

BARN AT HAZEL GILL, MALLERSTANG, CUMBRIA

Heritage Assessment



Client: Mrs Margaret Lord

NGR: 377983 499565

Planning Application: E/07/19

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November 2022



The Site	
Site Name	Barn at Hazel Gill, Mallerstang
County	Cumbria
NGR	377983 499565

Client	
Client Name	Mrs Margaret Lord

Planning	
Previous phase of work?	No
Pre-planning?	No
Planning Application No.	E/07/19
Proposal	Conversion to dwelling
Condition number	-
Local Planning Authority	Yorkshire Dales National Park (YDNP)
Planning Archaeologist	Jeremy Parsons, Cumbria County Council

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Staffing	
Desk-based assessment	Dan Elsworth
Report writing	Dan Elsworth
Report editing	Jo Dawson
Illustrations	Tom Mace
Date on site work carried out	26 th October 2022

Greenlane Archaeology Ltd,
Lower Brook Street, Ulverston,
Cumbria, LA12 7EE

Tel: 01229 588 500
Email: info@greenlancearchaeology.co.uk
Web: www.greenlancearchaeology.co.uk

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Summary

Following the submission of a planning application for the proposed conversion of a disused barn at Hazel Gill, Mallerstang, Cumbria, into a dwelling, Greenlane Archaeology was commissioned to carry out a heritage assessment, following a request for additional information from the Yorkshire Dales National Park. This examined the historical development of the building based on documentary sources and an archaeological building recording, and was carried out by Greenlane Archaeology in October 2022.

The barn is shown from early mapping to have existed from at least 1839, although the farm at Hazel Gill, to which it belonged, was in existence from at least 1672. The maps show that it had definitely taken its present form by the late 19th century, although the earlier mapping is not of a scale sufficient to show some detail.

The building recording was able to identify three phases of development within the building, from its initial construction in the late 18th or, more likely early 19th century, as a field barn in the bank barn style, with accommodation for cattle and feed on the lower floor, and space for the storage of hay on the upper floor. A channel originally existed along the west side, which a ventilation slot and window made use of, while the main entrance was accessed via a ramp across it. This originally arrangement was modified in the late 19th or early 20th century, the channel along the west side was filled in, blocking the slot and window, and some modifications were made to the stalls in the byre. More recently it has had new doors and window casements, and possibly also a new roof and floor, but has since fallen into disuse and seen some damage caused by water ingress.

The building represents a relatively typical example of such a structure, albeit in relatively good condition. However, the proposals would have some negative impacts on the original fabric through the insertion of new windows and the removal of the original stalls. In the former case, alternative suggestions have been made and, in the latter, the stalls are in poor condition and have now been fully recorded as part of this project. Despite being located within an area of potentially medieval field systems, it is considered unlikely that any below-ground archaeological remains will be impacted upon groundworks associated with the development, but this could be mitigated by an archaeological watching brief if considered necessary.

Acknowledgements

Greenlane Archaeology would like to thank Margaret Lord for commissioning the project and for her assistance during the project, and PFK, in particular Kayleigh Lancaster, for providing 'as existing' drawings of the building and other information about the site.

1. Introduction

1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The site is located in the Mallerstang Valley, almost equidistant (c8km) from Kirkby Stephen to the north and Garsdale to the south, sandwiched between the Settle to Carlisle railway to the west and the River Eden to the east and adjacent to the B6529 (Figure 1). The building is situated less than 200m south of Hazel Gill farm, and less than 100m north of Hall Hill. It is at approximately 280m above sea level.

1.2.2 Although historically in Westmorland the site is within the Yorkshire Dales National Park and considered to be part of the wider Yorkshire Dales landscape area, which is characterised by contrasting sheltered dales and higher ground dominated by outcropping bedrock, with rough pasture divided by drystone walls (Countryside Commission 1998, 75-76). The solid geology is primarily Carboniferous limestone, which is overlain by millstone grit, but in the lower-lying areas this is covered by thick deposits of glacially derived material such as boulder clay (*op cit*, 76-77).

