ROWELL FARM, MILNTHORPE, CUMBRIA

Archaeological Building Recording



Client: Tim Robinson Planning Ap. Ref.: 5/05/1360 NGR: SD 5149 8271

© Greenlane Archaeology Ltd October 2006



Greenlane Archaeology Ltd, 2 Albrights Yard, Theatre Street, Ulverston, Cumbria, LA12 7AQ

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

Contents

N	on-Tech	nnical Summary	. 2
A	cknowle	edgements	. 2
1.	Intro	duction	. 3
	1.1	Circumstances of the Project	. 3
	1.2	Location, Geology and Topography	. 3
2.	Meth	nodology	. 4
	2.1	Introduction	. 4
	2.2	Desk-Based Assessment	. 4
	2.3	Building Recording	. 4
	2.4	Archive	. 5
3.	Des	k-Based Assessment	. 6
	3.1	Introduction	. 6
	3.2	Background History	. 6
4.	Build	ding Recording	. 8
	4.1	Setting	. 8
	4.2	Arrangement and Fabric	. 8
	4.3	External Detail	. 8
	4.4	Internal Detail	. 9
5.	Disc	ussion	12
	5.1	Introduction	12
	5.2	Phasing	12
6.	Bibli	ography	14
	6.1	Primary and Cartographic Sources	14
	6.2	Secondary Sources	14
7.	Illus	trations	16
	7.1	List of Figures	16
	72	List of Plates	16

Non-Technical Summary

A proposal was made to convert an agricultural building at Rowell Farm, near Milnthorpe in Cumbria into dwellings. After a recommendation by Cumbria County Council Historic Environment Service, South Lakeland District Council placed a condition on planning consent requiring a programme of building recording. This was to comprise a Level 2-type recording and a rapid desk-based assessment. The recording was carried out in August 2006.

The barn at Rowell Farm is shown on plans of the site from as early as 1858, although it had clearly been enlarged a number of times by this date. Early plans do not show the farm, although these do not cover its location in detail, but they do name the owner of the land. A list of owners and occupiers during the later part of the 19th century and early 20th century was produced, which demonstrated that it had been occupied by the Addison family for at least 40 years.

The building recording revealed four main phases of building and alteration. It was initially constructed as a variant bank barn, probably with a threshing floor over a cow house. It was later extended to the north to provide additional housing for cattle during the early 19th century, and was extended again during the late 19th. In the early 20th century a new cow house was built to the west, and the barn was used largely for storing slurry.

Acknowledgements

Greenlane Archaeology would like to thank Tim Robinson for commissioning and supporting the project, and his architect Alan Pixton for providing copies of the 'as existing' drawings. Further thanks are also due to the staff of the Cumbria Record Office in Kendal.

The desk-based assessment was carried out by Kelsang Malaya, and the building recording was carried out by Daniel Elsworth, who also wrote the report and produced the illustrations. The project was managed by Jo Dawson, who also edited the report.

1. Introduction

1.1 Circumstances of the Project

1.1.1 An application (5/05/1360) was made by Tim Robinson to convert existing agricultural buildings (comprising a former combined barn with extensions) to form dwellings at Rowell Farm, Milnthorpe, Cumbria (SD 5149 8271). After a recommendation by Cumbria County Council Historic Environment Service, South Lakeland District Council placed a condition on planning consent requiring a programme of building recording. After consultation with the Assistant Archaeologist at Cumbria County Council the specific requirements of the building recording were confirmed as a Level-2 type investigation (English Heritage 2006). A project design was produced by Greenlane Archaeology (see accompanying CD), and following the acceptance of this the recording was undertaken on 14th August 2006.

1.2 Location, Geology and Topography

1.2.1 Rowell Farm is situated approximately 1.5km to the north-east of Milnthorpe, and a similar distance to the south-east of Heversham (SD 5149 8271; Fig 1) and is within the parish of Heversham. It lies at approximately 40m above sea level (Ordnance Survey 2002). Rowell is situated within the Morecambe Bay limestones area, the majority of which comprises 'undulating coastal pasture which varies in character in response to topography and land management', with this eastern part typically made up of rounded hills and limestone pavement (Countryside Commission 1998, 70). The solid geology of the general area is dominated by carboniferous limestone, although Rowell Farm is close to the boundary with an area of Bannisdale slates and Scout Hill Flags to the north-east (Moseley (ed) 1978, plate 1). The overlying drift geology is composed of thick glacially-derived boulder clay, which is typically thickest in the valley bottoms (Countryside Commission 1998, 72).

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with English Heritage standards (English Heritage 2006). In addition a rapid desk-based assessment was carried out in accordance with the project design (see accompanying CD), and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Ferguson and Murray n.d.).

2.2 Desk-Based Assessment

- 2.2.1 A rapid desk-based assessment was carried out. This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the building. In addition any other relevant documents and published sources such as directories were also consulted in order to establish who the owners and occupiers of the site had been, so that information about the probable use of the building could be gathered. Secondary sources relating to the general history of the local area were also examined to provide a historical context for the results of the investigation. A number of sources of information were used during the desk-based assessment:
 - The Cumbria Record Office in Kendal (CRO(K)): this was visited in order to examine early plans of the site, and other primary sources, and local and regional histories and directories;
 - Greenlane Archaeology: additional secondary sources held in Greenlane Archaeology's library, used to provide information for the site background, were also examined.

2.3 Building Recording

- 2.3.1 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006). This is a largely descriptive investigation, with only a limited detailed level of interpretation of the phasing and use of the building, utilising the evidence compiled during the desk-based assessment. The recording comprised several parts:
 - Written record: descriptive records of all parts of the building were made using Greenlane Archaeology pro forma record sheets;
 - Photographs: photographs in both 35mm black and white print and colour digital format 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 presented on the accompanying CD;
 - **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the building provided by the architect. These comprised:
 - i. plans of all of the main floors, at 1:50;
 - ii. two cross-sections, at 1:50;
 - iii. the principal external elevations, at 1:100;

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design (see accompanying CD), and current IFA and English Heritage guidelines (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Kendal on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, one with the client and one with the client's architect, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be offered to the NMR and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Introduction

3.1.1 The background to the site is intended to place the results of the investigation in their local context. More specifically, information regarding the development and use of the building, where known, is also presented, which allows a more detailed understanding of the phases of use to be produced.

