey slate.

4.5.2 *North elevation (Plate 41)*: the north elevation is constructed in coursed random rubble sandstone with three quoins at its western extent and occasional brick infill, particularly towards the top of the elevation to support the roof (Plate 40). An owl hole, matching in style to those found in Building B is located at a height of c. 1.6m from ground level.

4.5.3 *Interior (Plates 42-46)*: the interior is only accessible through a timber outward opening door with metal hinges on a dressed stone northern jamb (Plate 42). Internally, the north elevation is cement rendered to a height of c. 1.6m and contains troughs (Plate 43). The west elevation includes a modern brick blocked former entrance with dressed stone surrounds, the east side of the doorway noted in the interior of Building A (Feature 102; Plate 44). A second former doorway is visible (Feature 103), also blocked by bricks laid in a stretcher course, on the east elevation, and has a wide timber lintel (Plate 45). The roof is supported by timber struts, and the underside of the slate tiles is clearly visible (Plate 46).

#### 4.6 **Building C**

4.6.1 Building C comprises the southern extent of the eastern range of buildings at Wiggonby House Farm, joining Building B to the farmhouse (Figure 2). Building C is a single storey stone structure with a slate roof (prefab 2015, 11). The building is constructed in coursed random rubble sandstone with quoins and with a gabled, grey slate roof with clay ridge tiles. An extending porch overhang with timber eastern façade and corrugated iron roof has been added to the west, extending into the farmyard (Plate 47). This prevents a full observation of Building C face-on. The north

and south elevations are not visible as they abut Building B and the farmhouse. The east elevation was also not observed.

4.6.2 *West elevation (Plates 48-50)*: the west elevation is constructed from coursed random rubble red sandstone with ashlar quoin edges and dressed stone surrounds to one of the door and the two window openings, which are all painted. The northernmost timber doorway adjacent to Building B has quoin edges and may once have been an open storage space with no door (Plates 48 and 49). The door is wide, ledge and brace door with long, narrow straps hinges hung from pintles set into the northern quoin edge. The interior walls of this space are rendered, and the roof space appears to be modern timber (Plate 50).

4.6.3 *Interior (Plates 51-53)*: the main part of Building C is accessed through a painted inward opening timber door (Plate 51) and a similarly painted door allows access eastwards on the east elevation (Plate 52). A ceiling and recently plastered walls up to a height of c. 0.9m restrict visibility of any original features and the roof structure of Building C (Plate 53).

#### 4.7 **Building D**

4.7.1 Building D comprises the northern extent of the western range of buildings at Wiggonby House Farm (Figure 2). Building D is a '*relatively modern agricultural shed*' (prefab 2015, 11) constructed of a maximum of nine courses of concrete breezeblock at the base, with coated steel sheet cladding above. It has a single span steel portal supporting a fibre sheet roof (*ibid*), meaning that no features worthy of note are visible on the west or north exterior elevations (Plate 54). The south elevation is not visible as it abuts Building E.

4.7.2 *East Elevation (Plate 55)*: Building D is accessible only at the east elevation. A large squared entrance is provided at the centre of the building with a half-height metal outward opening door. A smaller pedestrian access doorway is provided at the southern extent of Building D.

4.7.3 *Interior (Plate 56)*: the interior of Building D is concrete floored with a built-in, raised feed trough towards the southern extent (Plate 56). Presently the building is used for storage. The southern interior wall of Building D is of some interest (Feature 107), forming the exterior wall of Building E to the south (Plate 56; Figure 13, Elevation 1). Much of this wall is of modern brick construct, in English Garden Wall bond, one and five. The western half of the elevation protrudes slightly and includes a rough area of

rubble sandstone with former possible pitching hole or window with dressed stone surround. The area beneath this is whitewashed. A cement scar above this is indicative of a former roofline, revealing an earlier much narrower building. This building was later widened, revealed by the presence of an area of cobbles and sandstone above the roof scar, and by dressed sandstone quoins to the east, beyond the projected line of the roof scar. The area above this continues in the same red brick construction as revealed on the eastern extent of this elevation, and beyond the roofline of Building D, and must reflect the construction date of the taller present extent of Building E to the south.

#### 4.8 Building E

- 4.8.1 Building E abuts Building D to the south, and Building F to the north, within the western range of buildings at Wiggonby House Farm (Figure 2). Building E is constructed from a mix of random rubble (west elevation) and brick (much of the north and east elevations). *'Lightweight steel trusses top the masonry walls and support a corrugated fibre roof'* (prefab 2015, 11). The north elevation is discussed as the interior of Building D (*confer* 4.7.3). Much of the exterior of the south elevation is obscured by adjacent building F.
- 4.8.2 *East elevation (Plates 57 and 58)*: the east elevation of Building E, fronting the cobbled yard, is constructed of red brick in English Garden Wall Bond, one and five, and this continues across the visible eastern extent of the south elevation (Plate 58). The upper two to three courses appear to be a more modern construct with cleaner mortar (Plate 57). A similar central doorway and smaller pedestrian door as provided on the east elevation of Building D has been provided at the east elevation of Building E. Two rectangular recesses, presumably former windows, have been provided below the eaves.
- 4.8.3 *West elevation (Plate 59)*: the west elevation of Building E, viewed from publicly accessible areas from the road to the north, shows much of the elevation as being constructed from random cobbles and sandstone rubble (Feature 105). This has been raised by the insertion of several courses of red brick. Three windows have been provided below eaves level.
- 4.8.4 *Interior (Plate 60)*: the interior of Building E has cement-rendered walls and concrete flooring concealing details of the construction of the building. There is a breezeblock built raised feed trough towards the southern extent of Building E, similar to that within Building D (Plate 60).



## 4.9 Building F

- 4.9.1 Building F abuts Building E to the south, and Building G to the north, within the western range of buildings at Wiggonby House Farm (Figure 2). The two-storey building is constructed from a variety of materials, with the eastern part of the roof completed in slate and the western part in corrugated fibre panels. Concrete render restricts visibility of the exterior walls.
- 4.9.2 *North elevation (Plate 61)*: much of the north elevation of Building F is obscured by the adjacent Building E. The uppermost level of Building F is visible above the roofline of Building E (Plate 61), but is rendered, obscuring the fabric. Three circular owl holes are visible, one at the centre and one either side of the gable apex, similar in style, other than being rendered, to those noted on Building B.
- 4.9.3 *East elevation (Plate 62)*: the east elevation of Building F fronts the cobbled yard of Wiggonby House Farm. Much of the elevation is rendered, hindering an understanding of the fabric. The southern extent is constructed of rubble sandstone. Five doorways are provided at ground floor level, at least four of which have dressed stone surrounds. The fifth, and northernmost has been rendered to its edges. Two square pitching doors survive at first floor level, aligned above two of the doors, and these have dressed stone surrounds. Four circular owl holes, three rendered but the fourth matching in style those seen on Building B and Building F, survive at first floor level. A number of smaller circular holes, similar in diameter to ceramic pipes, are also located about half way up the elevation across the rendered section. Three structural pins, painted red, also appear on the rendered section of the east elevation.
- 4.9.4 *South elevation (Plate 63)*: the exterior south elevation is only partly visible above the adjacent Building G to the south. A single round owl hole, similar in style to those noted in Buildings B and F was visible towards the top of the elevation, with an additional blocked owl hole at a lower level, to the east. A third was visible within the interior of Building G (*confer* 4.10.4), matching the three noted on the north elevation (*confer* 4.9.2). The stone blockwork forming much of this elevation seems of a different construct to the adjacent arch, which has been built into it, and which meets the farmhouse to the east. It is not clear if this represents a later alteration, or if the archway has been repointed and the stonework cleaned more recently.
- 4.9.5 *West elevation (Plate 64)*: the west elevation of Building F, viewed from publicly accessible areas from the road to the north, was partially obscured by a hedgerow and by shrub growth. The southernmost and uppermost parts of the elevation seem to be

constructed of an uncoursed random rubble sandstone, with the lower level at the north largely constructed of red brick. The architects surveying the buildings in 2015 annotated this area as a '*red brick skin, stabilising and providing weather protection to various constructions including sandstone and clay dubbing formed in several lifts to increase the height of the building*' (prefab 2015). Some vertical air vents are visible along the top of the elevation beneath the eaves.

- 4.9.6 *Interior: northern extent (Plates 65-68)*: the northernmost door in the east elevation of Building F, which has an outward opening metal gate, leads into a small rectangular space. This is completely whitewashed and has a cement floor, but the lowest course seems to comprise clay dubbing, with up to eight courses of brick and more clay above (Plates 65 and 66). Much of the eastern elevation of the interior appears to be brick (Plate 65). The loft floor above is supported by two north-south timber beams which are curved (Feature 110), with east-west rafters and north-south floorboards above (Plates 67 and 68), and the timber above the entrance is particularly curved (Plates 65 and 68). Clay is visible where the beams meet the walls, suggesting that the whole height of the ground floor was largely clay. The brick may be cladding. There are troughs present to the internal dividing walls.
- 4.9.7 *Interior: northern three bay byre (Plates 69-73)*: the next access southwards has a pitching door above and is entered by a metal outward opening gate. This leads into a three-bay byre, the north and south area populated by three stalls, stepped up from the central drainage area. The entire space has concrete flooring and has whitewashed walls. Random sandstone rubble forms the base of the walls up to a height of c. 1m, with clay dabbing above (Plate 69). A grilled window has been provided at the top of the western wall (Plate 70). The ceiling is formed of straight, clean timbers supporting the attic floor (Plate 71). The stalls, or bouses, of which there are six, are divided by vertical stone slabs within a wooden frame (Feature 109). These are known as '*boskins*' (Denver 1991, 98). The vertical posts at the inside edges of the boskins are carried up to meet the ceiling beams. The westernmost in particular is quite curved (Plate 70), inwards, towards the centre of the byre, and these are known as '*celle-trees*', literally crooked posts (*ibid*). At the sides of each boskin is a vertical rod, metal but with timber at the top, and these are where cattle would have been tethered (Plates 72 and 73).
- 4.9.8 *Interior: southern three bay byre (Plates 74- 77)*: the next access southwards is entered by a metal outward opening gate, identical to that leading into the northern three bay

byre (*confer* 4.9.7). This leads into a second three-bay byre, with the same concrete floor, modern ceiling, random coursed sandstone base and clay upper level and window in west elevation (Plates 74 and 75). Similarly, the same internal layout of boskins and celle-trees is also replicated (Plate 76 and 77). Ladder access at the south-east corner of this space allowed access into the loft space above (*confer* 4.9.11).