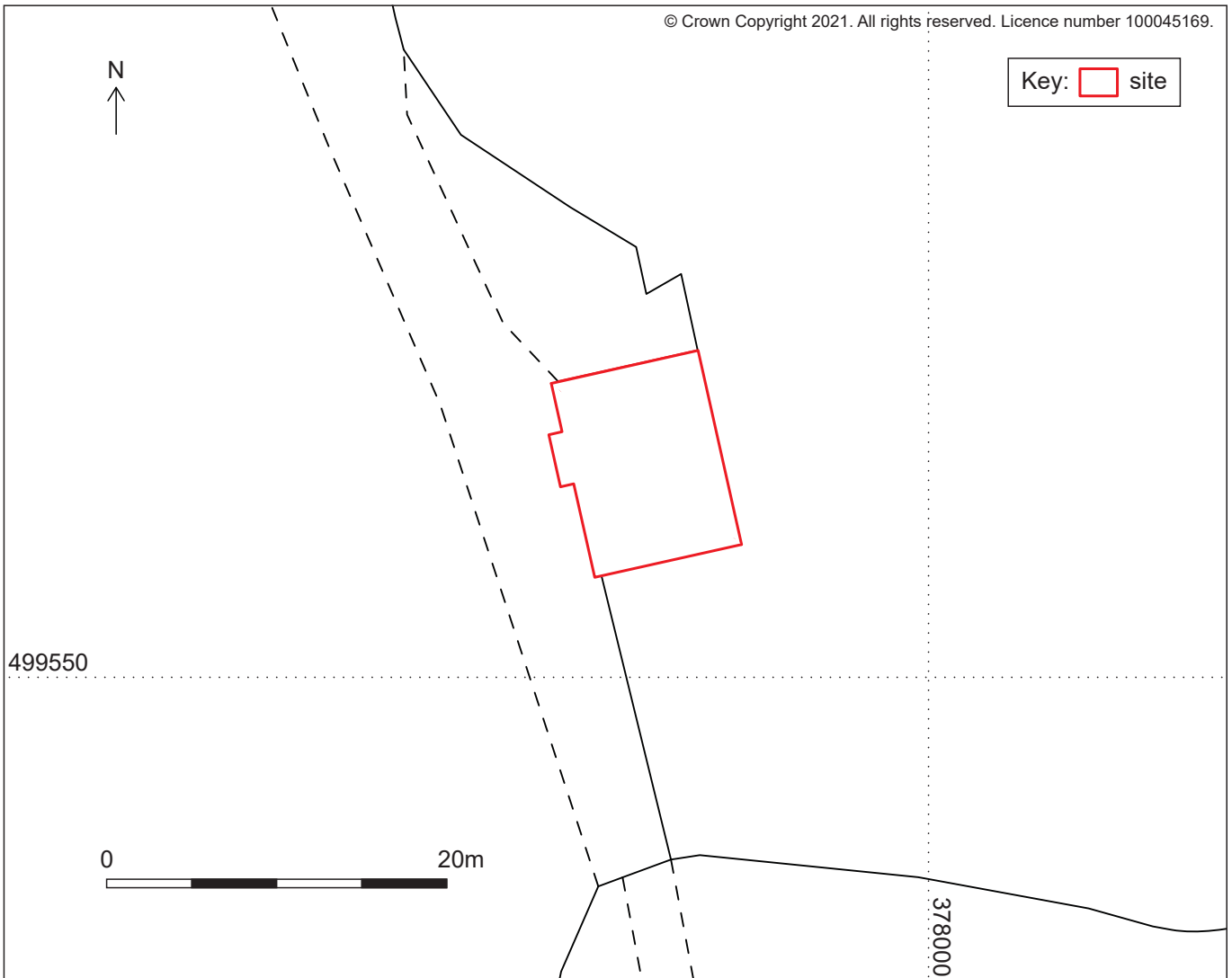
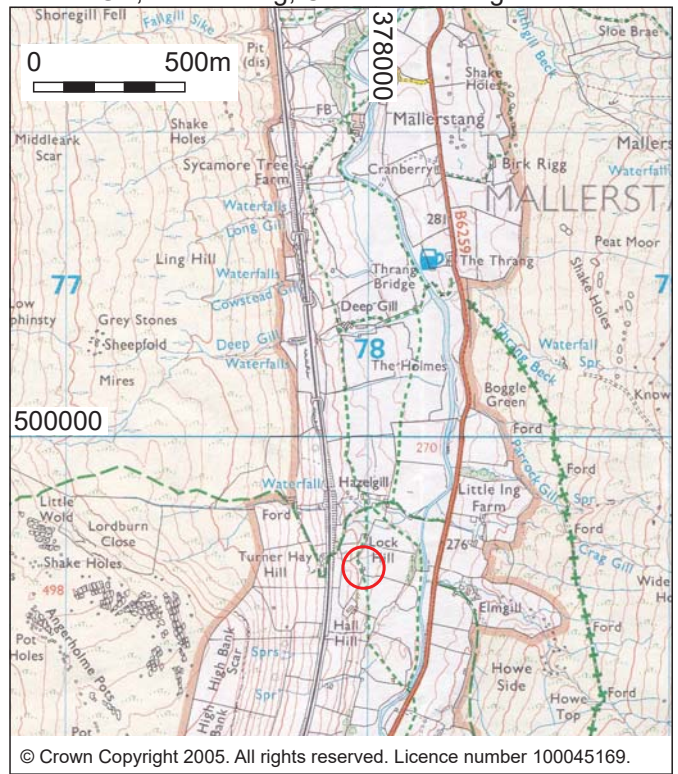
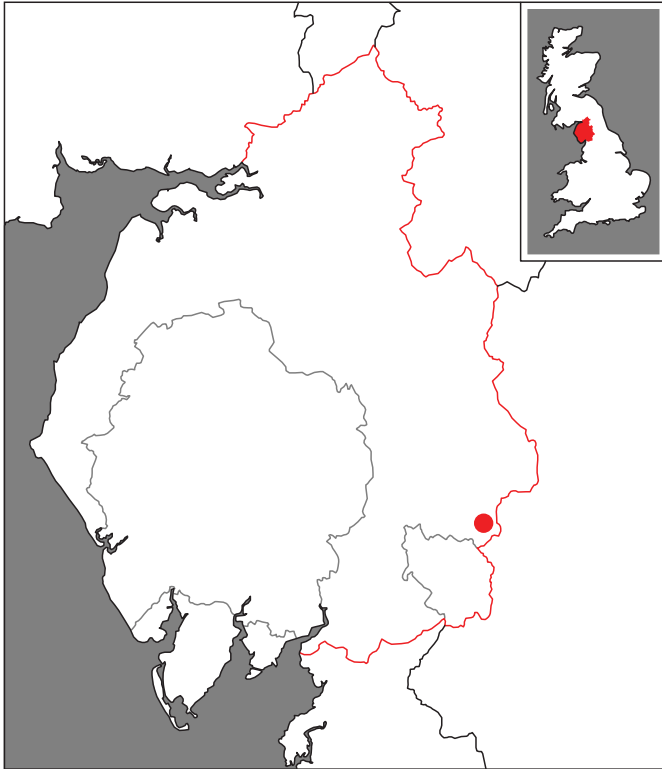


Figure 1: Site location

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2. Methodology

2.1 Introduction

2.1.1 The heritage assessment is intended to provide enough information to allow an informed understanding of the heritage of the building and its setting and the significance of it and elements of the structure. In order to provide this the project comprises two elements: an initial desk-based assessment and an archaeological building recording, equivalent to Level 2 survey as defined by Historic England (Historic England 2016). The desk-based assessment and building recording were carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

2.2 Desk-Based Assessment

2.2.1 The desk-based assessment consulted a variety of sources in order to better understand the history of the building. This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Historic Environment Record (HER):** information about the environs of the site held in the relevant HER, as detailed on the cover sheet, was provided via the client's architect. This was consulted and referred to where relevant;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published sources were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 2 type standards (Historic England 2016), which provides a relatively detailed record of the building. The recording comprised the following elements:

- **Written record:** descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs:** photographs in colour digital format (as both 12meg jpegs and RAW files) were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings:** 'as existing' architect's drawings were provided by the client. Plans and elevations were printed out at a scale of 1:100 and were annotated with additional detail on site by hand. In addition, a cross-section was produced on site by hand at a scale of 1:50.

2.4 Archive

2.4.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been

compiled according to the standards and guidelines of the ClfA guidelines (ClfA 2014b). In addition, details will be submitted to the Online Access to the Index of archaeological investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Results

3.1 Map Regression

3.1.1 **Tithe Map, 1839:** this is the earliest map of the area detailed enough to accurately show individual buildings (TNA IR 29/37/51 1839), as well as provide information about the owners and occupiers (see Section 3.2 below). It clearly shows the building with essentially its current footprint; a simple rectangle, although the scale and level of detail means that it does not necessarily show smaller details such as the projecting porch to the west (Plate 1). Field boundaries are shown adjoining the north and south ends.

3.1.2 **Ordnance Survey, 1862:** this map was surveyed in 1857-1858; the building is clearly shown and again depicted as a single north/south orientated rectangle (Plate 2). The small scale again means that some details are not depicted, although field boundaries adjoin the building to the north and south and the track running alongside its west edge is shown for the first time.