3.2 Background History

- 3.2.1 **Rowell:** the farms situated within Rowell are known to date from at least the 17th to 19th centuries. Lower Rowell Cottage to the south-west is thought to have 16th century origins but the building is dated 1719 (English Heritage 2001), perhaps indicating an increase in building and expansion into newly enclosed areas, which took place at a relatively early point in the post-medieval period (CCC and EH *c*2000, 6-7). Rowell is described as a hamlet in 1829 (Parson and White 1829, 623), by which date it presumably comprised a number of houses and/or farms.
- 3.2.2 **Owners and Occupiers**: a rapid examination of primary documents such as the Inland Revenue Valuation and secondary sources such as directories enabled identification of a number of owners and occupiers of the property. Earlier entries were examined (Parson and White 1829; Kelly and Co 1858; Kelly 1873), but these did not provide enough information to link individuals to the specific property, and even later ones could only be associated with the property through the connection with Joseph Addison, who is shown to be there in the 1910 valuation. The owners and occupiers are summarised in Table 1 below:

Date	Owner	Occupier and occupation	Source
1815	Mrs Bindloss*	-	CRO(K) WD SS/23a and 23b 1815
1819	Mrs Gledsdale*	-	CRO(K) WD/D/Acc.950/44 1819
1897		Joseph Addison, farmer	Kelly and Co 1897, 56-57
1905		Joseph Addison, farmer	Bulmer and Co 1905, 391 and 393
1910	T.R. Shaw	Joseph Addison, farmer	CRO(K) WT/DV/2/39 1910, page
	Greenside		11, plot 33
1925		Joseph Addison, farmer	Kelly and Co 1925, 57
1938		Jn. Addison, farmer	Kelly and Co Ltd 1938, 55

Table 1: Owners and occupiers of Rowell Farm (* = these plans only indicate that Mrs Bindloss and later Mrs Gledsdale owned 'Land' in the vicinity of Rowell farm, although no details of specific buildings were given)

- 3.2.3 **Map Regression**: a number of early maps of the site were examined, ranging from county plans of the 18th century, estate maps of the early 19th century and Ordnance Survey maps of the later 19th century. The available maps were able to reveal a number of pieces of information:
 - Jeffereys 1770: this does not show the site in great detail, although it does
 indicate that there are at least five buildings in the Rowell area, which is
 named 'Rouel Green'. It is not possible, however, to derive any useful
 information about the barn from this map;
 - Estate Plan 1815 (CRO(K) WD SS/23a and 23b 1815): this is a detailed plan of an estate to the west of Rowell Farm, which shows both Higher and Lower Rowell (Plate 1). The plot of land in which Rowell Farm is situated is not completely shown, and does not quite include the area where the buildings are situated. It is marked as belonging to Mrs Bindloss;

- Estate Plan 1819 (CRO(K) WD/D/Acc.950/44 1819): this shows essentially
 the same estate as the earlier plan of 1815, although it does not show the
 area around Lower Rowell or Rowell Farm. The land to the east of this estate,
 and approximately in the position of Rowell Farm, is labelled 'Mrs Gledsdale's
 land':
- Ordnance Survey 1858: this is the first detailed map to show the site, although its scale means that it too shows the site in a relatively schematic fashion. The farmhouse and barn at Rowell Farm are both shown as simple blocks, the barn apparently taking much of its present form and size, although internal divisions are not shown;
- Ordnance Survey 1859: this shows much of the same detail as the previous map, but because of its scale it is possible to discern the internal divisions within the building (Plate 2). It is clear, therefore, that both of the extensions to the north and the canopied porch had been constructed by this point. Confusingly the east end of the barn is shown as a separate division, although this may be marking the position of the lower floor;
- Ordnance Survey 1898: this is also very detailed and shows similar features (Plate 3). The canopy to the south is depicted for the first time and the northeast extension has been enlarged and the two parts combined on the first floor.
- 3.2.4 **Rowell Farm:** the rapid desk-based assessment shows that Rowell Farm certainly existed by the middle of the 19th century, although it is not certain when it first appeared. Jefferey's plan of 1770 might indicate that it was present by this date, but this is not certain. However, it is clear that it had undergone a significant amount of expansion by the mid 19th century, so it is likely to have much earlier origins. Some of the other farms in Rowell are known to have early origins, and so it may be these that are shown on the earliest maps of the area.

4. Building Recording

4.1 Setting

4.1.1 Rowell Farm is situated on the north side of Rowell Lane, opposite Lower Rowell to the south and with Higher Rowell a short distance to the west. The barn is situated on the north side of the farm yard, with the farmhouse to the south and other agricultural buildings to the east and west (Fig 2; Plate 4).

4.2 Arrangement and Fabric

4.2.1 The barn at Rowell Farm is orientated approximately east/west, although extensions to the north have made it virtually square in plan, and is built onto a slope, which drops away to the east (Fig 2). It comprises three main elements – the main combination part, orientated east/west, which is over two floors at the east end, an initial extension of two parts, one over two storeys, to the north, and a later two-storey extension to the east of the north side. It is generally constructed from random courses of limestone interspersed with the occasional split and rock-faced river pebbles in a gritty lime mortar. There are large limestone quoins at the corners and the roof is finished with grey Lakeland slate and has cast iron rain water goods. Internally it typically has concrete or earth floors and the roof structure is constructed from timber.

4.3 External Detail

- 4.3.1 **Combination barn and extensions**: although effectively a single building the numerous extensions to the north side have obscured elements of this elevation. The external elevations therefore describe various different elements of the building within a single elevation.
- 4.3.2 **South elevation**: this is the front of the building (Fig 3; Plates 5-6). There is a central wagon doorway slightly west of the centre, with rock-faced ashlar limestone quoins with droved margins forming the east jamb and no real quoins in the west. The lintel comprises three machine-cut timbers, perhaps re-used railway sleepers, with smaller battens between them. Over the door the roof extends into a canopy supported on timber beams. Below the eaves, to the west of the door is a small square hole, presumably for ventilation, and to the east there are three ventilation slots. East of the doorway the build is noticeably different to the rest of the building, the mortar is smoother and brown in colour and the stonework appears fresher, suggesting it has been rebuilt or at least re-pointed. There are three windows at low level on the east side providing light to the lower floor; each of these has rock-faced lintels and quoins and concrete sills, and all have been entirely or partially blocked with concrete leaving a slight recess.
- 4.3.3 **West elevation**: the south side comprises the gable of the main part of the building (Fig 4; Plate 7). There are three lines of through stones and large dressed quoins at the corners. Four iron tie rod plates are present across the elevation at low level and there are nine square vents and a single slit vent. The upper part of the elevation is finished with a rough concrete (?) render and the ends of the purlins, four per pitch, project through the wall. The north side is extended by a monopitch outshut. It too is built of rough courses of rock-faced limestone, but with smaller quoins at the north end and the ends of three purlins projecting through the wall. The elevation is continued, following a return to the east, by the later outshut on the northeast side of the building. This is constructed from tongue and groove planks attached

to a stud wall sat on a stone plinth, with a large doorway to the south and a corrugated metal roof with plastic rainwater goods.