- 4.9.9 *Interior: penultimate southern area (Plates 78-81):* the fourth door southwards at ground level has a pitching door above and is entered by an outward opening metal barred gate (Plate 78). This is a small windowless space with concrete floor, whitewashed walls and a modern timber ceiling (Plate 79). Similar to the other spaces within Building F, the walls seem to be constructed from a mix of clay dabbing and brick of various phases (Plate 80), though this is less apparent on the south elevation which may be random sandstone (Plate 81). Troughs have been provided in this space.
- 4.9.10 *Interior: southern extent (Plate 82):* the southernmost door entering Building F is accessed by an outward opening metal barred gate, similar to that provided at the adjacent doorway (*confer* 4.4.9; Plate 78). This gate was jammed shut at the time of the site survey, meaning that photographs of this area do not include a scale, but the small area has a small rectangular window in the west elevation, a concrete floor, whitewashed walls and a modern timber ceiling (Plate 82). The walls are obscured by the whitewash, but similar to the southern extent of the adjacent space (*confer* 4.4.9), may be of random sandstone rather than a mix of brick and clay dubbing apparent in the northern parts of Building F (Plate 82).
- 4.9.11 *Interior: loft space (Plates 83-92):* the loft space is accessible by a ladder through a gap in the ceiling provided at the south-eastern extent of the southern three-bay byre within Building F (*confer* 4.9.8). The loft space spans the entirety of Building F. The natural fall of the ground means that the loft space has been tiered and is on three levels, the lowest at the northern extent and the highest at the southern extent (Plate 83). Much of the southern extent of the walls within the loft space are completed in random sandstone, similar to the construction of Buildings A and C (Plate 84). Clay dubbing is visible on the east elevation, adjacent to the loft space access areas (Plate 85), across much of the northern extent of the loft space, including the north elevation (Plates 86-88) and along the west elevation to a little south of the first step up (Plate 89). The north elevation appears to reveal the uppermost extent of an earlier clay dabbin structure (Feature 111; Figure 13, Elevation 2).

4.9.12 The roof structure is supported by north to south purlins carried by the gable walls and by intermediate east to west trusses supported on the side walls, as a simple tie beam truss, typical of the 18<sup>th</sup> and 19<sup>th</sup> centuries (Brunskill 1974, 108; Plate 90). Some of the timbers seem more modern, and the presence of corrugated fibre covering the west facing part of the roof, and modern stretcher brick infill at the top of the western side of the north elevation (Plate 91) suggests more recent replacement. Some of the timbers seem more aged and may represent the reuse of elements of an earlier roof structure (Plates 90 and 92). Three owl holes are visible at the higher levels of each of the north and south elevations (Plates 86, 87, 92 and 102).

#### 4.10 Building G

4.10.1 Building G abuts Building F to the south, and comprises the southern extent of the western range of buildings at Wiggonby House Farm (Figure 2). It is accessed through the red sandstone arch which links the farmhouse to the east, with Building F to the west (Plate 93). At the centre of this archway is a date stamp of '1846' (Feature 114; Plate 94).

4.10.2 Building G is a large single-storey unit, constructed of red brick in England Garden Wall bond one and five and has '*a low pitched [corrugated fibre roof] supported by steel trusses*' (prefab 2015, 11). Both the west and south exterior elevations are plain brick with no features (Plate 95) and the north elevation is the south elevation of Building F.

4.10.3 *East elevation (Plates 96-98)*: the east elevation of Building G is the only elevation allowing access into the building. A pedestrian access is allowed through a top hanging painted timber door on a metal slide at the northern extent, with two large square floor to ceiling height openings further south (Plates 96 and 97). A second pedestrian access, since blocked (Feature 112), once existed between the two large openings, also with a metal sliding mechanism above (Plate 98).

4.10.4 *Interior (Plates 99-102)*: the interior of Building G is one open space with a concrete floor and bare brick walls (Plate 99). The former blocked door on the east elevation with a concrete lintel is also visible from the interior (Feature 112; Plate 100). Rectangular air holes are provided along the west elevation (Plate 101). A low brick wall extends westwards from the existing pedestrian access to segregate a passageway from the remainder of the internal space, and this has an inbuilt trough on the south side (Plate 102). The north elevation is of further interest (Feature 113; Figure 13, Elevation 3). It reveals the former southern exterior elevation of Building F,

constructed of red sandstone, extended westwards by modern brick in English Garden Bond one and five with a concrete lintel to provide a recessed storage area and square window beneath (Plate 102). A roof scar and area of plaster towards the eastern extent of the elevation represents a former adjacent structure to Building F, predating Building G.

## 5 SUMMARY

### 5.1 Features of Historic or Architectural Interest

5.1.1 A number of features have been identified during the survey phase of the work that help to identify a date, the former use and the phases of development of the seven outbuildings at Wiggonby House Farm. These have been described above and are summarised below:

<b>Feature No.</b>	<b>Feature Description</b>
100	Former doorway, Building A
101	Former doorway, Building A
102	Former doorway, Building A; Link Building A/B
103	Former doorway, Building B, Link Building A/B
104	Sandstone and brick staircase, Building B
105	Rough cobbles and sandstone mix, Building E
106	Machinery, Building B
107	North elevation of Building E preserved within Building D
108	Timbers forming ceiling, Building F
109	Timber boskins and vertical stone uprights, Building F
110	Areas of flagged floor in Building B
111	North elevation noted in roofspace, Building F
112	Former doorway, Building G
113	South elevation of Building F preserved within Building G
114	'1846' date over archway
115	Change in cobble pattern in farmyard
116	Recess, possible former cupboard, Building B
117	Inserted floors above north and south bays, Building B
118	Rough cobbles and sandstone mix, Building A
119	Flagged floor in Building B
120	Flagged floor in Building B

### 5.2 The Development of Wiggonby House Farm

5.2.1 The earliest structure/s at the site of Wiggonby House Farm are known to have predated 1774 (Figure 3) and fieldname evidence of 'croft' suggests medieval origins for activity at the site (National Archives ref IR/30/7/2). The retention of clay dubbin within the northern part of Building F indicates that this building retains features relating to the earlier western range as depicted on the Tithe Award plan of 1843 (Figure 5). 'Clay dabbins' are typical pre-19<sup>th</sup> century structures of the Solway Plain

area (Jennings 2003). Furthermore, surviving internal features within the byres in Building F, the crotched stall-posts or 'celle-trees' and the boskins with vertical stone slabs, are 'typical of many 17<sup>th</sup> and early 18<sup>th</sup> century stall-posts' (Denver 1991, 98).

- 5.2.2 In 1801, Wiggonby House Farm, as part of the Earl of Lonsdale's estate, likely comprised a 'Dwelling house, barn, byar, fold, orchard and a croft' (CACC DLONS/L/8/27). The surviving features within Building F are likely to be retained elements of this 'byar', referenced in 1801 and which may originate much earlier, in the 17<sup>th</sup> century.
- 5.2.3 Between 1843 (Figure 5) and 1867 (Figure 6), the farm was reconfigured to meet the needs of a large farm of c. 150 acres and reflect the aspirations of its owner. The date of this transformation is likely represented by the 1846 date stamped over the archway, and thus occurred under the ownership of George Brown, yeoman, who likely purchased the farm between 1841 (Census records) and 1843 (National Archives ref IR/30/7/2).
- 5.2.4 This reorganisation of Wiggonby House Farm included the construction of a new double pile farmhouse, facing away from the noise, dirt and smells of the farmyard (Brunskill 1982, 104). The farmhouse is a fairly substantial building, extended eastwards by 1900 (Figure 7), able to accommodate eleven in 1881 under Anne Todhunter (Census records), increasing from six in 1851 under George Brown (Census records). As well as the farmhouse, the archway, Building B (to provide a new barn, cart sheds and storage) and Building C (possible dairy) and the final extension of Building F (to provide storage in the roofspace above) all likely date to this period. The cost of this reconfiguration was reduced by extending the earlier clay dabbin of Building G, southwards and upwards to create a larger western range utilising the existing byers and linked via the archway to the farmhouse. Other pre-existing buildings, the east range and possible farmhouse to the north (Figure 5), were demolished ahead of these new buildings. The present cobbled yard may also date to this period.
- 5.2.5 It is possible that there was at least one additional phase, post clay-dubbin and pre-1843 reorganisation, which occurred at Wiggonby House farm. This is suggested by the farmstead layout shown on the tithe map of 1843 (Figure 5). The irregular U-shaped plan is common of 'buildings of more than one period' (Peters 2003, 6). This possible third intermediate phase is presently represented architecturally by areas of rougher cobbling and sandstone rubble builds noted on the south and west elevations

of Building E and the lower courses forming the north elevation of Building A (perhaps utilising a former boundary wall which subdivided the farmyard), and perhaps the lower section of the southern extent of Building F. The more consistent dressed nature of the sandstone construction of the farmhouse, the archway, Buildings B and C and the upper heights of Building F suggest a separate building phase.

- 5.2.6 Further alterations occurred in the late 19<sup>th</sup> century, with the erection of Building A (close to the site of an earlier farmhouse), probably coinciding with the insertion of Link Building A/B, to provide additional animal stalls. Building G was added in the 20<sup>th</sup> century, between 1925 (Figure 8) and 1971 (Figure 9), with Buildings D and E added after 1971, though Building E utilised surviving walls of earlier structures. Smaller alterations, such as reroofing the western half of Building F, reflooring in Building F, the blocking of various doorways and the insertion of floors above both bays in the barn area of Building B have also occurred, in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### 5.3 The Approved Planning Application

- 5.3.1 The approved planning application for the conversion of the seven outbuildings to residential accommodation will result in the demolition and redevelopment of Buildings D, E and G. Building C will be retained as it is, unaffected by the scheme. Buildings A, B and F will be reconfigured to provide accommodation.