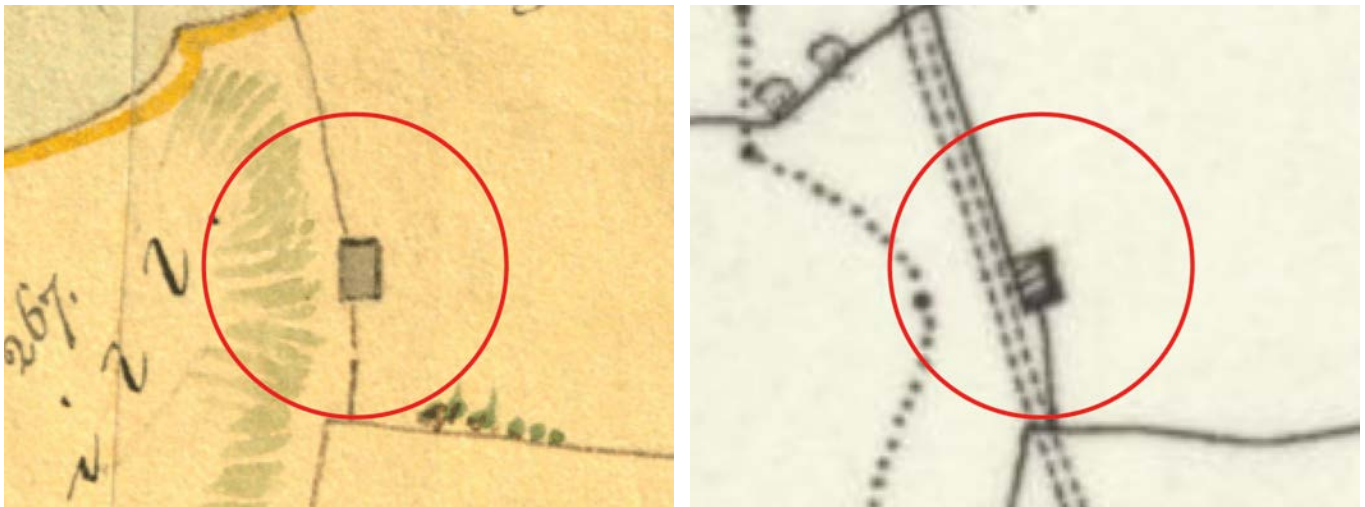


Plate 1 (left): Extract from the tithe map of 1839

Plate 2 (right): Extract from the Ordnance Survey map of 1862

3.1.3 **Ordnance Survey, 1897:** this is the first map produced at a scale of 1:2,500 and definitely shows that the building had reached its current form by the end of the 19th century. The main part, comprising a single rectangular block, is shown, with the porch to the west also evident (Plate 3). The field boundaries to the north and south are also shown, but it is apparent that a small yard has been created on the north side of the barn and an area alongside the west edge, adjacent to the porch, is also shown.

3.1.4 **Ordnance Survey, 1914:** this map shows essentially the same site arrangement as the earlier Ordnance Survey map (Plate 4; cf. Plate 3). The only obvious difference is that the wall depicted along the west side of the building, running south from the porch, is evidently not continuous where it previously ran to the east.

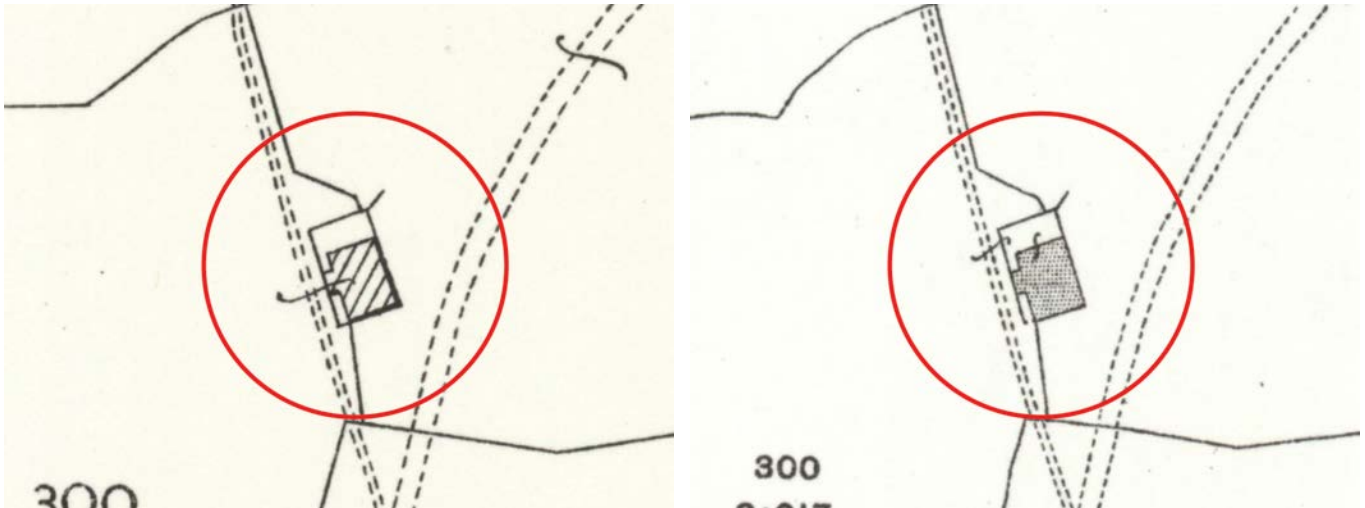


Plate 3 (left): Extract from the Ordnance Survey map of 1897

Plate 4 (right): Extract from the map of 1914

3.2 Site History

3.2.1 **Owners and Occupiers:** details of the owners and occupiers are difficult to ascertain with certainty without doing more extensive research into the history of nearby properties: Hazel Gill farm to the north and Hall Hill to the south, to confirm which of these it historically related to. Of these, Hazel Gill is apparently the earliest, being first recorded in 1672, while Hall Hill is first mentioned in 1770 (Smith 1967, 16; citing Nicholls 1883, 37). The apportionment for the tithe map confirms that it was part of a larger estate owned by Matthew Thompson, who also owned Hazel Gill to the north and Hall Hill to the south (TNA IR 29/37/51 1842). It is depicted as being on the edge of plots 266 and 267 on the tithe map (Plate 1), the details which, as given in the apportionment, are listed in Table 1 below:

Plot	Owner	Occupier	Name
266	Mathew Thompson	James Middleton	Row Tree Field
267	Matthew Thompson	James Middleton	Hill

Table 1: Details of the site contained in the tithe apportionment

3.2.2 **The Building:** with the exception of the map evidence there is little historical information directly relating to the building. It is, however, a non-designated heritage asset recorded in the Yorkshire Dales National Park HER (as site MYD67325) and is located within an area of probable medieval field systems (HER ref MYD62966) and close the dispersed settlement associated with Hazel Gill (HER MYD67324).

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 **Arrangement:** the building comprises a single rectangular block orientated approximately north/south (Figure 1; Figure 4 and Figure 5). It is of two storeys but built against the slope on the west side, so the floors are described as lower ground floor and upper ground floor. The upper ground floor has a projecting porch on the west side for the main doorway, which is accessed via a ramp, with a recessed section extending to the lower ground floor formed by a retaining wall, that extends to the north to form a small courtyard.

4.1.2 **Fabric:** the building is largely constructed from local pale yellowish-grey gritstone, with small angular pieces forming rough and random courses; there is some rough render on the south elevation. There are some thin levelling courses, particularly evident in the north elevation, and dressed blocks have been used for details such as quoins and lintels. It has a grey or green slate roof in graduated courses with sandstone ridge, although stone flags have been used to roof the porch on the west side. Internally the walls are either exposed stone, some areas with pointing, or finished with limewash directly onto the stonework. The internal timbers are typically well-finished and sawn and some with Baltic marks, although some are rougher and perhaps reused.