- 4.3.4 **North elevation**: this is made up of several parts on account of the numerous outshuts that have been attached to it (Fig 5; Plates 8-9). The west end is covered by the small monopitch outshut, which has a slate roof with plastic rainwater goods and a small central window with a stone lintel and sill. To the east of this the wall of the outshut returns to the south where there is a doorway into the west oushut, before returning to form the main wall of the barn proper. Here there is a large wagon doorway under a slate canopy roof formed by an extension of the main roof, with quoined jambs (Plate 11). East of this the wall returns to the north where it forms part of the west elevation (see Section 4.3.3 above), before returning to the east. The upper part of this section is covered by corrugated aluminium sheeting, while the lower part, which continues to form the lower floor, comprises rough courses of limestone. A rough concrete 'buttress' has been added to the east side of the stonework, and there is a small aperture in the centre, which has been filled with concrete blocks. The east end is finished with ashlar quoins.
- 4.3.5 **East elevation**: the southern side of this forms the opposing gable of the main barn (Fig 6; Plate 10). It is the same build as the rest of the structure, but with some slabs of yellow sandstone, and there are two rows of through stones and the occasional others. Eight purlin ends project through the wall, and there are 13 square vents and one slit vent and dressed ashlar quoins at the corners. On the lower floor there are three doorways, all of which have been blocked with stone and concrete and have heavy stone lintels. A plastic downpipe is attached to the north, beyond which the elevation is continued by two later extensions. The first of these is two storeys high, and constructed from small angular pieces of limestone with modern cement pointing and quoins at the north end. There is a small window on the first floor with a nine-light timber casement and a large doorway on the ground floor, which has been blocked with stone and has a voussoir arched head. The second extension is slightly lower in height but still two storeys, and comprises rough courses of smaller stone, the upper part of which has been repointed with concrete mortar. There is a long low window on the first floor with an eight-light iron night-vent casement. On the ground floor there are two doorways, the southernmost of which is taller and has a tongue and groove plank door and a low timber lintel leaving an overlight window, which looks into the room above, and a stone lintel above. The northern doorway is smaller and has a stone lintel. The corner at the north end is finished with small quoins.

4.4 Internal Detail

- 4.4.1 *Internal arrangement*: the building is made up of seven internal spaces. On the ground floor these comprise the main part of the original barn (comprising a threshing floor and cattle standing), a loose box to the north-west, further cattle standing and a hay loft to the north-east, and with a porch between the two northern extensions (Fig 7). The lower floor comprises two rooms forming a large slurry collection area beneath the main part of the original barn and the first of the north-east extensions, and a derelict cow house beneath the hay loft (Fig 8). The two rooms forming the slurry collection area could not be accessed, but had clearly been extensively altered and were considered unlikely to retain any features of interest.
- 4.4.2 **Main barn**: the floor is concrete on the west side, and comprises iron slats on the east side over the lower floor beneath it. There are timber- and brick-built stalls on the east side, corresponding to the area of the slatted floor, with a hay loft above and with an iron mesh feed trough attached. The roof is supported by four king-post trusses, each with a pair of raking braces on sloping joggles (Campbell 2000, 49).

The king posts are bolted to the tie beams and have notched and splayed heads which house the ridge purlins (op cit, 47) (Figs 9-10; Plate 12). There are three purlins per pitch, which appear to be saw-pit cut, and these overlap at the trusses which are soffitted to fit. All of the walls are finished with a rough render or cement skim. The north elevation has a tie rod at the west end running along the wall, which connects to an upright iron I-beam post. There are two square vents visible on the west side and a wagon doorway west of the centre, which has several hand-finished and re-used timbers forming the lintel. The lower part of the east side of the north elevation is finished with a skim of concrete. The west elevation is the gable, which is plain except that the lower part is also finished with a skim of concrete and there are square ventilation slots in the upper part, as per the external elevation. The south elevation, like the north, has a tie rod fixed to an upright iron I-beam on the west side and a wagon doorway west of the centre, with a machine-cut timber lintel. The door is constructed from tongue and groove boards supported by chamfered battens and held by iron T-shaped hinges. The lower part of the elevation is again covered by a skim of concrete. The east elevation is relatively plain, although there are several ventilation slots, as per the external elevation

- 4.4.3 **Porch, north side**: the external canopy over the northern wagon doorway essentially forms a small porch between the outshuts to the east and west. This has a monopitch roof supported by four purlins comprising three re-used pieces of timber and one machine-cut piece (Plate 13). It is open to the north and has a large wagon doorway to the south with a voussoir arch, above which are two square ventilation slots. The door is constructed from beaded tongue and groove planks with stop chamfer battens. The west side of the porch has a large doorway to the north-western outshut. This has a machine-cut timber lintel and the southern half of the doorway is filled with timber planks, leaving a working door on the north side constructed from half of a complete door comprising beaded tongue and groove planks with stop chamfer battens and decorative strap hinges. The east side of the porch is constructed from courses of rock-face finished stone, with a central doorway with a stone lintel.
- 4.4.4 **North-west extension loose box**: this was probably a small calf pen or loose box, and it comprises a small monopitch outshut added to the north side of the main barn. The floor is obscured by hay, but appears to be concrete, and all of the walls are finished with a patchy render and limewash. The monopitch roof comprises three hand-finished purlins, all of which are possibly re-used and there are also two lower horizontal 'beams' orientated east/west. There is a small window in the north elevation, a large door in the east elevation with machine-cut timber lintel and a small ventilation slot in the south.
- 4.4.5 **North-east extension cattle standing**: this comprises the upper floor of a two storey structure, which is currently used as additional cattle housing. The floor comprises iron slats and the monopitch roof has two half tie beam trusses comprising tie beams, principal rafters and raking braces. There are three purlins, all of which are saw-pit or machine cut. The north elevation is open to the extension beyond and the ends of the trusses are propped on two upright posts, which in turn rest on a timber board, forming part of a trough, on top of the remains of the original wall (Plate 14). The south elevation comprises the original external wall of the barn, and has a concrete skim over the lower part of it and a row of through stones that continues into the porch. The east elevation has a window in it and there is a doorway to the west.
- 4.4.6 **North-east extension hay loft**: this also comprises the upper floor of a two storey structure, which is currently used as a hay store. It has a monopitch corrugated aluminium roof supported by two machine-cut timber purlins, which are sat on upright posts on the north side and the same posts that support the roof to the

south (Plate 14). The floor is obscured by hay, but appears to comprise timber boards. The north elevation is constructed from corrugated aluminium sheets attached to a timber stud wall (Plate 15), while the west elevation is the same and has a large doorway with a timber door built of tongue and groove planks. The east elevation is built of concrete blocks, with a window in the centre, and the south elevation is open to the adjoining outshut.