## 6 CONCLUSION

- 6.1.1 The land occupied by Wiggonby House Farm has likely been exploited since at least the medieval period. Evidence for a possible 17<sup>th</sup> century byre survive within the fabric and the stalls retained within Building F, one of the present outbuildings at Wiggonby House Farm. This structure will be retained, though refurbished, as part of the approved development, potentially removing early architectural elements, including timbers in the ceiling and roof structure, boskins, bouses and clay preserved in the elevations. It is also possible that additional features, such as former cobbled surfaces beneath modern concrete floors, survive unseen within the fabric which may be revealed and affected during the construction phase of the development.
- 6.1.2 Elements of a further phase of development at the farm, occurring before 1843, and represented in the elevations of Buildings A, E and perhaps the lower section of the southern extent of Building F, will also be affected by the development. Buildings A and F will be reconfigured to provide accommodation. Building E will be demolished as part of the approved development.
- 6.1.3 Building B, comprising much of the eastern range of Wiggonby House Farm, was constructed in 1846, along with the farmhouse, archway and Building C, as a large barn with cart sheds and storage areas, the southern part of which was later converted to animal stalls. Building B retains elements of architectural interest including areas of flagged floor and a staircase, and this building will be retained and converted to accommodation which may affect such details.
- 6.1.4 Three of the farm buildings (Buildings D, E and G) will be demolished as part of the approved development, though two of these, Buildings D and G, are largely of 20<sup>th</sup> century origin and retain little of architectural or historic merit. These three outbuildings which comprise part of Wiggonby House Farm will be permanently preserved in this record as a result of archaeological building recording undertaken in line with Historic England Guidance and condition 5 of the planning approval (Application Ref: 2/2016/0159).

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## **APPENDICES**

## APPENDIX 1: PLATES



*Plate 1: General view of Buildings A, B and farmhouse with modern agricultural sheds to the east*



*Plate 2: General views of Buildings C, the farmhouse, the archway, Building F and cobbled yard*



*Plate 3: General view of yard including Buildings A, B, D and E and farm entrance*



*Plate 4: Change in cobbling north of the farmhouse (Feature 115)*



*Plate 5: North elevation of Building A (showing Feature 118)*



*Plate 6: West elevation of Building A (showing Feature 101)*



*Plate 7: South elevation of Building A*



*Plate 8: East elevation of Building A (showing Feature 100)*





*Plate 9: Interior of Building A showing roof structure*



*Plate 10: Interior of Building A showing east elevation (and Features 102 and 103)*



*Plate 11: Interior of Building A showing north elevation*



*Plate 12: North elevation of Building B*



*Plate 13: West Elevation of Building B, face on*



*Plate 14: East elevation of Building B, oblique*



*Plate 15: Oblique view of Buildings B and C showing south elevation of Building B*



*Plate 16: West elevation of Building B, oblique, south-eastwards*



*Plate 17: West elevation of Building B, oblique, north-eastwards*



*Plate 18: West elevation of Building B, northern extent*



*Plate 19: West elevation of Building B, southern extent*



*Plate 20: Interior of Building B, southern extent, showing flagged flooring at canopy entrance (Feature 110)*



*Plate 21: Interior of Building B, northern extent, showing inserted floor above north bay (Feature 117)*



*Plate 22: Interior of Building B, northern extent, showing inserted floor above south bay (Feature 117)*



*Plate 23: Interior of Building B, northern extent, showing stairway in south bay (Feature 104)*



*Plate 24: Interior of Building B, northern extent, showing doorway at first floor level*





*Plate 25: Interior of Building B, northern extent, showing lintel above recessed area  
(Feature 116)*



*Plate 26: Interior of Building B, northern extent, showing former doorway in west elevation  
(Feature 103)*



*Plate 27: Interior of Building B, northern extent, showing roof structure*



*Plate 28: West elevation of Building B, central section*



*Plate 29: Building B: central section, interior of northern cart entranceway, north elevation*



*Plate 30: Building B: central section, interior of northern cart entranceway, south elevation*



*Plate 31: Building B: central section, interior of northern cart entranceway, east elevation*



*Plate 32: Building B: central section, interior of southern cart entranceway, east elevation*



*Plate 33: Building B: central section, interior of southern cart entranceway, south elevation with machinery (Feature 106)*



*Plate 34: Building B: central section, interior of loft space above cart entranceways, west elevation*



*Plate 35: Building B: central section, interior of loft space above cart entranceways, south elevation*



*Plate 36: Building B: central section, interior of loft space above cart entranceways, roof structure*



*Plate 37: Building B: southern section, west elevation*



*Plate 38: Building B: southern section, interior, showing east elevation*



*Plate 39: Building B: southern section, interior, showing west elevation*



*Plate 40: Building B: southern section, interior, showing north elevation*





*Plate 41: Link Building A/B, north elevation*



*Plate 42: Link Building A/B, west elevation*



*Plate 43: Link Building A/B, west elevation*



*Plate 44: Link Building A/B, interior, west elevation (Feature 102)*



*Plate 45: Link Building A/B, interior, east elevation (Feature 103)*



*Plate 46: Link Building A/B, interior, roof structure*



*Plate 47: Building C, west elevation*



*Plate 48: Building C, west elevation, northern doorway*



*Plate 49: Building C, west elevation, interior of northern area*



*Plate 50: Building C, interior of northern area showing roof structure*



*Plate 51: Building C, west elevation, southern doorway*



*Plate 52: Building C, interior, southern area, east elevation*



*Plate 53: Building C, interior, southern area, south elevation*



*Plate 54: Building D, north and west elevations*



*Plate 55: Building D, east elevation*



*Plate 56: Building D, interior, south elevation (Feature 107)*





*Plate 57: Building E, east elevation*



*Plate 58: Building E, east and south elevations*



*Plate 59: Building E, west elevation (showing Feature 105)*



*Plate 60: Building E, interior, south elevation*



*Plate 61: Building F, north elevation adjacent to Building E*



*Plate 62: Building F, east elevation*



*Plate 63: Archway and south elevation of Building F*



*Plate 64: Building F, west elevation*



*Plate 65: Building F, interior, northern extent, east elevation (showing Feature 108)*



*Plate 66: Building F, interior, northern extent, west elevation*



*Plate 67: Building F, interior, northern extent, ceiling, facing west (Feature 108)*



*Plate 68: Building F, interior, northern extent, ceiling, facing east (Feature 108)*



*Plate 69: Building F, northern byre, north elevation (Feature 109)*



*Plate 70: Building F, northern byre, west elevation*



*Plate 71: Building F, northern byre, ceiling*



*Plate 72: Building F, northern byre, detail of boskin (Feature 109)*





*Plate 73: Building F, northern byre, detail of stalls and boskins (Feature 109)*



*Plate 74: Building F, southern byre, south elevation with stalls, boskins (Feature 109) and loft access*



*Plate 75: Building F, southern byre, west elevation with window, stalls and boskins*



*Plate 76: Building F, southern byre, east elevation with door, stalls and boskins (Feature 109)*



*Plate 77: Building F, southern byre, east elevation with door, stalls and boskins (Feature 109)*



*Plate 78: Building F, exterior, east elevation, southern extent*



*Plate 79: Building F, penultimate southern area, west elevation*



*Plate 80: Building F, penultimate southern area, north elevation*



*Plate 81: Building F, penultimate southern area, south elevation*



*Plate 82: Building F, southern extent, south and west elevations*



*Plate 83: Building F, loft space, south elevation and stepped levels*



*Plate 84: Building F, loft space, south elevation*



*Plate 85: Building F, loft space, east and south elevations*



*Plate 86: Building F, loft space, north elevation (Feature 111)*



*Plate 87: Building F, loft space, north elevation (Feature 111)*



*Plate 88: Building F, loft space, north elevation (Feature 111) and northern extent of eastern elevation*





*Plate 89: Building F, loft space, north elevation (Feature 111) and northern extent of western elevation*



*Plate 90: Building F, loft space, north elevation and northern extents of western and eastern elevations*



*Plate 91: Building F, loft space, north elevation (Feature 111) and northern extent of western elevation*