4.2 External Detail

4.2.1 **North external elevation:** this comprises the gable end (Plate 5). The lower ground floor has three doorways all with stone lintels, although the central one is thinner than the other two, and relatively modern plank and batten doors (Plate 6 to Plate 8). The corners are finished with dressed quoins and there is an owl hole just below the apex with a thin lintel and sill, filled with a single rounded stone (Plate 9).



Plate 5: North external elevation, viewed from the north

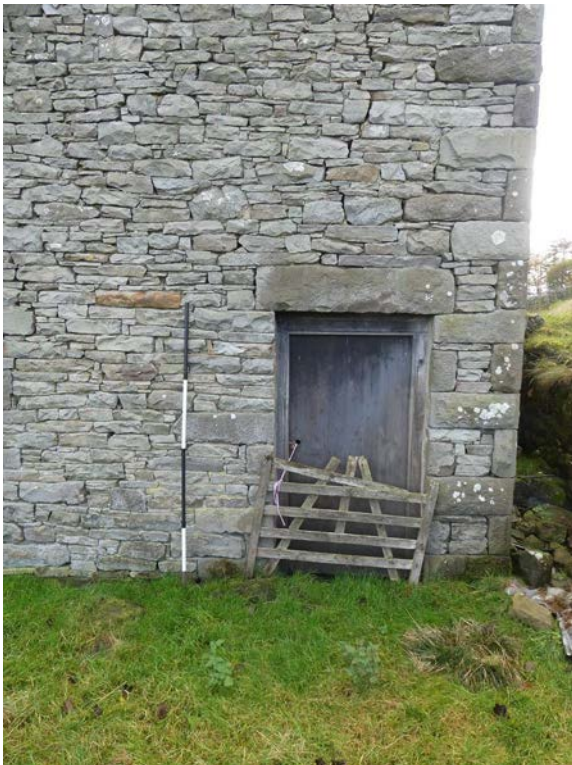


Plate 6 (left): West doorway at lower ground floor level in the north external elevation, viewed from the north



Plate 7 (right): Central doorway at lower ground floor level in the north external elevation, viewed from the north



Plate 8 (left): East doorway at lower ground floor level in the north external elevation, viewed from the north

Plate 9 (right): Owl hole at the apex of the north external elevation, viewed from the north

4.2.2 **East external elevation:** this is the downslope side of the building (Plate 10). It has a small aperture on the north side of the lower ground floor level with a casement with three-lights in the top and timber slats in the bottom, a stone lintel and thin stone sill (Plate 11). To the south, at the same level, there is a narrow ventilation slot (Plate 12). The upper ground floor has a doorway north of the centre with a heavy stone lintel and relatively new timber plank and batten door (Plate 13). The corners of the elevation are finished with quoins.



Plate 10: East external elevation, viewed from the east



Plate 11 (left): Lower ground floor window on the north side of the east external elevation, viewed from the east



Plate 12 (right): Lower ground floor ventilation slot on the south side of the east external elevation, viewed from the east



Plate 13: Upper ground floor doorway in the east external elevation, viewed from the east

4.2.3 **South external elevation:** this forms the opposing gable and is largely plain (Plate 14), although there is an owl hole below the apex, also filled with a single rounded stone and with a thin stone sill and

lintel (Plate 15), and the corners are finished with dressed quoins. The upper part of the elevation is also filled with the remnants of roughcast render or heavy pointing.



Plate 14 (left): South external elevation, viewed from the south

Plate 15 (right): Owl hole below the apex of the south external elevation, viewed from the south

4.2.4 **West external elevation:** this is the upslope side of the building and so only the upper ground floor is visible, apart from a small section on the north side where the retaining wall extending to the north forms a recessed area (Plate 16). There is a small window high on the south side, with a modern single-light casement and thin stone sill (Plate 17). Slightly north of the centre is a wagon doorway with porched or cheeked entrance, housing a relatively modern double plank and batten doorway on long strap hinges (Plate 18). This has substantial sawn timber lintels extending over this and supporting the porch opening. The north flank of the porch is supported by a relieving arch, which presumably formed part of the original ramp into the barn, the space between which is now filled with rough blocks of stone (Plate 19).



Plate 16 (left): West external elevation, viewed from the west

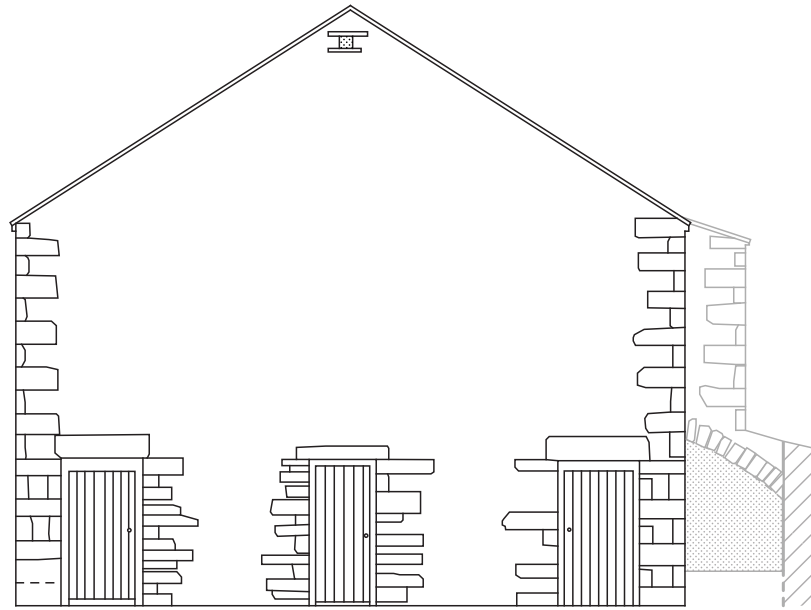
Plate 17 (right): Window on the south side of the west external elevation, viewed from the west



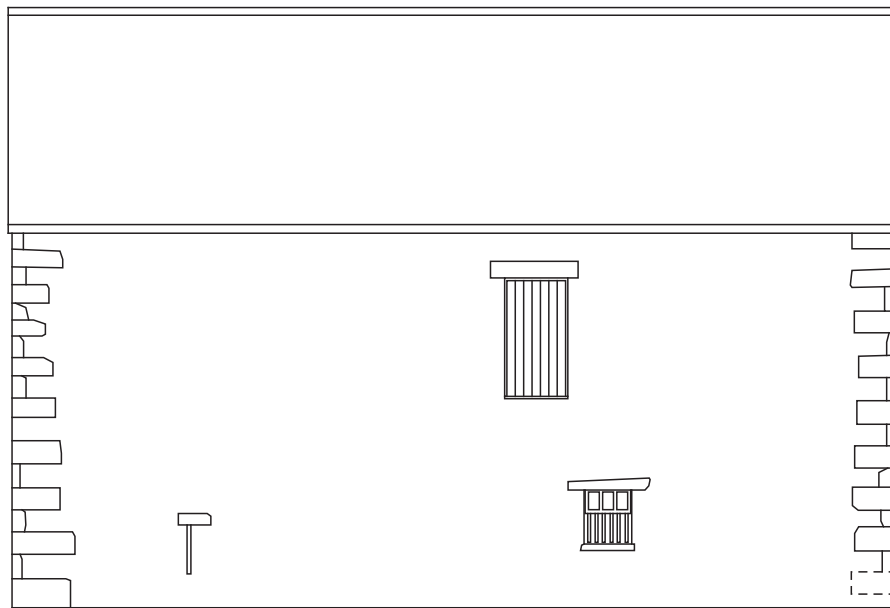
Plate 18 (left): Wagon doorway in the west external elevation, viewed from the west