- 4.4.7 **North-east extension, lower floor cow house**: this is situated beneath the hay store and is currently unused. It has a concrete floor with a dung channel along the south side orientated east/west and stalls constructed from saw-pit cut timbers (Fig 10; Plate16). The ceiling comprises timber joists supporting a mix of timber tongue and groove boards and corrugated aluminium sheets. The walls are all finished with a rough limewash and there is a concrete skim against the north and east walls. There are two doorways in the east elevation, a blocked doorway and window in the north, and two blocked apertures to the south. There is no access to the west side of this room due to the unsafe condition of the ceiling.
- 4.4.8 **Lower floors slurry storage**: the rooms comprising the lower floors beneath the barn and earlier extension to the north-east could not be accessed as all of the doorways have been blocked. These rooms are currently used for slurry collection, with manure coming directly from the rooms above via the slatted floors. Although this area is in effect sealed, a small amount of access was clearly available to allow the slurry to be occasionally pumped out. The current owner was present when this part of the building was converted to its present use and confirmed that the original stalls and associated fittings were removed at this time (Tim Robinson pers comm.). The walls were then apparently shuttered and the whole area sealed with concrete so there is unlikely to be anything of interest surviving in these rooms.

5. Discussion

5.1 Introduction

5.1.1 The barn at Rowell Farm shows a series of phases of development, which can, in part, be related to the documentary evidence.

5.2 Phasing

- 5.2.1 **Phase 1**: the earliest element of the structure was a large combination bank barn, which comprised a large threshing barn on the ground floor with a smaller room below at the east end that would probably have housed cattle. This is a variant on the more typical form of bank barn (Brunskill 2002, 110), where the lower floor would have been of the same size as the threshing barn above (*op cit*, 109), but the style of use is the same, with the upper part forming a threshing barn and the lower part housing cattle. It is not known when the first part of the building was built, although it was certainly before 1858, but it is likely to belong to the 18th or early 19th century.
- 5.2.2 **Phase 2**: the original combination bank barn was subsequently extended with the addition of extensions to the north-east and north-west and the porch between them. These appear to have formed additional accommodation for cattle, and suggest a change in emphasis at this time from the processing of corn to the increased production of dairy products. It is likely that at the same time the roof was rebuilt and the south elevation was remodelled, with the addition of the three windows on the east side to allow an increased amount of light into the building. It is also probable that the hay loft and stalls, or an earlier version of these, were added to the threshing barn at this time, emphasising the change to increased dairy farming. Again, these extensions must have been added before 1858, but are likely to be early to mid-19th century in date, at which time an increased need for dairy products lead to similar alterations to many farm buildings (Brunskill 1987, 67). During the same period opinion about the housing of cattle changed and they were considered to benefit from increased light so windows were often added to older cow houses (*op cit*, 66).
- 5.2.3 **Phase 3**: the map evidence shows that between 1859 and 1898 the north-eastern extension was enlarged again. This corresponds with the second extension visible in this part of the building. This comprised another two storey addition, the lower part of which at least was also used to house cattle; the upper floor may have been a hay loft.
- 5.2.4 **Phase 4**: some time after the addition to the north-east end of the building the first floor of this extension was altered. Much of the original wall was removed and replaced with a corrugated aluminium sheeting attached to a timber stud wall, although the east wall was retained (albeit reinforced with concrete blocks), and the roof was replaced with corrugated aluminium sheeting. A concrete 'buttress' was also added along the base of the north-east corner, all of which suggests that this part of the building was unstable and was therefore partially demolished. The wall between it and the extension to the south was also removed and replaced with a feed trough and upright posts to support the roof. It is likely that at the same time the lower floors beneath the main barn and the Phase 2 extension were sealed with concrete and the slatted iron floors added, with the corresponding destruction of the associated stalls and fittings that would have been in these areas. The present concrete and iron feed troughs situated in the area of cattle standing on the east side of the main barn were also probably added at this time, perhaps replacing existing ones. It is likely that these alterations were made in the early 20th century, perhaps beginning in the 1930s, at which time the new cow house to the west was probably built (Plate 17).

Ironically, in providing additional accommodation for cattle in a new building it seems that the old building was used less for housing cattle and more for the storage of slurry and hay.

5.2.5 **Conclusion**: the barn at Rowell Farm was a good example of a variant bank barn of probably 18th or early 19th century date, although it has been considerably modified since its construction and has lost many of its original features due to several phases of modernisation. The presence of some re-used timber may be indicative of an earlier date; this was a common practice from at least the 17th century due to extreme timber shortages, but it continued to be done some time later (Tyson 2000, 41). Bank barns tend to be no earlier than 17th century (Brunskill 2002, 107), however, with variant types tending to date from 1730-1839 (*op cit*, 108), which fits well with the cartographic evidence. The alterations made to the building follow a common pattern of improvements and alterations that were often carried out as a result of the increased importance of dairy farming over arable, which, in this case at least, seems to have continued into the 20th century.

6. Bibliography

6.1 Primary and Cartographic Sources

CRO(K) WD/D/Acc.950/44, 1819 Plan of Rowell: A map of an estate situated at Rowell in the Township of Milnthorpe and Heversham in the County of Westmorland belonging to George Wilson esq.

CRO(K) WT/DV/2/39, 1910, Duties on Land Values, Record of the Valuations made by the Commissioners, of Inland Revenue, in accordance with the Provisions of Part 1 of the Finance (1909/10) Act, 1910 County of Westmorland, Division of Kendal Ward, A Valuation book for the Parish or Place of Haverbrack, Heversham Hincaster and Milnthorpe

CRO(K) WD SS/23a and 23b, 1815 A Plan of Rowell Estate and State of Cultivation

Jeffreys, T, 1770 *The County of Westmorland*, Cumberland Westmorland Antiq Archaeol Soc, rec ser, **14**, (2001 facsimile)

Ordnance Survey, 1858 Westmorland Sheet, 42, 1: 10560

Ordnance Survey, 1859 Westmorland Sheet, 42.16, 1:2500, (facsimile copy)

Ordnance Survey, 1898 Westmorland Sheet, 42.16, 1:2500, revised 1897

Ordnance Survey, 2002 *The English Lakes South-Eastern area: Windermere, Kendal & Silverdale*, Explorer **OL7**, 1: 25000

6.2 Secondary Sources

Brunskill, RW, 1987 Traditional Farm Buildings of Britain, 2nd edn, London

Brunskill, RW, 2002 Traditional Buildings of Cumbria, London

Bulmer, T and Co, 1905 History and Directory of Westmorland, Preston

Campbell, JWP, 2000 Naming the Parts of Post-Medieval Roof Structures, *Vernacular Architecture*, **31**, 45-51