*Plate 92: Building F, loft space, roof structure*



*Plate 93: Archway linking farmhouse to Building F and leading to Building G*



*Plate 94: Detail of centre of archway showing '1846' date (Feature 114)*



*Plate 95: Building G, exterior, south and west elevations*



*Plate 96: Building G, exterior, east elevation, oblique*



*Plate 97: Building G, exterior, east elevation, oblique*



*Plate 98: Building G, exterior, east elevation, former doorway (Feature 112)*



*Plate 99: Building G, interior, south elevation*



*Plate 100: Building G, interior, former doorway, east elevation (Feature 112)*



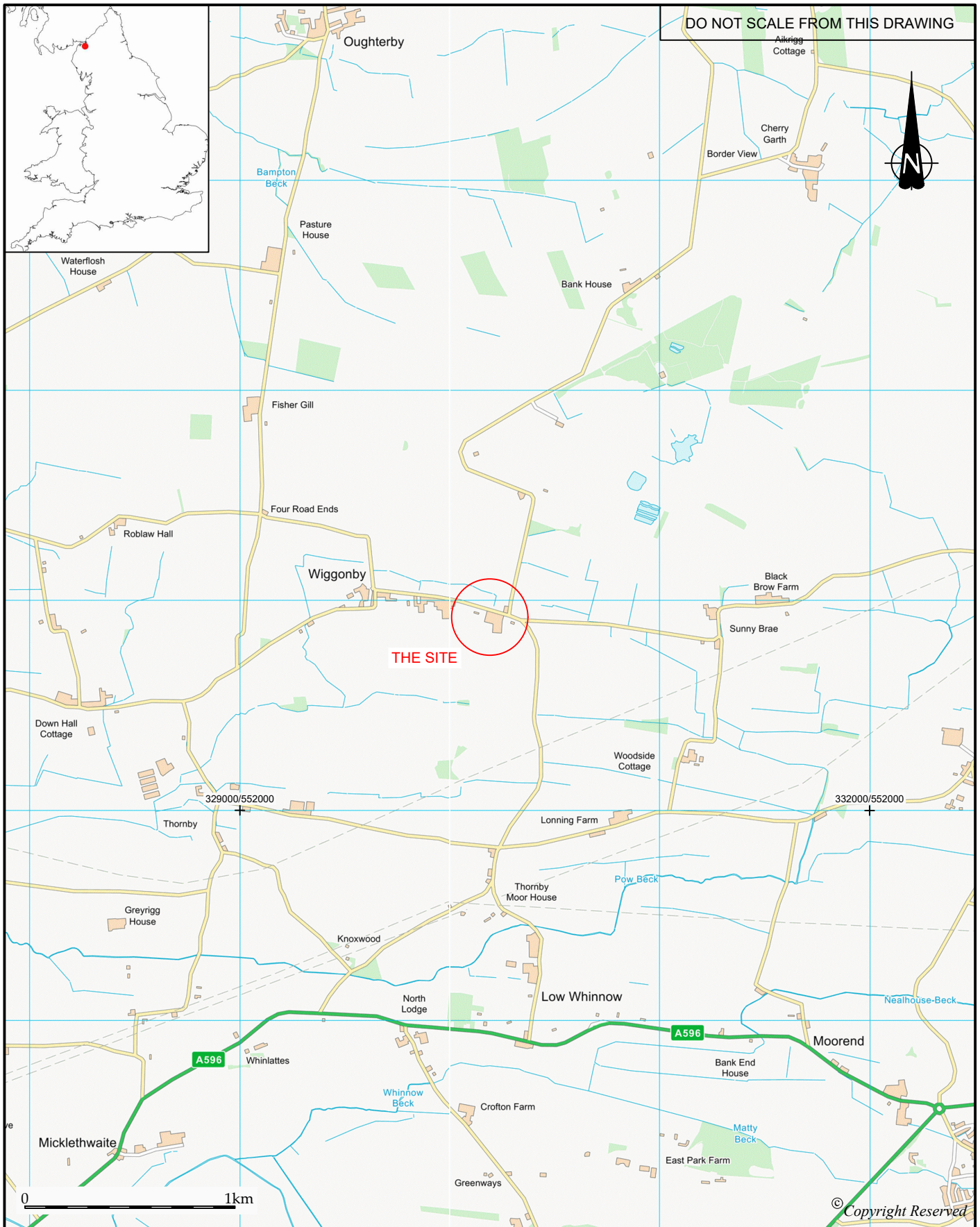
*Plate 101: Building G, interior, west elevation, oblique*



*Plate 102: Building G, interior, north elevation (Feature 113)*

## FIGURES





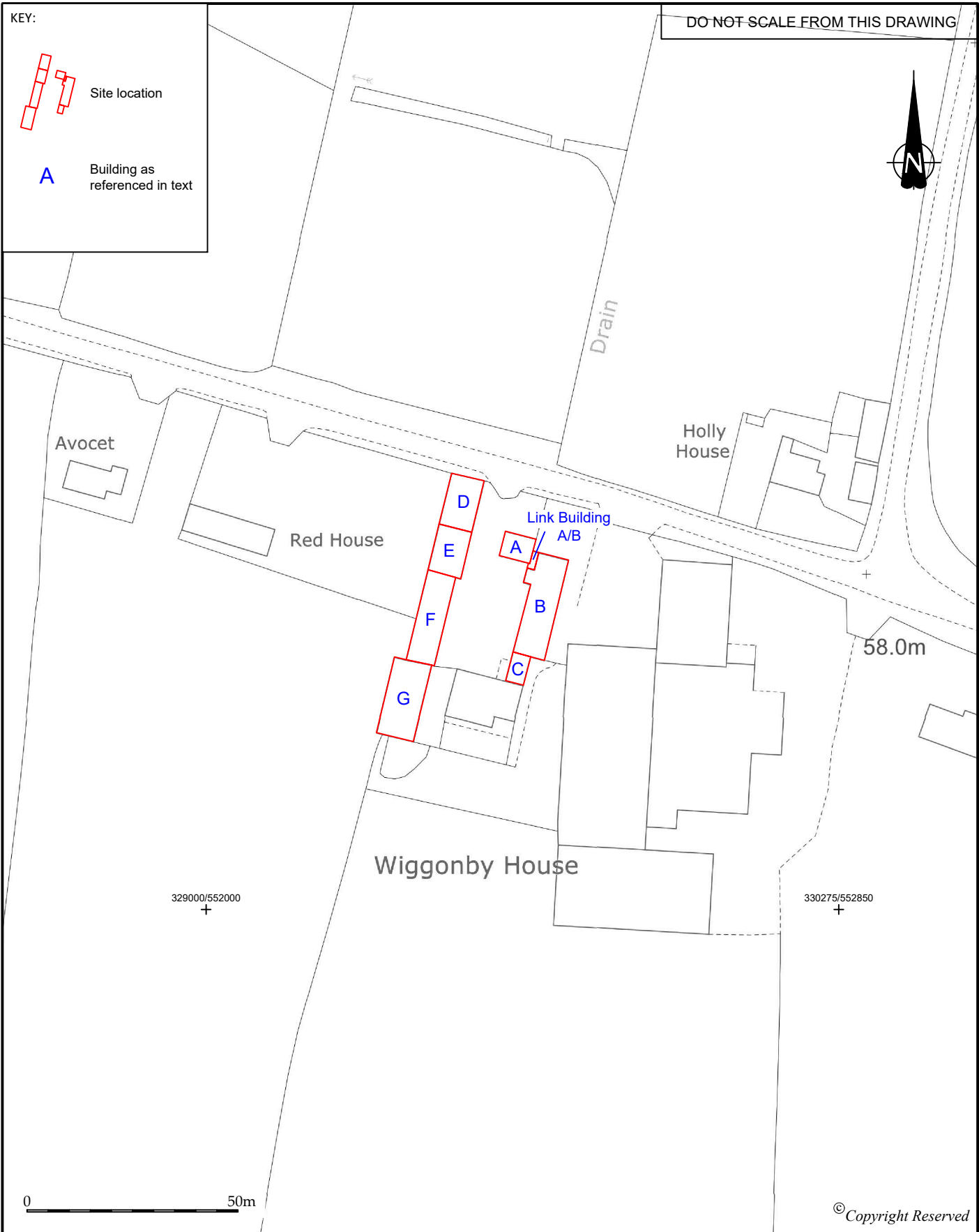
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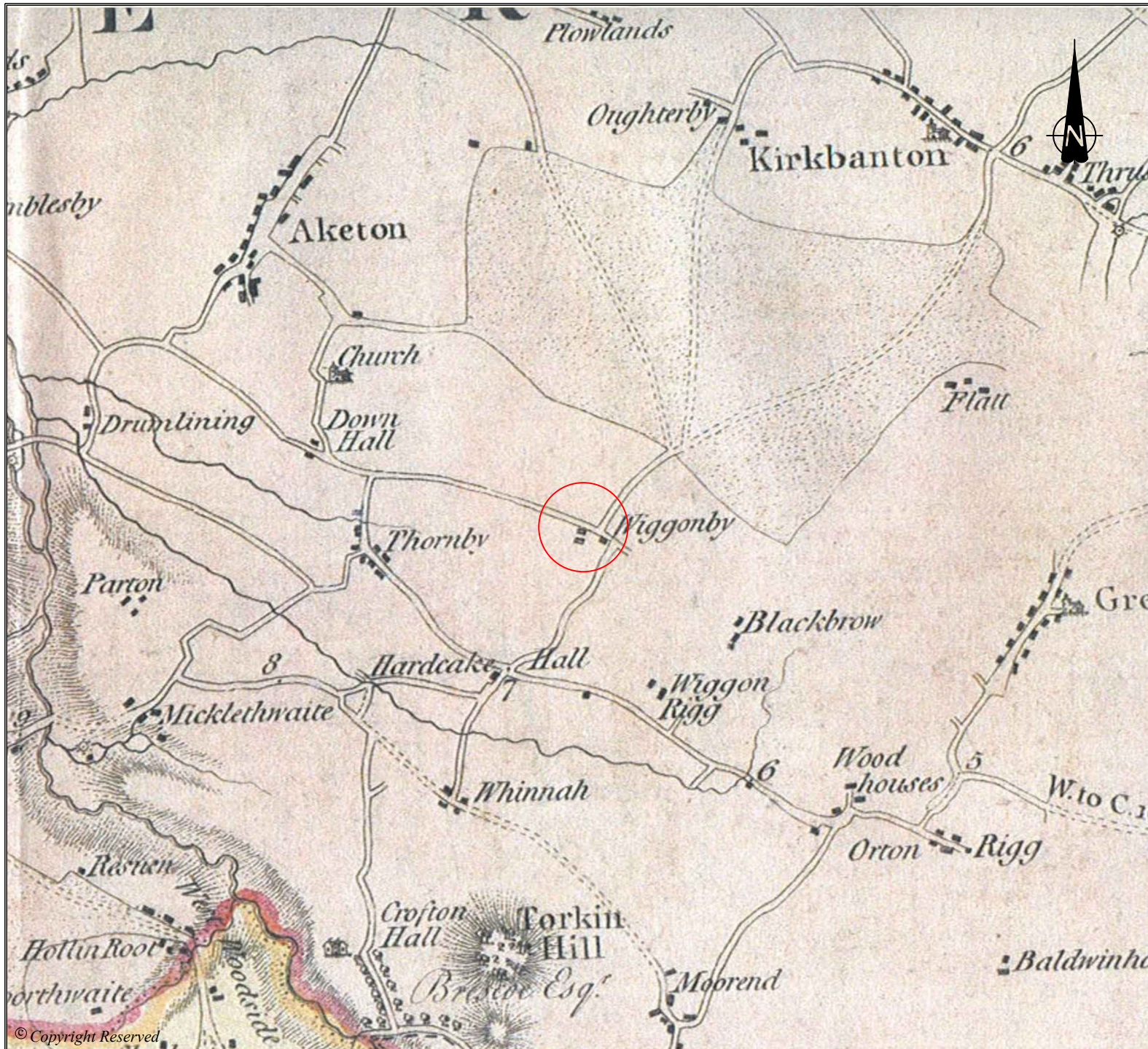
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A Building as referenced in text