Plate 19 (right): Arch below the north side of the porch in the west external elevation, viewed from the north



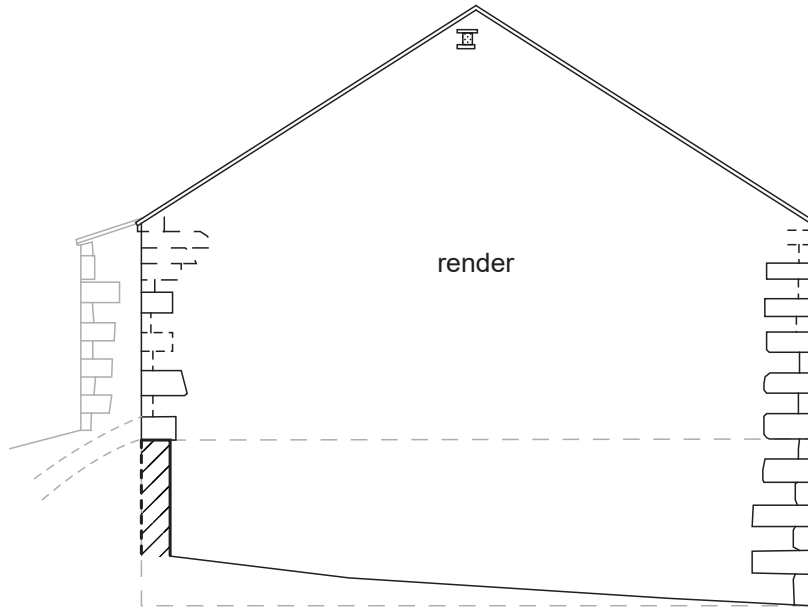
NORTH EXTERNAL ELEVATION



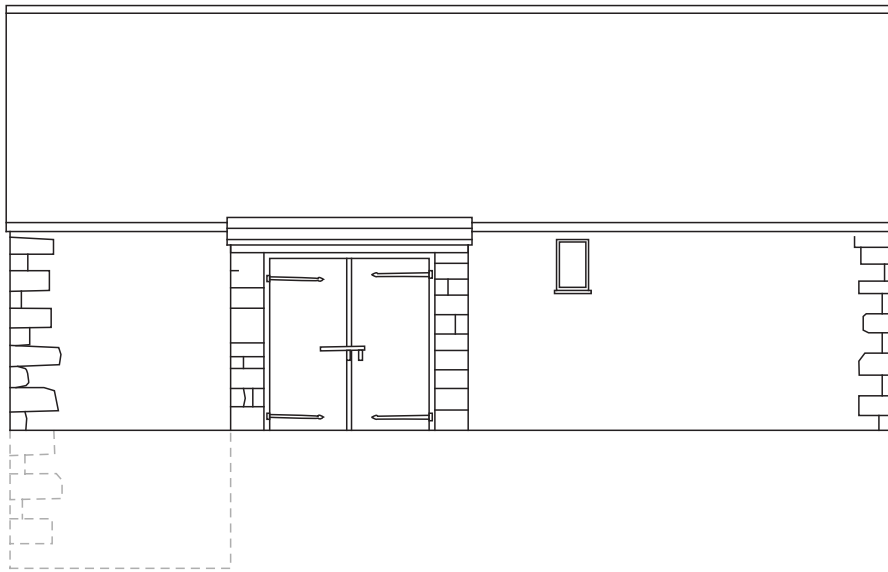
EAST EXTERNAL ELEVATION



Key: --- edge uncertain [hatched box] blocked feature [dashed line] features to the rear [hatched box] cross-sectional wall



SOUTH EXTERNAL ELEVATION



WEST EXTERNAL ELEVATION



Key: --- edge uncertain [hatched] blocked feature — features to the rear [diagonal lines] cross-sectional wall

Figure 3: South and west external elevations

4.3 Internal Detail

4.3.1 **Upper Ground Floor Room 1:** this floor comprises a single space, although it is open to the floor below on the south side. The floor is otherwise tongue and groove boards. It is open to the roof, which is supported by three trusses, each with a joggled king post with angled braces that bolted to the tie beam (Plate 20). The northern and central tie beam have Baltic timber marks scored into them and the central and southern trusses have carpenter's marks 'II' and 'III' on the north face at the junction between the king post and tie beam; chiselled line on the west side and punched ovals on the east (Plate 21 to Plate 23). There are three purlins per pitch, overlapping at the central truss, and a ridge plank at the apex. The north and south elevations are plain gables with an alcove remaining at the top of each where the owl hole is. The east elevation has thick (cement?) pointing and a small doorway north of the centre raised off the floor level and with a plank and battern door on strap hinges (Plate 24). The west elevation has a window on the south side, the lintel of which is clearly a reused section of railway sleeper (Plate 25). There is a wagon doorway to the north with a heavy timber lintel and double plank and batten doors (Plate 26).



Plate 20 (left): General view of the central truss in upper ground floor Room 1, viewed from the north

Plate 21 (right): Detail of the carpenter's marks on the central truss in upper ground floor Room 1, viewed from the north



Plate 22 (left): Detail of Baltic marks on the central truss in upper ground floor Room 1, viewed from the north

Plate 23 (right): Detail of the carpenter's marks on the southern truss in upper ground floor Room 1, viewed from the north



Plate 24 (left): Doorway in the east elevation of upper ground floor Room 1, viewed from the west

Plate 25 (right): Window in the west elevation of upper ground floor Room 1, viewed from the north-east



Plate 26: Wagon doorway in the west elevation of upper ground floor Room 1, viewed from the east

4.3.2 Lower Ground Floor Room 1: this has been sub-divided by timber partitions into a range of stalls on the east and west sides (four on the east side, but originally three, and two on the west side, but a third at the south end has been removed; Plate 27 to Plate 30 and Plate 34 to Plate 35), either side of a central feed passage (Plate 32 and Plate 33). The partitions comprise upright posts supporting horizontal top and bottom rails, between which are wide planks. The posts are typically positioned below the east/west beams that support the roof (alongside a range of smaller joists), with the exception of two on the north-east side, which appear to have been moved as the original slot in the beam between them is exposed. In addition, the rail to the south of these has been lowered slightly (Plate 31). The beams and

posts are all stop chamfered, with this corresponding to the position of the rails, and there are also round-section tether posts within each stall, usually paired either side of the partition, and the remains of stone divisions in two stalls on the east side. The floor is typically cobbled, with raised areas formed by dressed blocks at the edge of the stalls (although these have been partly removed on the west side; Plate 36), so that lowered channels run north-south along the east and west sides of the room. The walls are typically finished with limewash over the stone. There are three doorways on the north side, all with sawn timber lintels and modern plank and batten doors. There is a small alcove in the wall between the east and central doorways. The east elevation is plain apart from a small aperture with splayed jambs, a rough timber lintel and thin stone sill. The south elevation has a central doorway with a sawn timber lintel. The west elevation has an aperture in the centre with splayed jambs and a relatively thin timber lintel, which has been roughly blocked with stone externally (Plate 37). A loose casement comprising three lights over timber slats sits within the opening.