Countryside Commission, 1998 Countryside Character, Volume 2: North West, Cheltenham

Cumbria County Council (CCC) and English Heritage (EH), c2000 Extensive Urban Survey, Archaeological Assessment Report: Milnthorpe, unpubl rep

English Heritage, 1991 The Management of Archaeological Projects, 2nd edn, London

English Heritage, 2001 *Images of England: Lower Rowell Cottage*, http://www.imagesofengland.org.uk/search/details.aspx?pid=2&id=76515

English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon

Ferguson, LM, and Murray, DM, n.d. *Archaeological Documentary Archives*, IFA Paper **1**, Reading

Kelly and Co, 1858 Post Office Directory of Westmorland, London

Kelly and Co Ltd, 1897 Directory of Cumberland and Westmorland, London

Kelly and Co Ltd, 1925 Directory of Cumberland and Westmorland, London

Kelly and Co Ltd, 1938 Directory of Cumberland and Westmorland, London

Kelly, ER (ed), 1873 The Post Office Directory of the Principal Towns and Adjacent Places in Cumberland and Westmorland, London

Moseley, F (ed), 1978 The Geology of the Lake District, Yorkshire Geological Society, occ publ, 3, Leeds

Parson, W, and White, W, 1829 A History, Directory and Gazetteer of Cumberland and Westmorland with that part of the Lake District in Lancashire, forming the Lordships of Furness and Cartmel, Beckermet (1976 facsimile)

Tyson, B, 2000 Management Attitudes Towards Reusing Materials in Traditional Cumbrian Buildings, *Vernacular Architecture*, **31**, 32-44

7. Illustrations

7.1 List of Figures

- Figure 1: Location of Rowell Farm in relation to Milnthorpe and Heversham
- Figure 2: Site plan
- Figure 3: South external elevation
- Figure 4: West external elevation
- Figure 5: North external elevation
- Figure 6: East external elevation
- Figure 7: Ground floor plan
- Figure 8: Lower floor plan
- Figure 9: West-facing cross-section A-A
- Figure 10: West-facing cross-section B-B

7.2 List of Plates

- Plate 1: Part of an estate plan of 1815 showing Higher and Lower Rowell (CRO(K) WD SS/23a and 23b 1815)
- Plate 2: Part of the Ordnance Survey map of 1859 showing Rowell
- Plate 3: Part of the Ordnance Survey map of 1898 showing Rowell
- Plate 4: General view of the barn (background) in relation to the house (foreground), looking north
- Plate 5: General view of the south external elevation, looking north
- Plate 6: The inserted and blocked windows on the east side of the south external elevation, looking north-west
- Plate 7: West external elevation, looking south-east
- Plate 8: West end of the north external elevation, looking south-east
- Plate 9: North end of the north-east extensions, looking south-west
- Plate 10: East external elevation, looking north
- Plate 11: Wagon doorway and porch on the north side of the building, looking south
- Plate 12: The trusses within the main barn, looking east
- Plate 13: Roof of porch on the north side of the barn showing the hand-finished timbers, looking up
- Plate 14: Stall and posts between the two north-eastern extensions, looking east
- Plate 15: Interior of the ground floor of the northernmost of the north-east extensions, looking north-east
- Plate 16: Stalls and unstable ceiling in the lower floor of the northern of the north-east extensions, looking south-west
- Plate 17: Early 20th century cow house to the west of the barn, looking north-west