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Figure 3:  
Hodkinson and Donald's map of Cumberland,  
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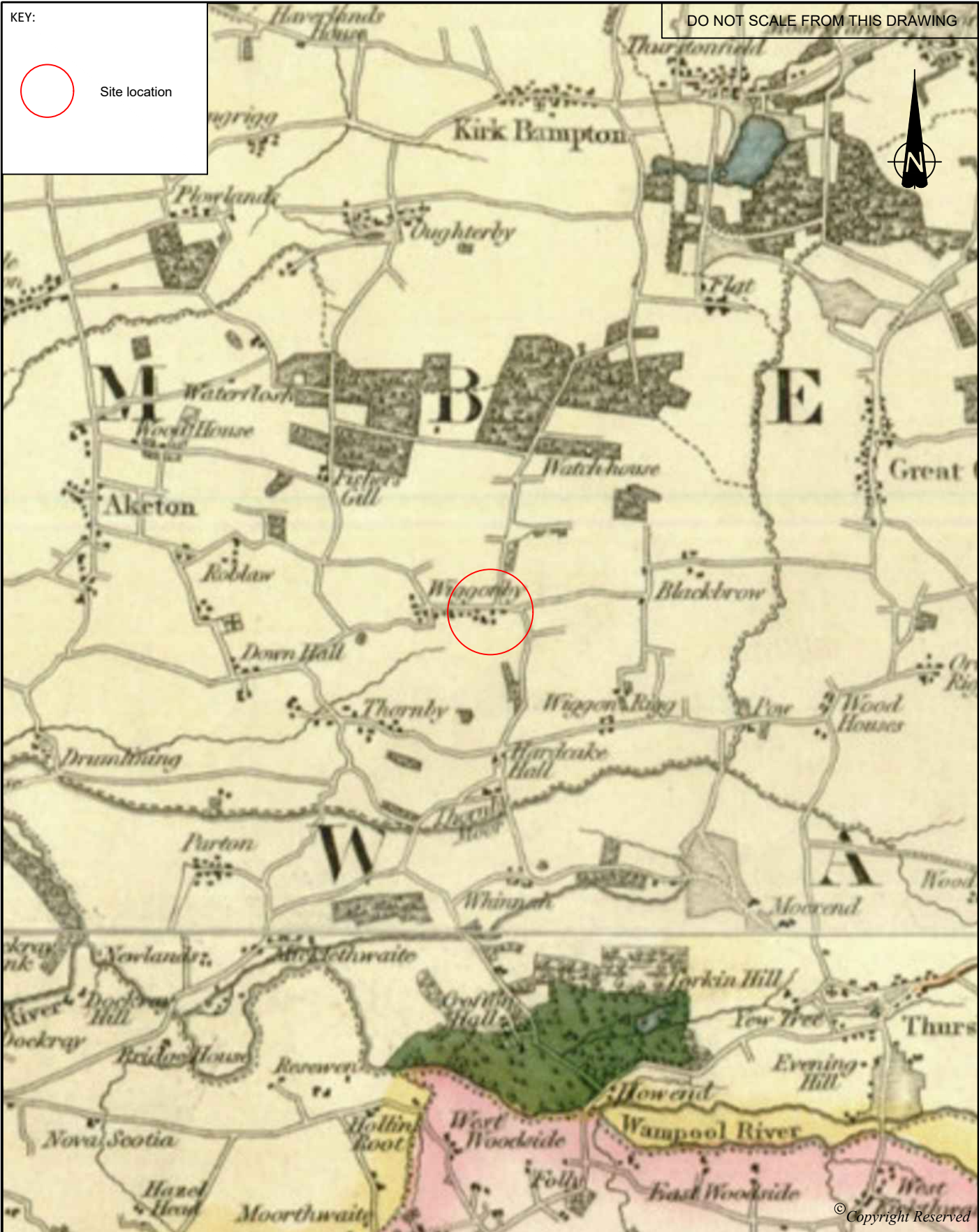
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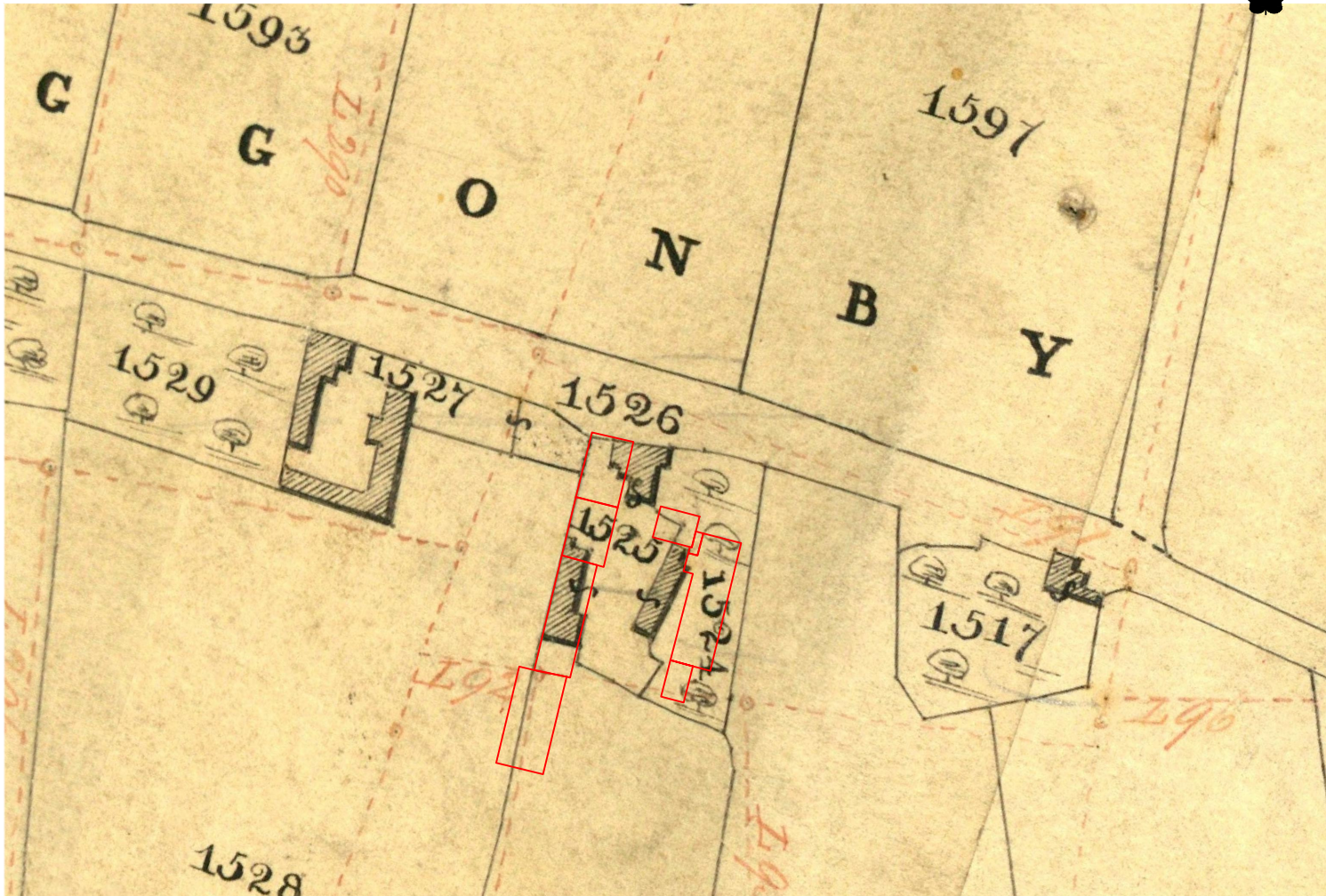
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Figure 4:  
Greenwood's map of Cumberland, 1823

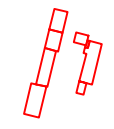


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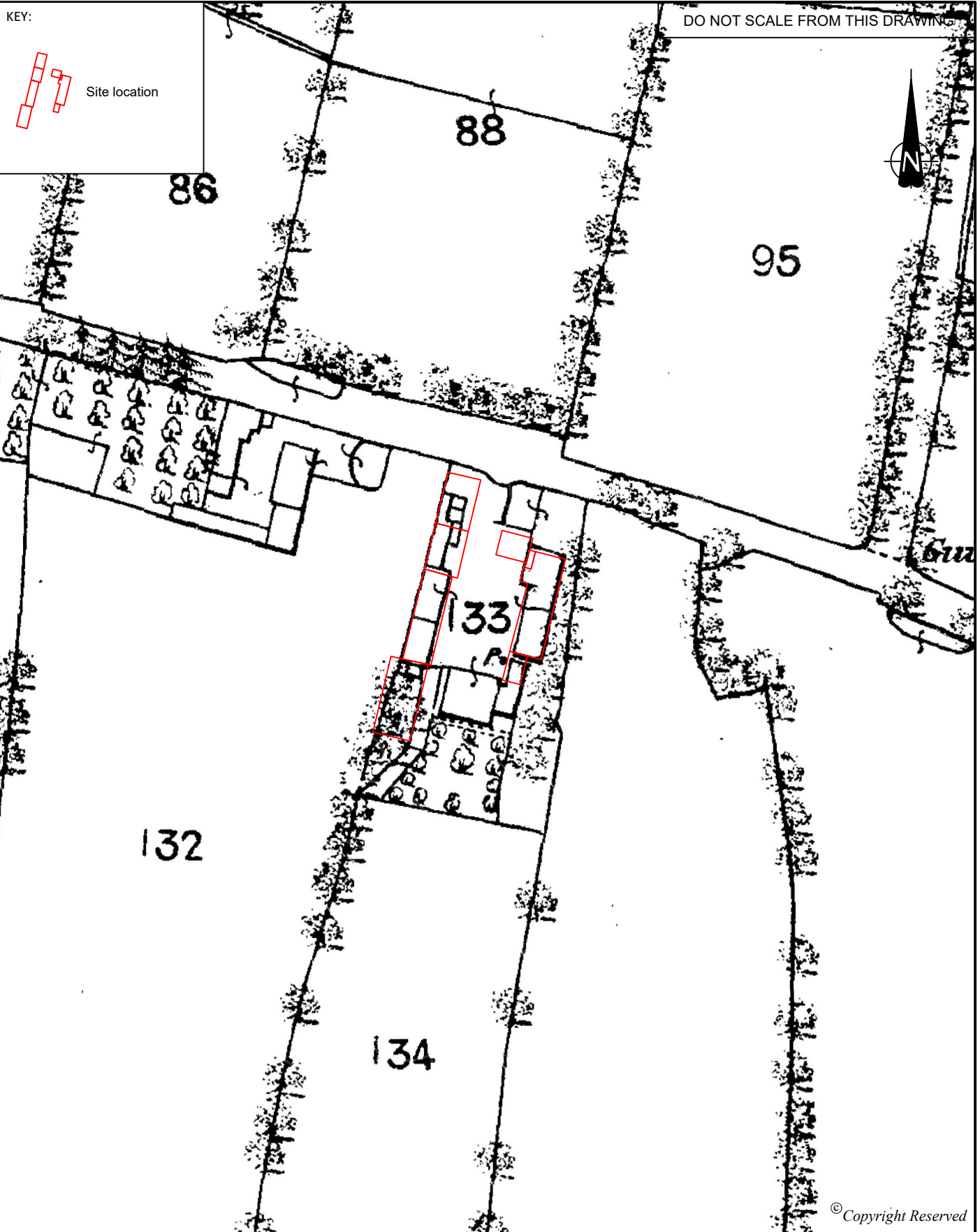
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Figure 5:  
Wiggonby Tithe Award Plan, 1834