Plate 27 (left): General view of the stalls on the east side of lower ground floor Room 1, from the north-east

Plate 28 (right): Detail of the southern stall at the south end of the east side of lower ground floor Room 1, viewed from the north-east



Plate 29 (left): North of centre stall on the east side of lower ground floor Room 1, viewed from the east

Plate 30 (right): Northern stall on the east side of lower ground floor Room 1, viewed from the east



Plate 31: Altered section of the eastern stalls in lower ground floor Room 1, viewed from the south-west



Plate 32 (left): The central feed passage in lower ground floor Room 1, viewed from the south

Plate 33 (right): The central feed passage in lower ground floor Room 1, viewed from the north



Plate 34 (left): General view of the stalls on the west side of lower ground floor Room 1, viewed from the south-west

Plate 35 (right): The southern stall on the west side of the lower ground floor Room 1, viewed from the north-west



Plate 36 (left): The floor on the west side of lower ground floor Room 1, viewed from the south

Plate 37 (right): The blocked window in the west elevation of lower ground floor Room 1, viewed from the east

4.3.3 **Lower Ground Floor Room 2:** this is at the south end of the building. It has an earth floor, possibly the remains of cobbles, and has no ceiling so is open to the room above. The walls are all exposed stone. The north elevation, which supports the floor of the upper ground floor room above, has a central doorway with a sawn timber lintel and rough quoins (Plate 38), and clearly butts both the east and west elevations. The east elevation has a single ventilation slot that is slightly splayed (Plate 39), while the south elevation is plain. The west elevation also has a single ventilation slot, the same as that to the east, but this has been blocked externally leaving only a small area open at the top (Plate 40).



Plate 38 (left): Doorway in the north elevation of lower ground floor Room 2, viewed from the south

Plate 39 (right): Ventilation slot in the east elevation of lower ground floor Room 2, viewed from the west



Plate 40: Ventilation slot in the west elevation of lower ground floor Room 2, viewed from the east