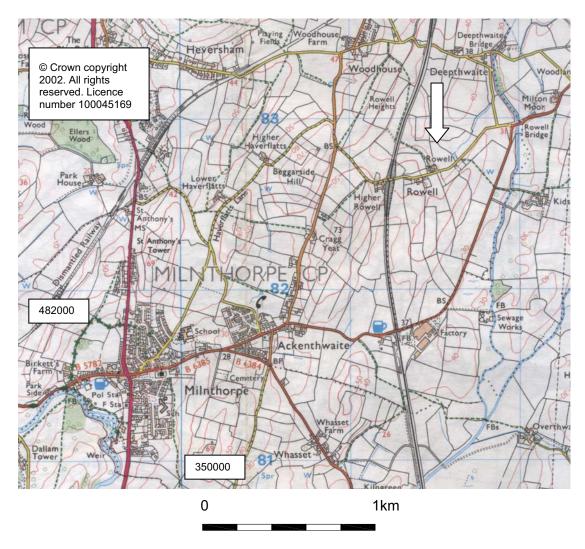


Figure 1: Location of Rowell Farm in relation to Milnthorpe and Heversham

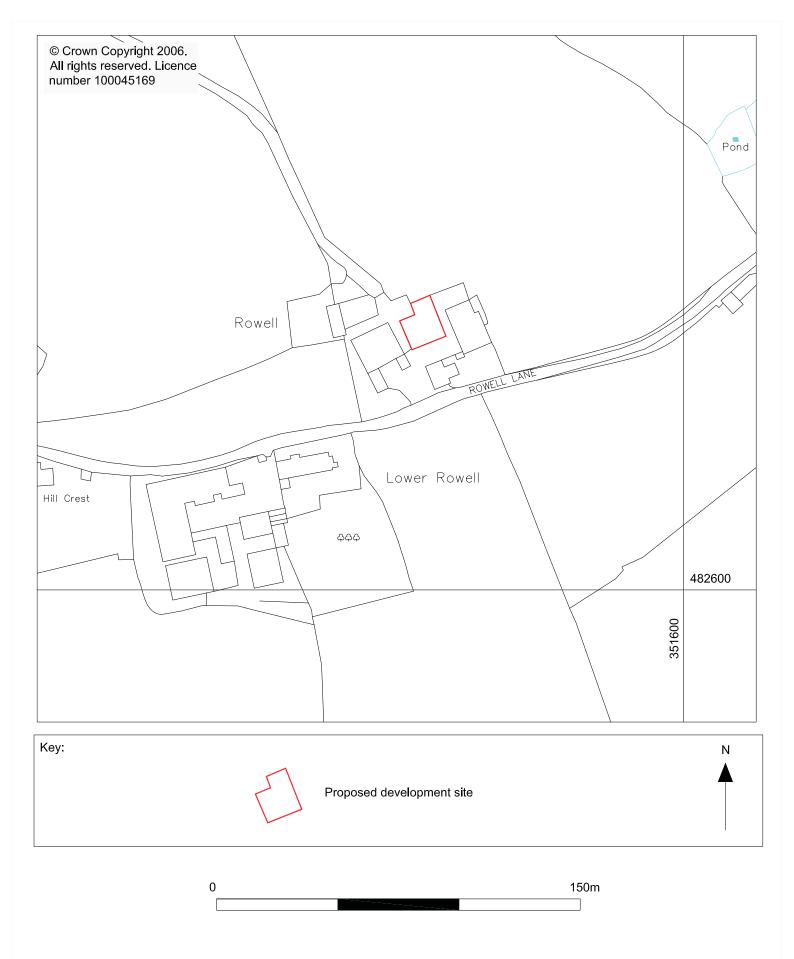


Figure 2: Site plan

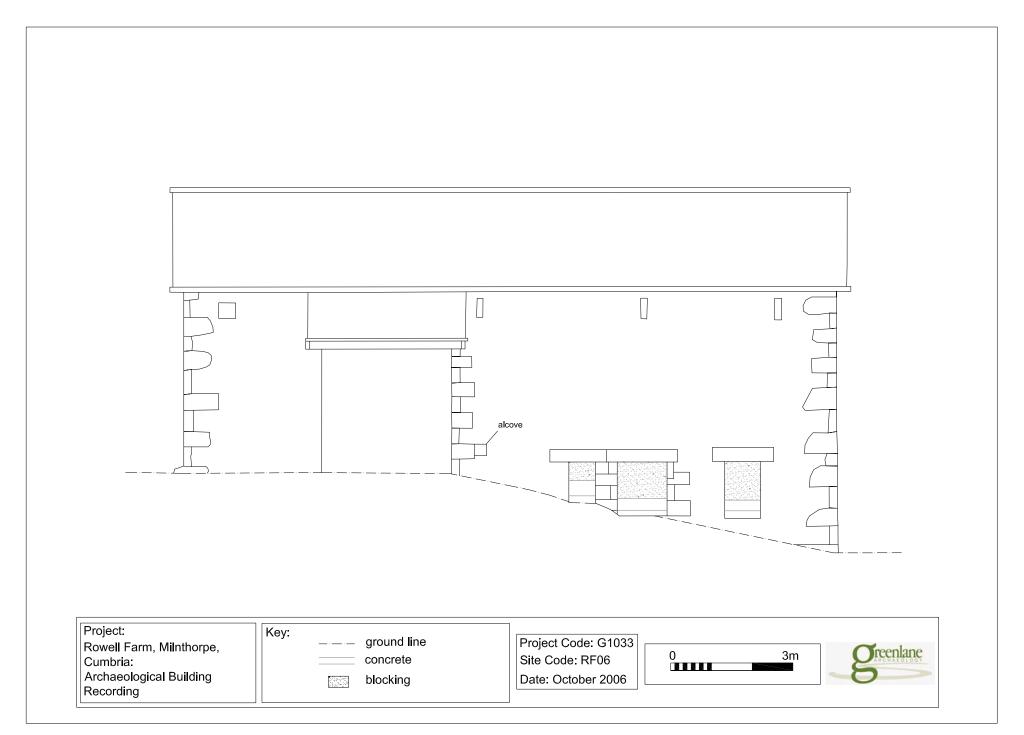


Figure 3: South external elevation

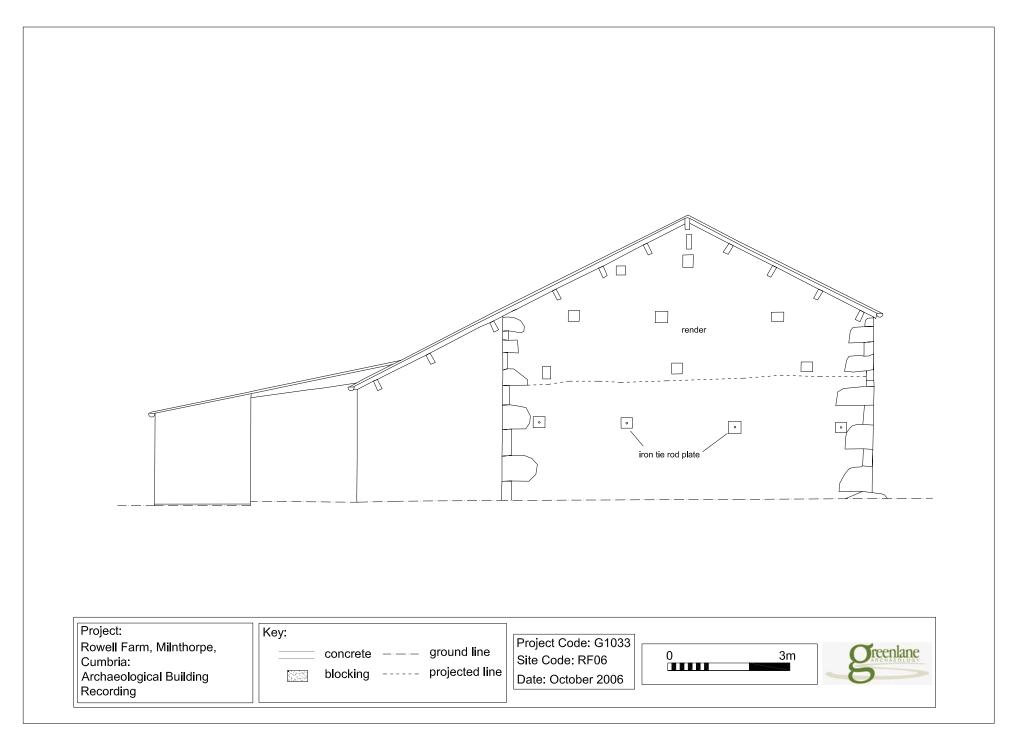


Figure 4: West external elevation

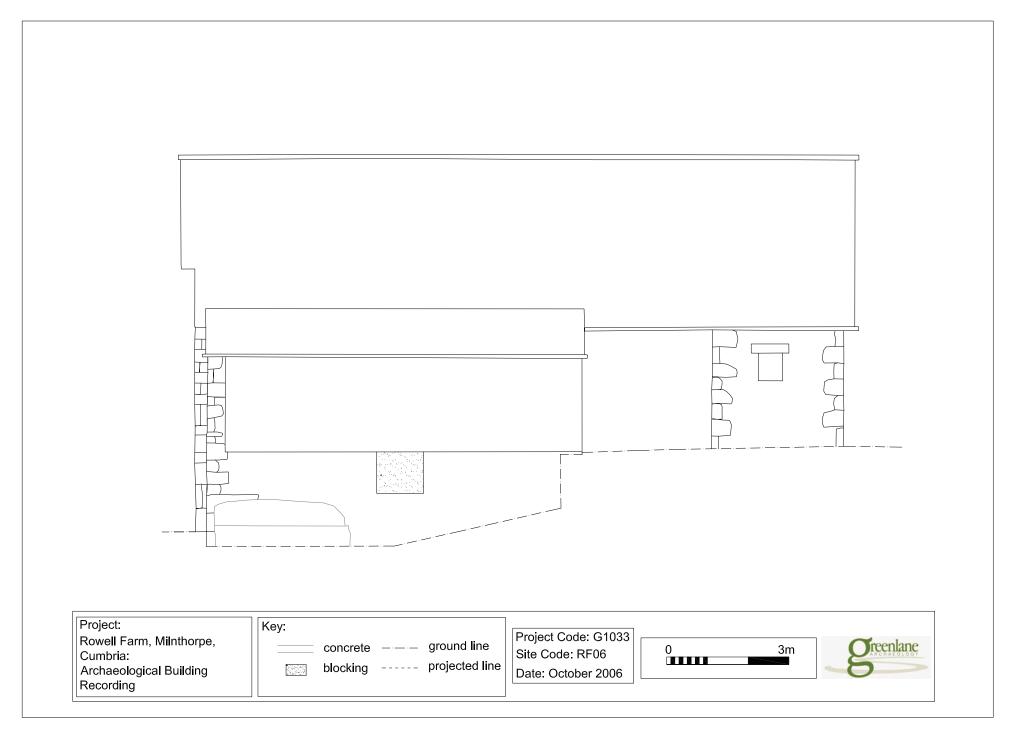


Figure 5: North external elevation