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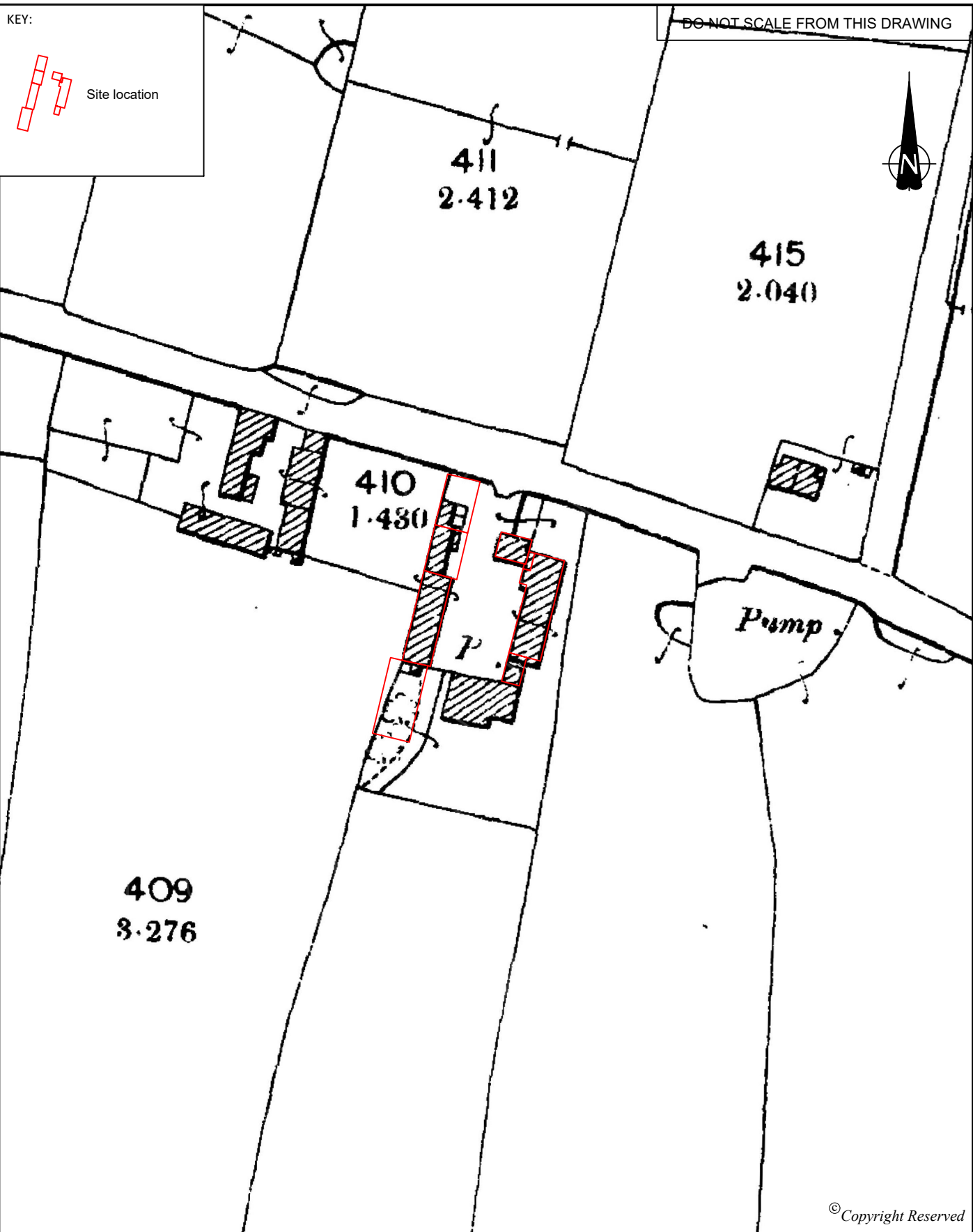
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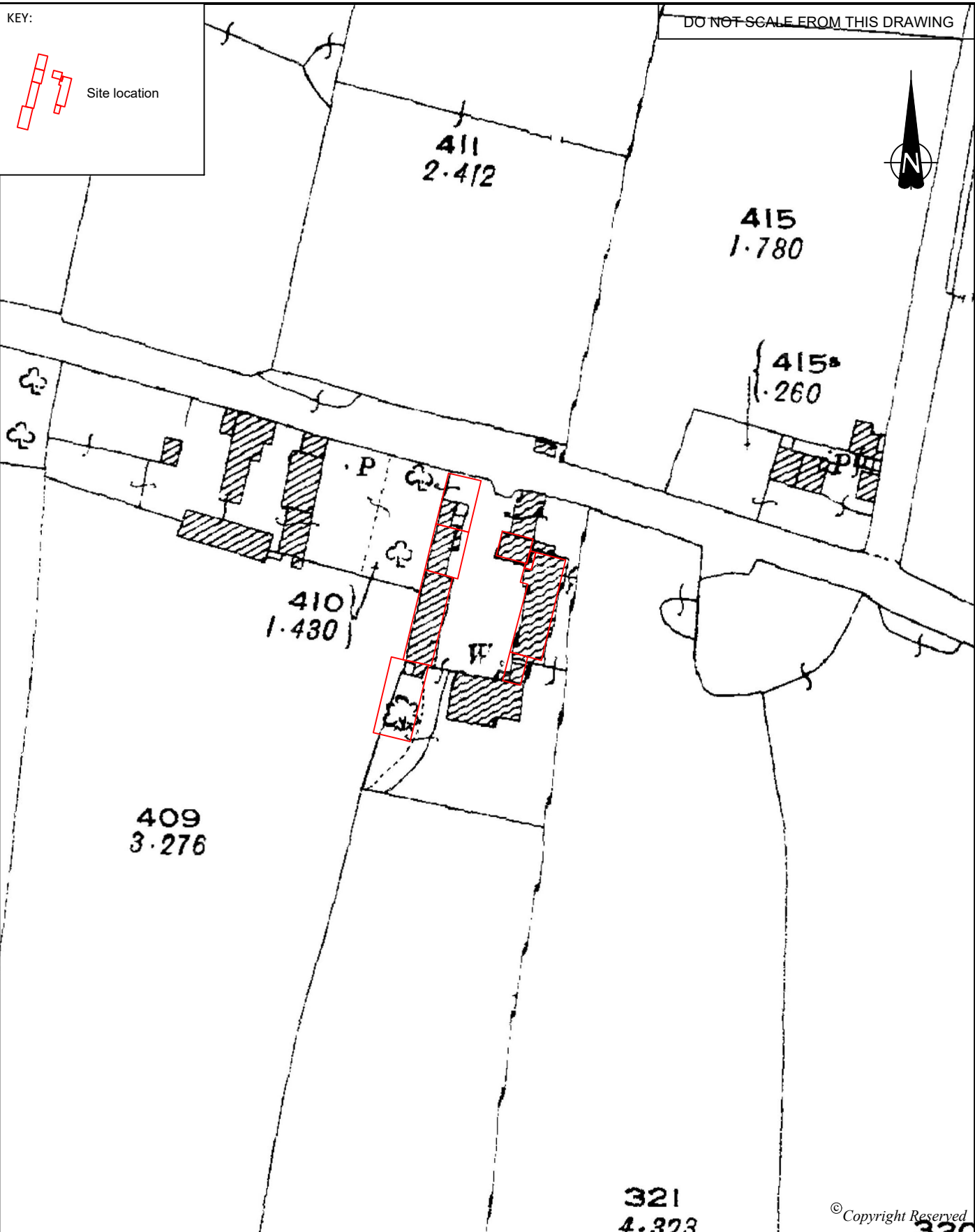
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DRAWING TITLE Figure 6: First Edition Ordnance Survey Map, 1867 (25 inch to 1 mile scale)		DRAWN BY HP	CHECKED BY MDR	APPROVED BY DH										
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PROJECT Outbuildings at Wiggonby House Farm	DRAWN BY HP	CHECKED BY MDR	APPROVED BY DH
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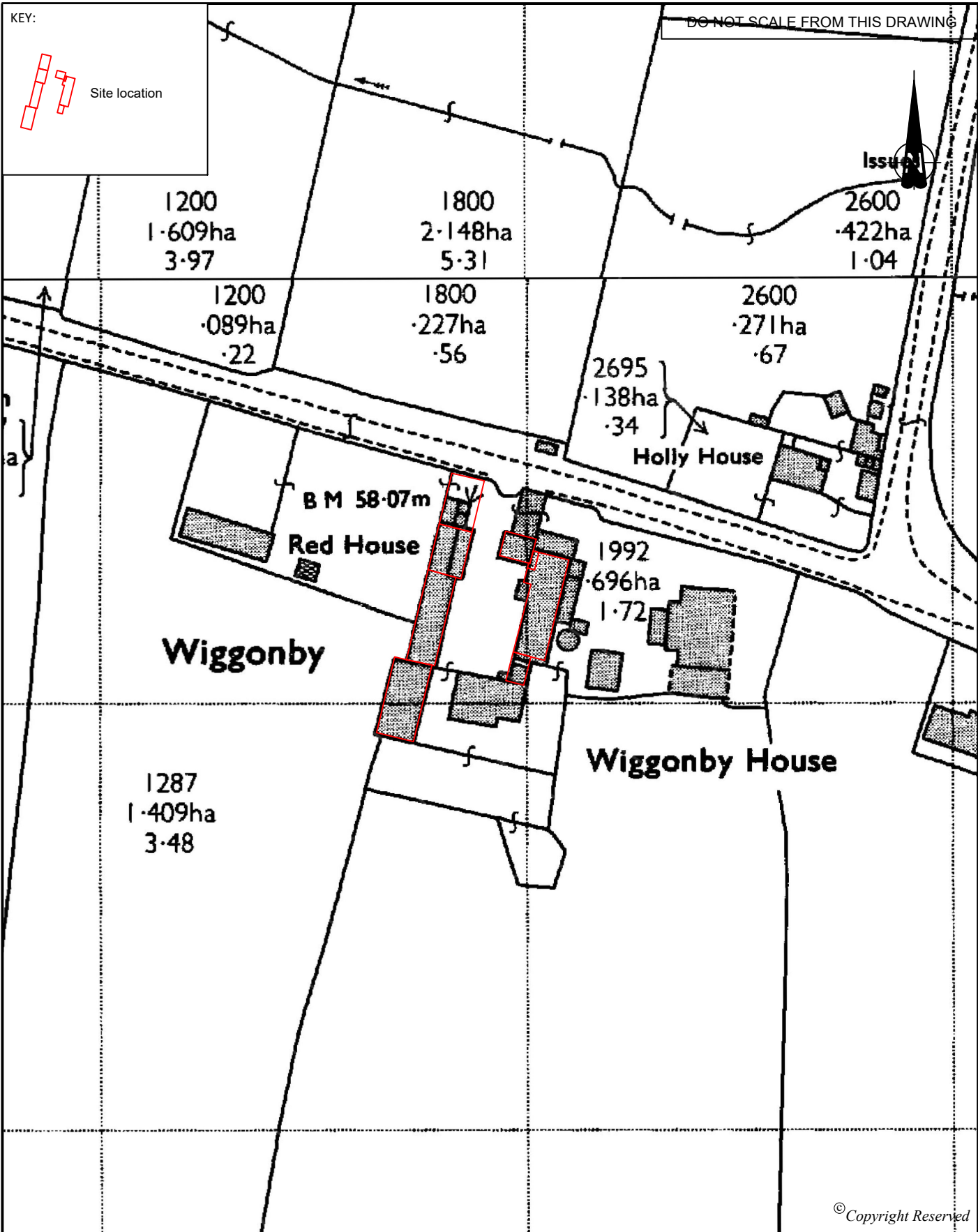