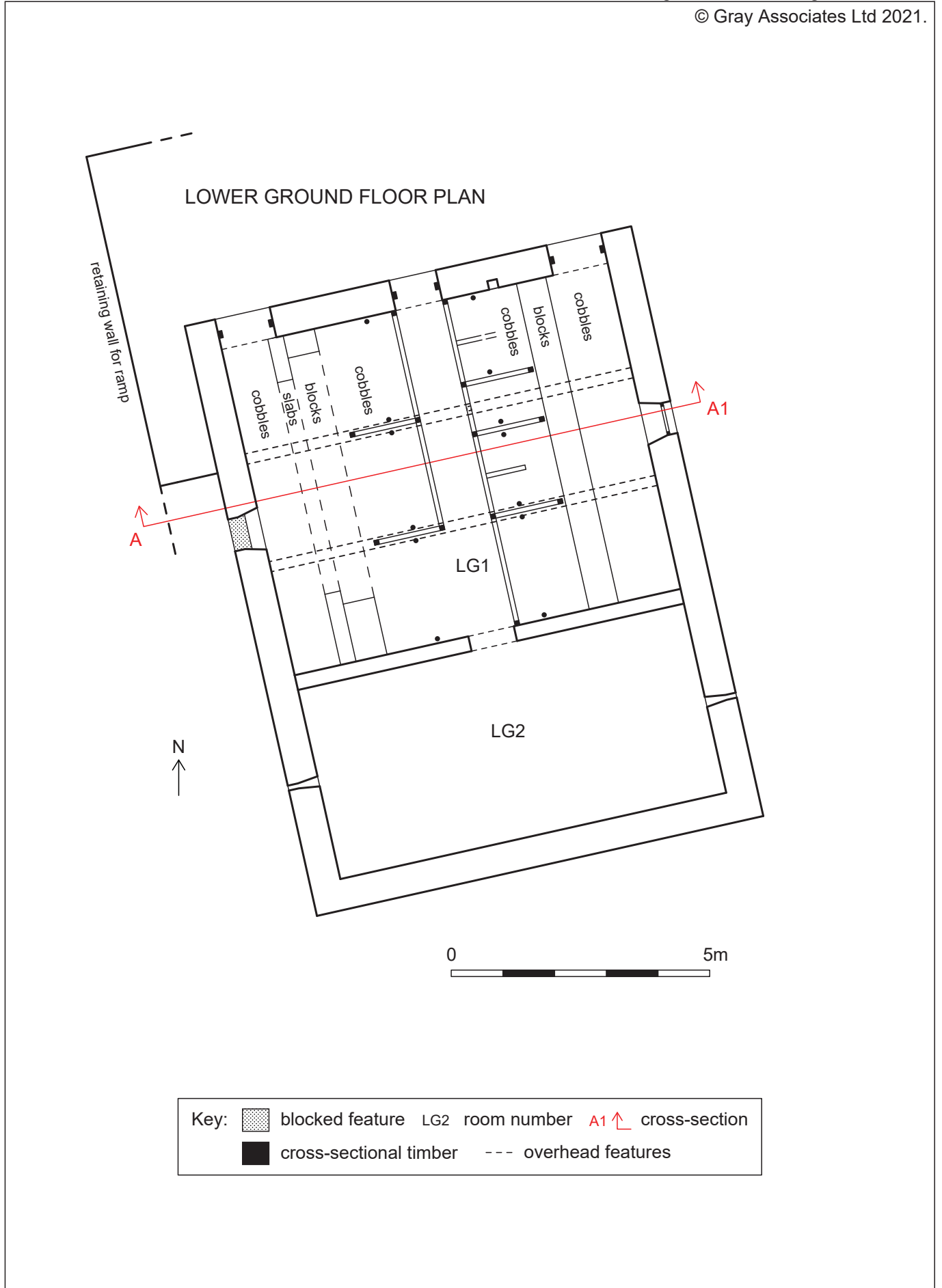


Figure 4: Lower ground floor plan

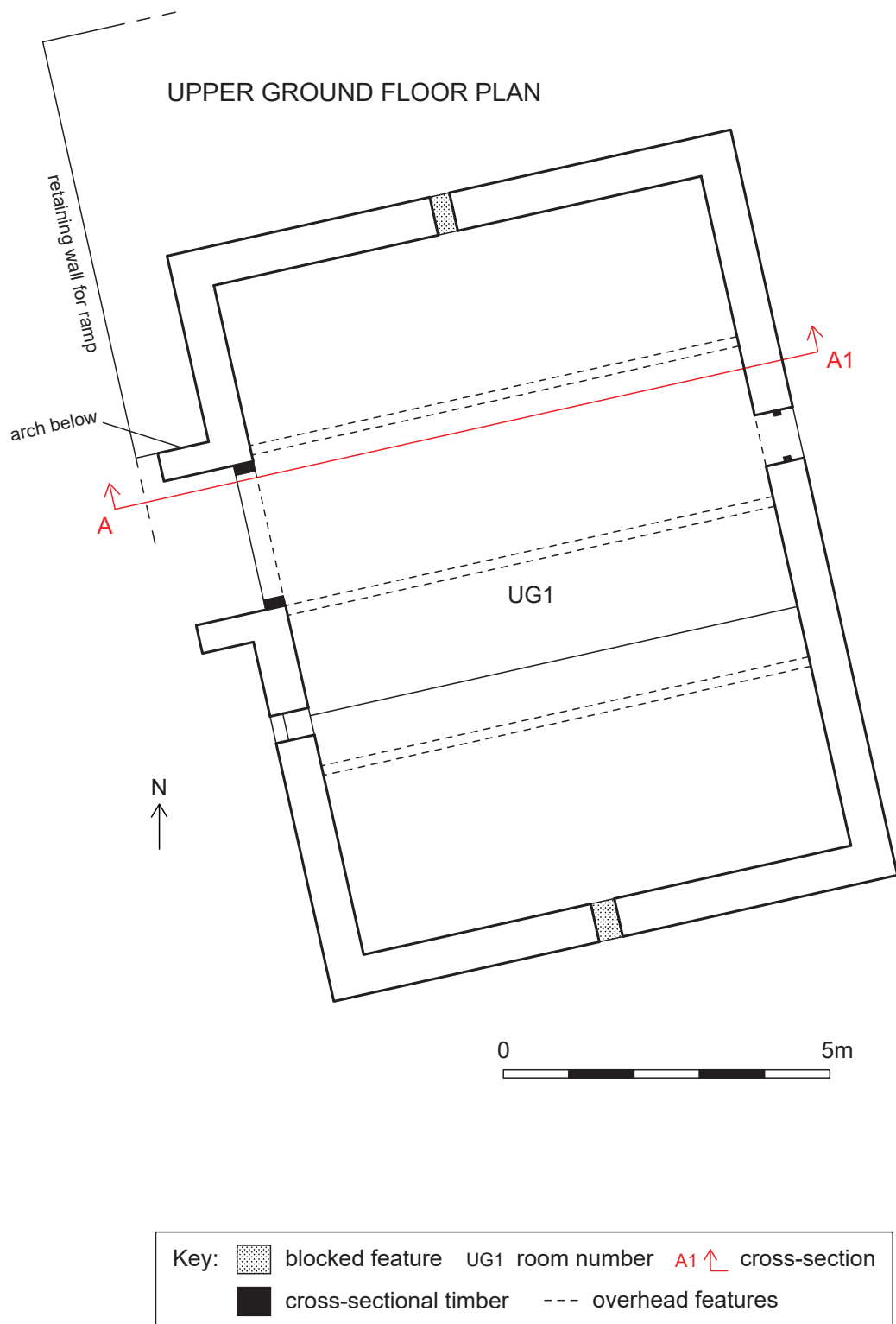
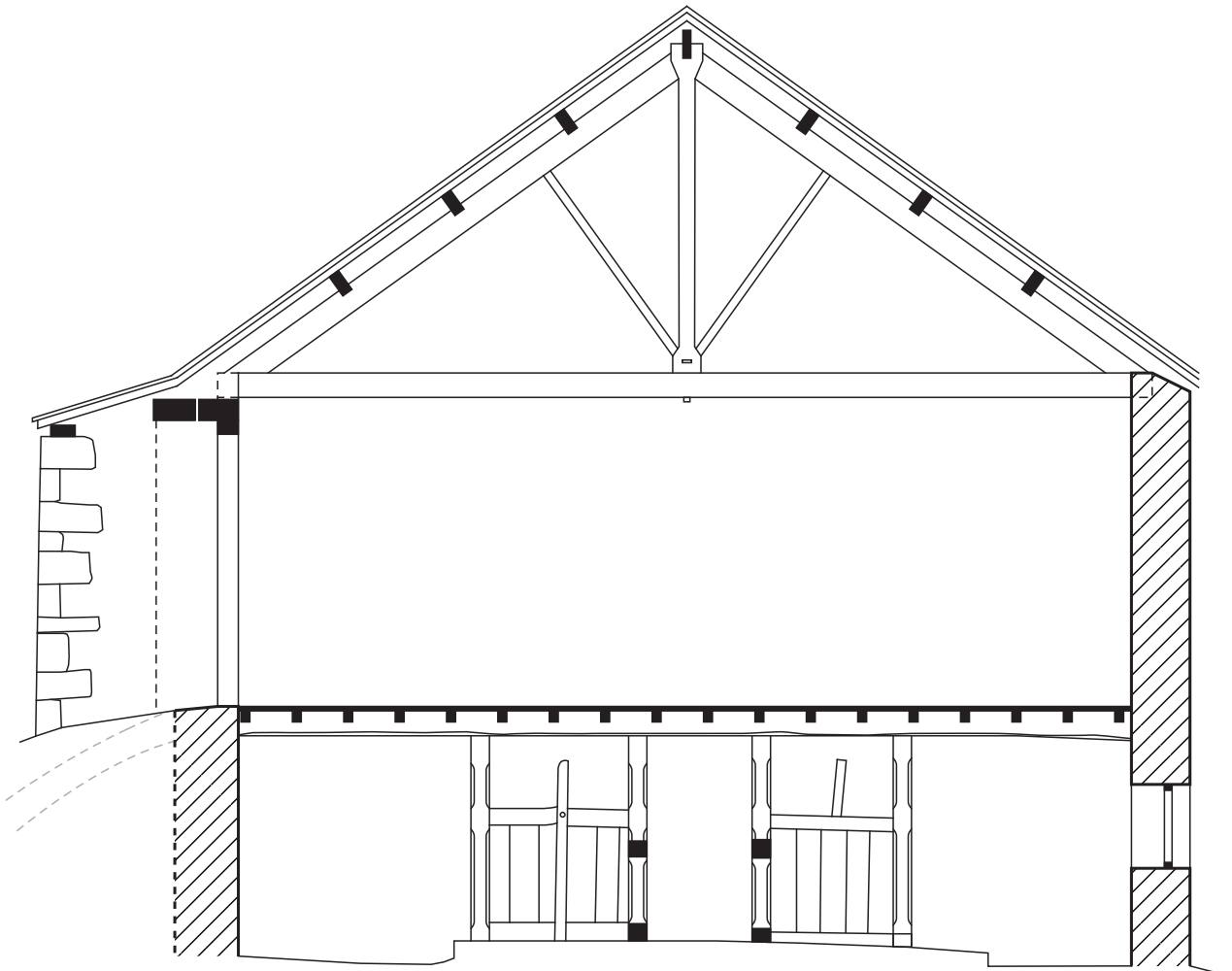


Figure 5: Upper ground floor plan

CROSS-SECTION A-A1



0 2.5m

Key: --- edge uncertain ■ cross-sectional timber — features to the rear ▨ cross-sectional wall

Figure 6: Cross-section A-A1

Client: Mrs Margaret Lord

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5. Discussion

5.1 Introduction

5.1.1 The available documentary evidence demonstrates that the building was in existence by at least 1839 and its form and location demonstrates that it is a barn of a relatively common local type. The building recording allows the phases of development of the building to be considered in more detail, which in turn allows a more detailed understanding of its significance to be developed.