Figure 6: East external elevation

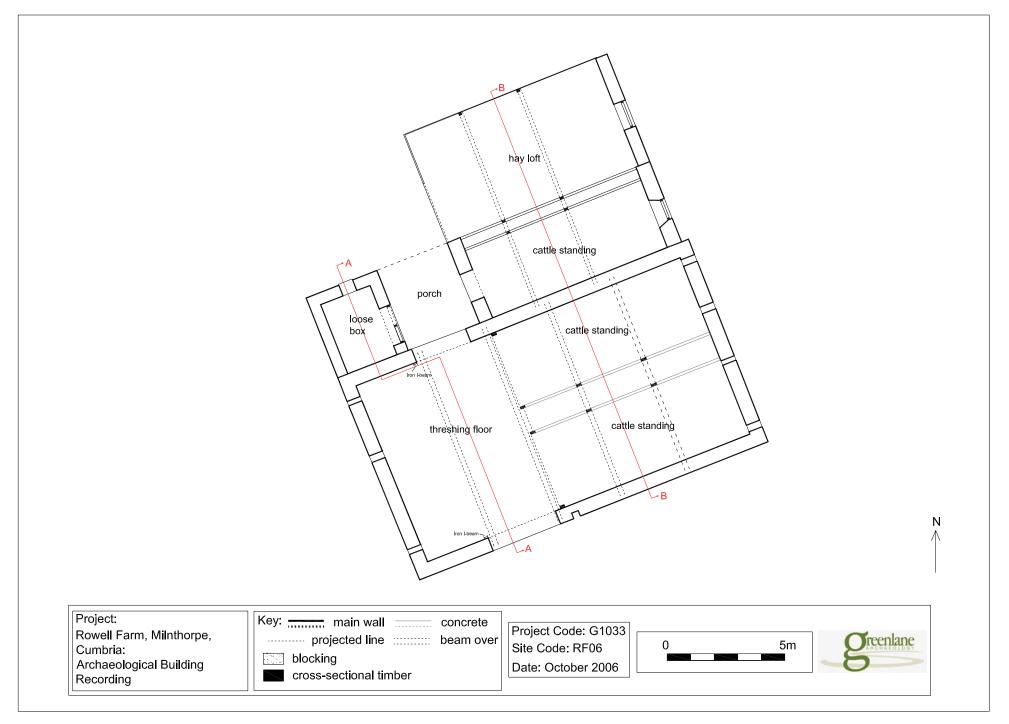


Figure 7: Ground floor plan

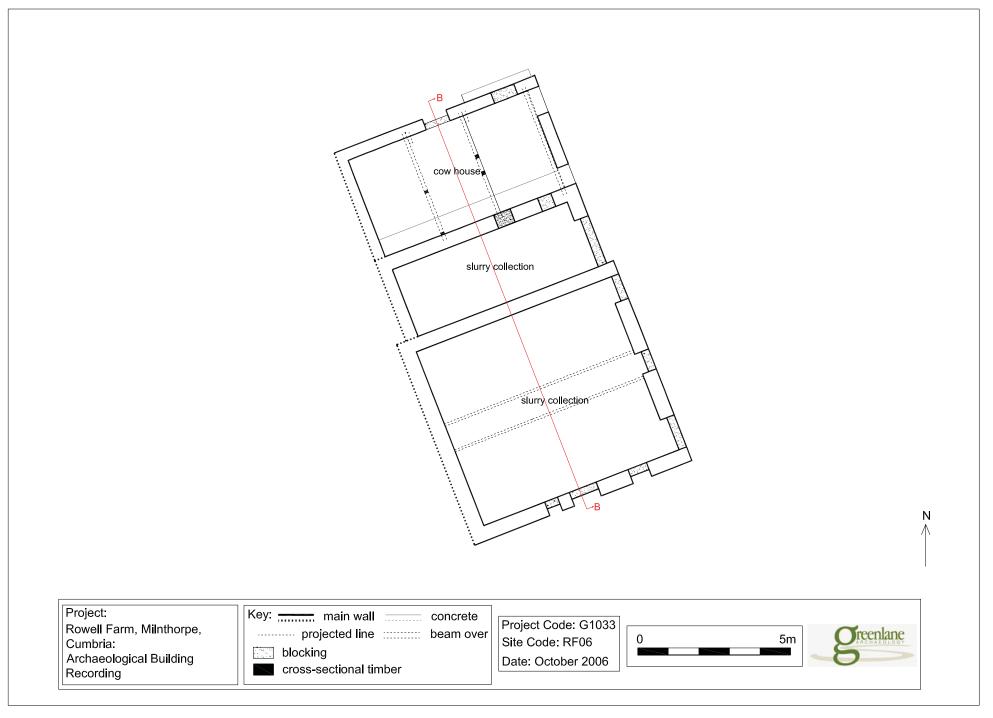


Figure 8: Lower ground floor plan

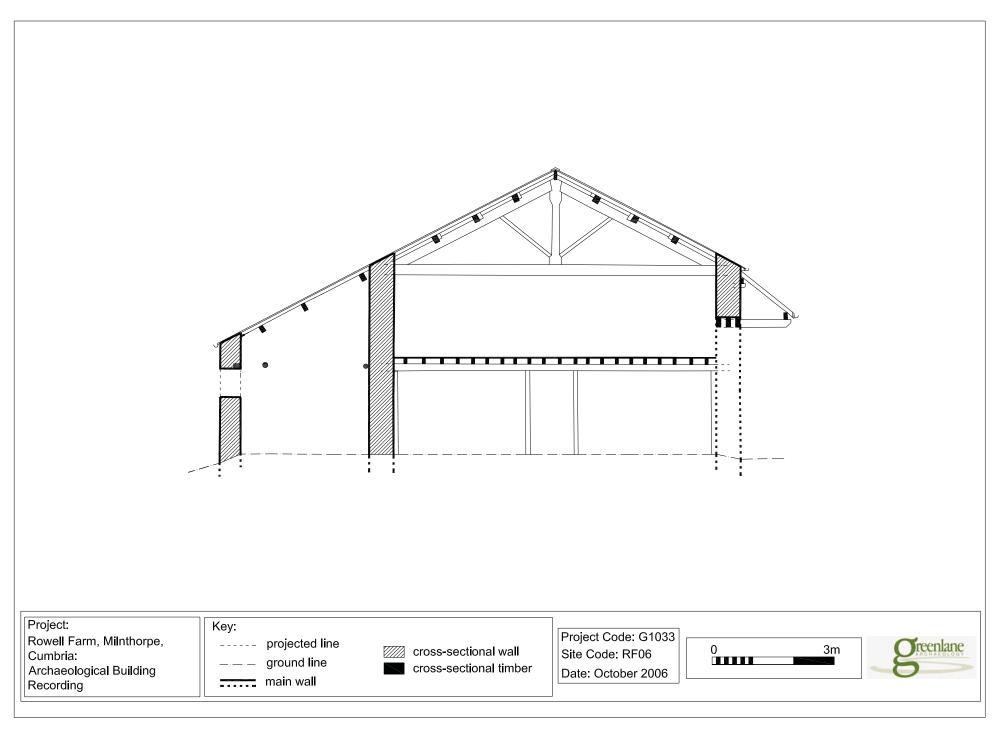


Figure 9: West-facing cross-section A-A

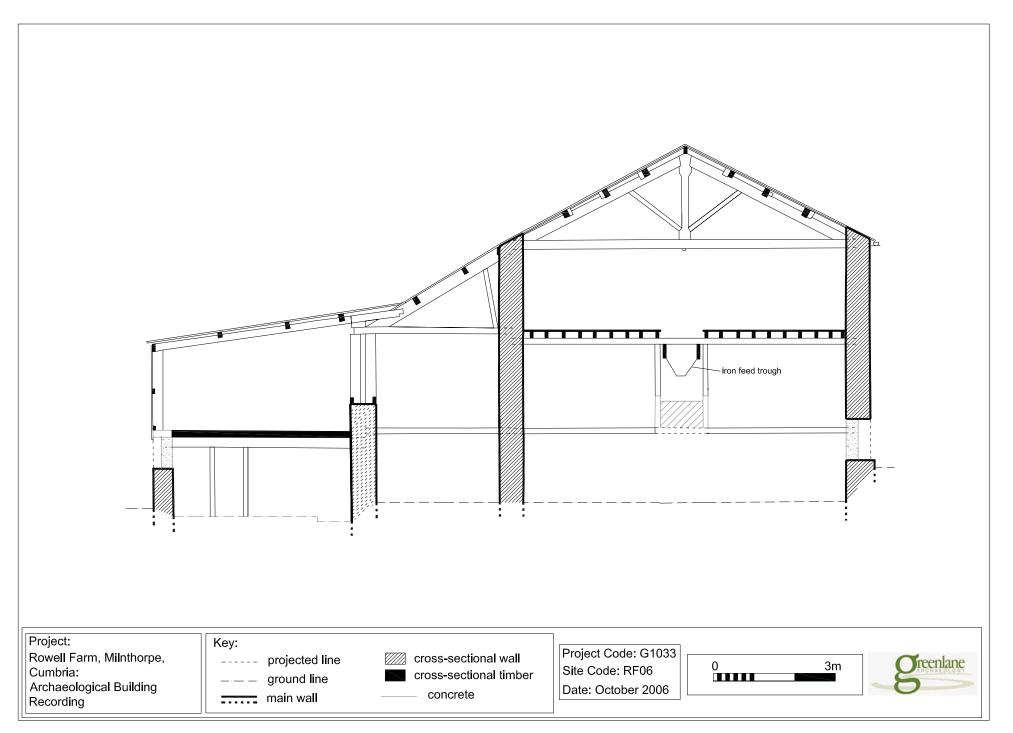


Figure 10: West-facing cross-section B-B

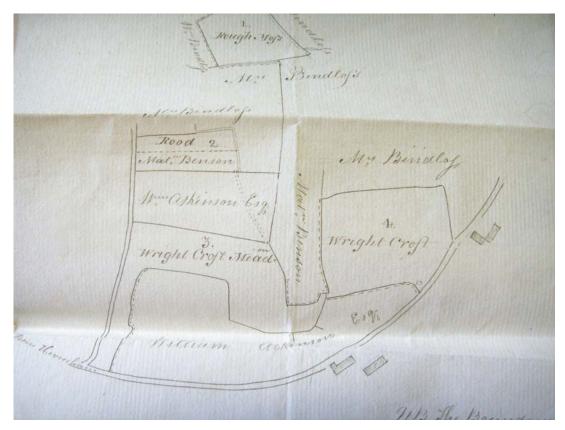