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PROJECT	Outbuildings at Wiggonby House Farm		SIZE	A4	SCALE	1:1,250	DATE	April 2019
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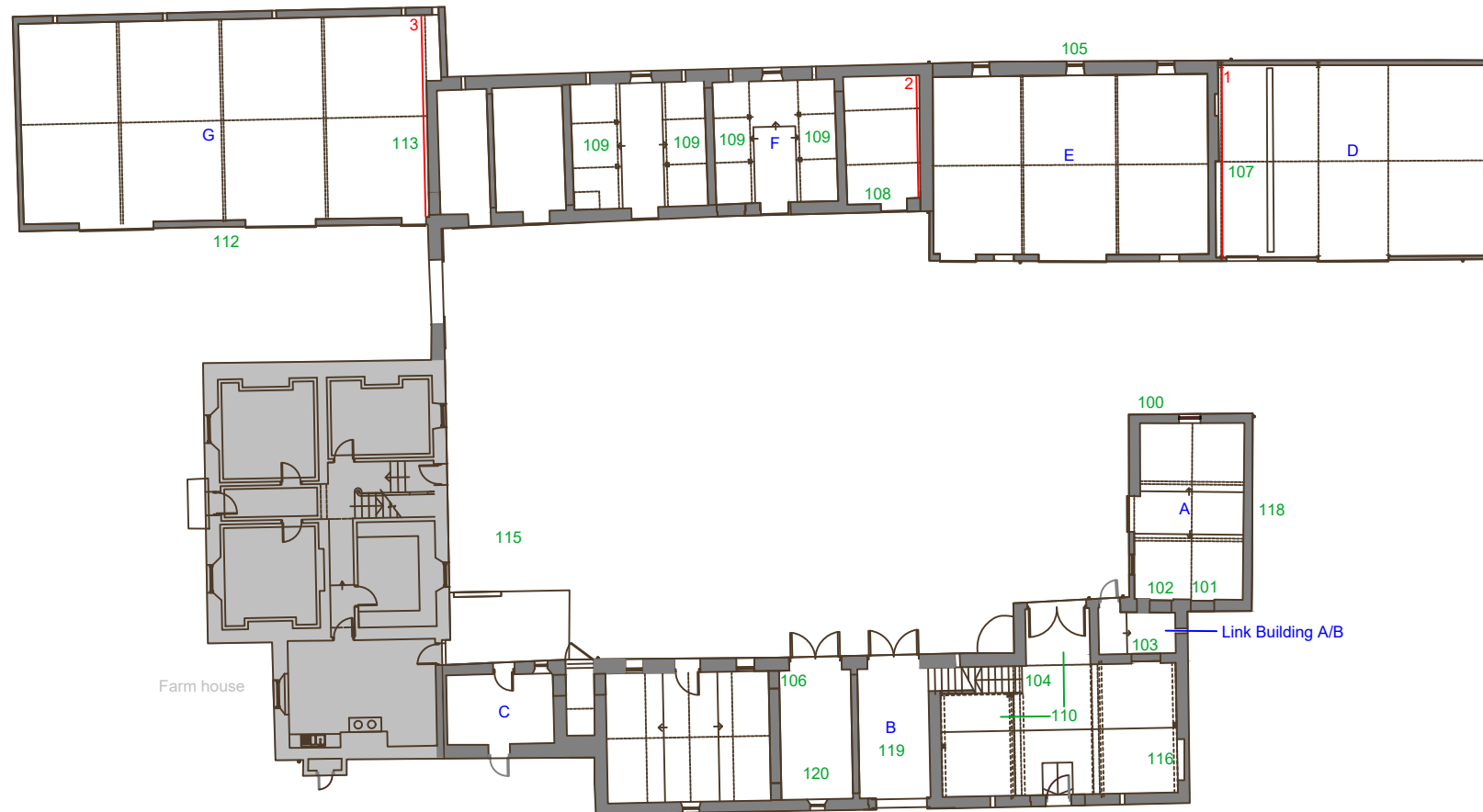


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KEY:

- A** Building as referenced in text
- 100** Features of historic or architectural interest as referenced in text
- 1** Location of elevations referenced in text and shown on Figure 13
-  Farmhouse not included in survey



Ground floor



First floor

0 20m

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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**Outbuildings at Wiggonby  
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DRAWING TITLE  
**Figure 10:  
 Floor plans identifying features of  
 historic or architectural interest**

DRG No. **ST17377-010** REV **A**

DRG SIZE **A3** SCALE **1:300** DATE **April 2019**

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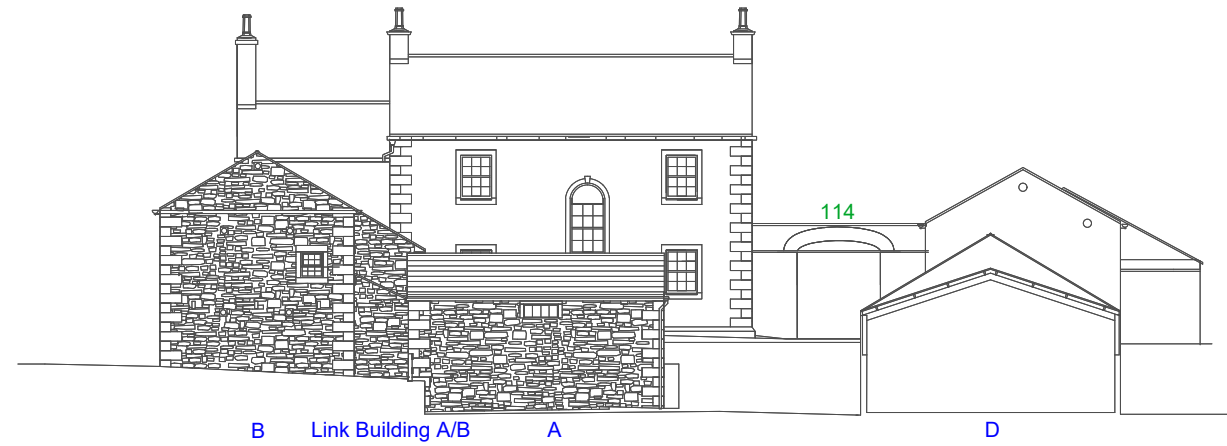
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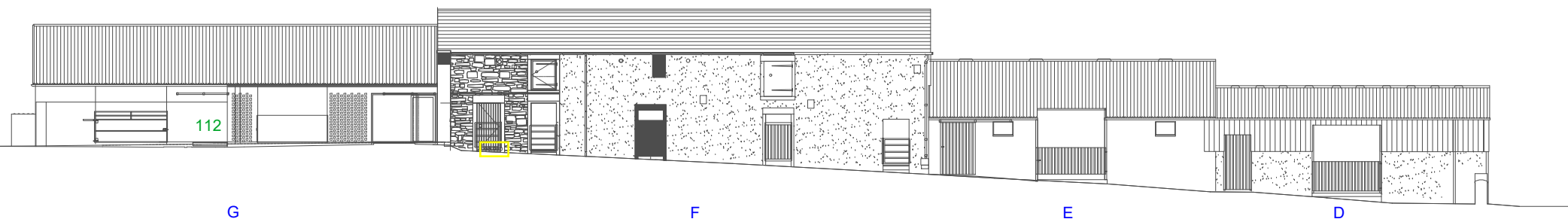
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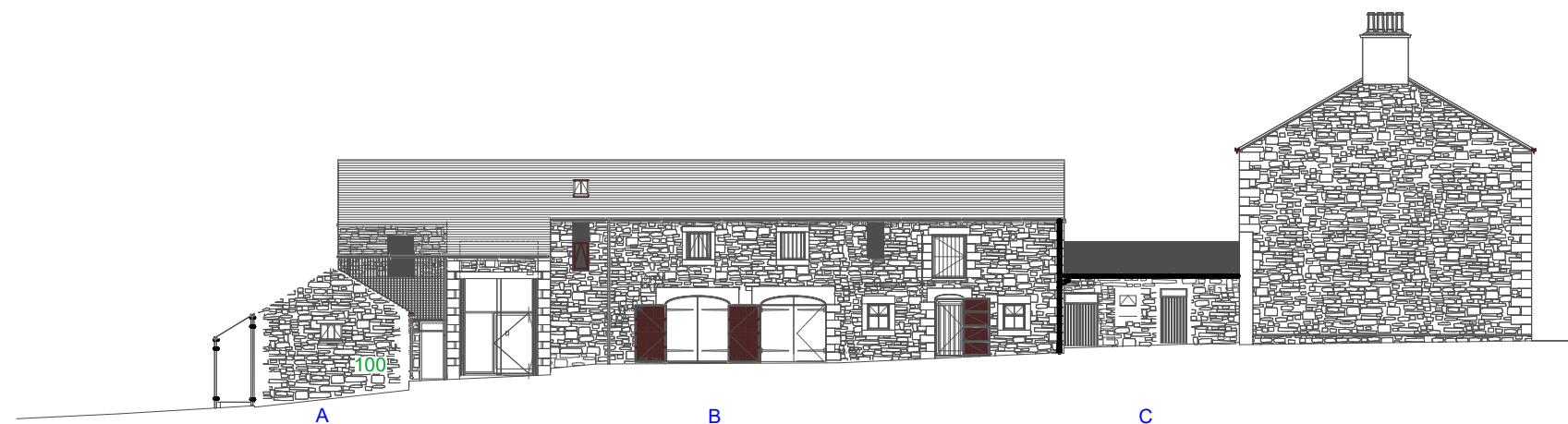
- A** Building as referenced in text
- 100** Features of historic or architectural interest as referenced in text