5.2 Phasing

5.2.1 **Introduction:** despite its small size and relatively simple form it is possible to identify three phases of development within it.

5.2.2 **Phase 1 (late 18th – early 19th century):** the map evidence shows that the building was clearly in existence and had its present form by at least 1839. The level of detail of the early maps makes it difficult to be certain of the exact arrangement, but it is apparent from the building itself that it was built as a field barn, similar in style to a 'true' bank barn, that is with its side set along the slope (as first defined in detail by Brunskill 1974, 78-79, but see also Messenger 2020, 23) but smaller in scale (Brunskill 2002, 111-112). The sawn form of the timber, type of trusses, and the presence of Baltic timber marks, all indicate a date no earlier than the late 18th century but more likely early 19th (Brunskill 2002, 152-153; Vandenaabeele *et al* 2016). It is evident from the blocked window in the west elevation of lower ground floor Room 1, the blocked winnowing slot in lower ground floor Room 2, and the arch present below the north flanking wall of the wagon doorway on the west side of the upper ground floor, that it originally had an open space formed by a retaining wall along all of the west side, only the north end of which still survives. The main entrance on the west side was accessed via a ramp supported by a stone arch sprung between the retaining wall and the west wall of the barn. The map evidence shows the full length of this retaining wall was still *in situ* until the early 20th century. The barn was clearly multi-functional in its design, as was typical of such structures, with byres for cattle in the lower floor and feed store or 'sink mow' or 'mew' at the south end with opposing ventilation slots (lower ground floor Room 2), accessed via the central feed passage or 'foddergang' (YDNP nd), and storage for hay on the upper floor, accessed through a pitching door in the east side (Brunskill 2002, 111-112; YDNPA nd). A similar arrangement was also used in threshing barns where wheat was processed, although this would normally be associated with further 'winnowing slots' (*op cit*, 105-111). However, the presence of owl holes in the apexes of the two gables (to encourage owls to hunt rats and other vermin within the barn) might suggest that grain was also stored in the building, although this could have been for animal feed. The small aperture in the east side of lower ground floor Room 1 has been interpreted as a 'muck hole' for clearing manure out of the byre (see YDNP nd). However, its form does not seem correct for this use; the manure would often be simply raked along the manure passages towards the byre doors (in this case at the north end) and out into the yard beyond (Brunskill 2007, 64-65). The aperture is too well-finished for such a use, with splayed jambs and external and internal stone sill. It is more likely that this was intended to be a window to allow air and light into the otherwise very dark byre, and it would have been matched by another on the west side. Their presence would suggest that the barn actually dates from the 19th century, when changing agricultural theory encouraged improvements in ventilation and lighting to benefit the health of the animals, although this is generally thought to have happened from the mid-19th century onwards (*op cit*, 66-67).

5.2.2 **Phase 2 (late 19th – early 20th century?):** the map evidence shows that the open space along the west side of the barn remained present throughout the 19th century but it is apparent from the building itself that the southern end and the area below the ramp leading to the wagon doorway was infilled, blocking the ventilation slot in lower floor Room 2 and the window in lower floor Room 1. Whether the building continued to be used in the way it had originally been intended after this is not clear. It is apparent that the eastern side stalls were modified, perhaps also during this period, with the rail bar lowered at the south end and two new posts added to the north, making an additional stall. It is possible that the ramp to the west was considered unstable and so was infilled for structural support, and that the two additional posts were added for the same reason. However, these are not supporting the beams and

were evidently used to create further stall. Stylistically, the finish of the timber is very similar to what was already present, suggesting it was changed relatively soon in this phase. The owl holes too were also blocked at some stage, in this phase or Phase 3, and render was added to the south external elevation, presumably to keep out the prevailing rain and wind, which again suggests a slight change in the use of the building.

5.2.3 Phase 3 (20th century): it is apparent that the building has been maintained relatively recently, although now essentially out of use. All of the doors and window casements are relatively new with new iron strap hinges on the doors, but all constructed in a traditional method. The tongue and groove floorboards forming the floor of upper ground floor Room 1 also appear fairly recent. The roof too is potentially relatively recent given its condition and the lack of any traditional finishes on the underside such as sarking. However, these improvements must still be relatively old as the roof is now beginning to fail and leak and the floor below has several areas that have rotted as a result. Further damage has also occurred to the building, specifically the removal of the southern end of the west stall and the partial removal of some of the blocks forming the manure passages on the west side, again indicating that it has not been used for its original purpose for some time.

5.3 Significance

5.3.1 The building represents a relatively typical, if well-preserved, example of a field barn of the bank barn variety. It is undoubtedly late 18th or, more likely, early 19th century in date, although it is located within an area of more ancient, probably medieval settlement, undoubtedly associated with the farm at Hazel Gill to the north and Hall Hill to the south. Such buildings were constructed in large numbers in the late 18th and 19th centuries, probably as a response to the enclosure of upland areas (Brunskill 2002, 111) but also as a result of the increasing demand for dairy products as the population increased during the Industrial Revolution (Brunskill 2002, 67-68).

5.3.2 More specifically, the building retains substantial elements of historic fabric, principally the walls, trusses, and possibly roof, although this is likely to have been replaced. Internally, the stalls in the lower ground floor are also probably original, although they have been modified and in places partly removed. Otherwise, the doors and window casements all appear to be relatively modern replacements, and the timber floor of the upper level is also probably late, and is now in a poor condition.

5.4 Impact and Conclusion

5.4.1 While conversion of the building would ultimately be beneficial by providing a viable use for it and therefore preserving it for the future, the proposals would have an adverse impact in a number of areas. The most damaging of these, in terms of the external appearance of the building, are the insertion of a window through the existing ventilation slot on the south side of the east elevation at lower ground floor level and the creation of a small window at lower ground floor level in the south elevation. The former is the most damaging as it would remove an existing opening. The latter only creates an opening where there originally wasn't one. An alternative, to provide more lighting, might be to reopen the owl holes in either gable, add skylights to the roof, and create two or more evenly spaced 'ventilation slot' style openings in the south elevation to mimic what is already there. In addition, if it were possible to re-excavate the recessed area that ran the full length of the west elevation the ventilation slot in the west side of lower ground floor Room 2 and the window in the west elevation of lower ground floor Room 1 could also potentially be reused. Internally, the more problematic issue is the loss of the original, albeit modified and now in poor condition, stalls and associated floor in lower floor Room 1. These have, however, now been fully recorded as part of this project, are not currently in good condition, and make the building difficult to reuse if they remain in place.

5.4.2 In addition, although located within a historic field system thought to be of medieval origin, there are no specific features of archaeological interest known within close proximity to the building. It is possible that previously unknown archaeological features might be present and so the impact of any groundworks associated with extensive excavation, such as the installation of septic tanks and drainage, could be mitigated through an archaeological watching brief.

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