North elevation



East elevation (yard)



West elevation (yard)

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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 House Farm**

DRAWING TITLE  
**Figure 11: North, east yard and  
 west yard elevations identifying  
 features of historic or architectural interest**

DRG No. <b>ST17377-011</b>	REV <b>A</b>
DRG SIZE <b>A3</b>	SCALE <b>1:250</b>
DRAWN BY <b>HP</b>	CHECKED BY <b>MDR</b>
	APPROVED BY <b>DH</b>

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<input type="checkbox"/> BIRMINGHAM	<input type="checkbox"/> LONDON
<input type="checkbox"/> BOLTON	<input type="checkbox"/> MANCHESTER
<input type="checkbox"/> CARDIFF	<input type="checkbox"/> N-U-T
<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> SHEFFIELD
<input type="checkbox"/> GLASGOW	<input type="checkbox"/> STOKE ON TRENT



DO NOT SCALE FROM THIS DRAWING

KEY:

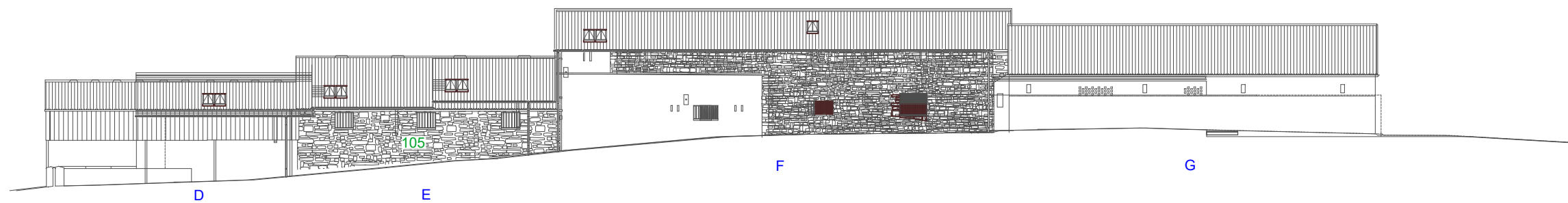
- A** Building as referenced in text
- 100** Features of historic or architectural interest as referenced in text



South elevation



East elevation



West elevation

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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PROJECT  
**Outbuildings at Wiggonby  
 House Farm**

DRAWING TITLE  
 elevations identifying features of  
 historic or architectural interest

DRG No. **ST17377-012** REV **A**

DRG SIZE **A3** SCALE **1:250** DATE **April 2019**

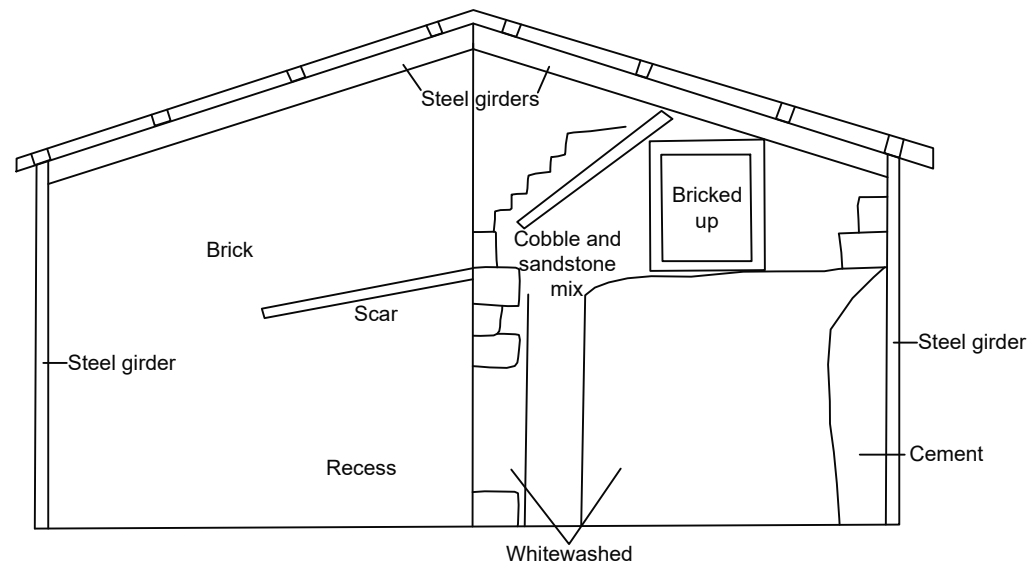
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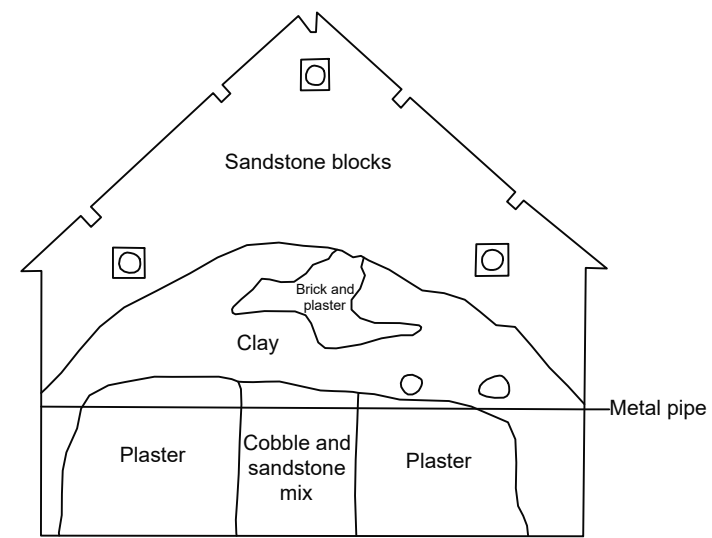
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<input type="checkbox"/> GLASGOW	<input type="checkbox"/> STOKE ON TRENT



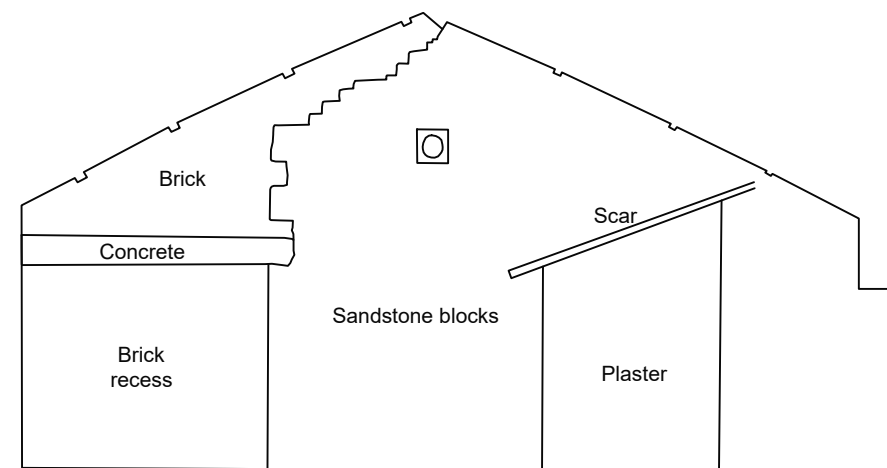
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Elevation 1: North east extent of Building E showing Feature 107.



Elevation 2: North east extent of Building F as seen in roof space, Feature 111.



Elevation 3: North east extent of Building G showing Feature 113.


REVISION	DETAILS	DATE	DRN	CHKD	APPD

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PROJECT  
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DRAWING TITLE  
**Figure 13:  
 Interior elevations identifying features  
 of historic or architectural interest**

DRG No.	ST17377-013	REV	A
DRG SIZE	A3	SCALE	1:75
		DATE	April 2019
DRAWN BY	HP	CHECKED BY	MDR
		APPROVED BY	DH


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<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> SHEFFIELD
<input type="checkbox"/> GLASGOW	<input type="checkbox"/> STOKE ON TRENT



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