Plate 1: Part of an estate plan of 1815 showing Higher and Lower Rowell (CRO(K) WD SS/23a and 23b 1815)



Plate 2: Part of the Ordnance Survey map of 1859 showing Rowell

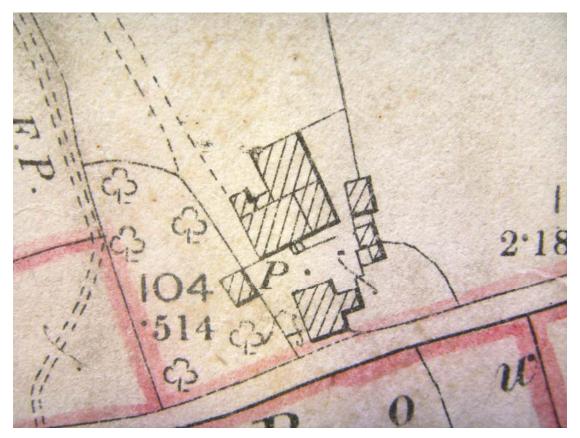


Plate 3: Part of the Ordnance Survey map of 1898 showing Rowell



Plate 4: General view of the barn (background) in relation to the house (foreground), looking north



Plate 5: General view of the south external elevation, looking north



Plate 6: The inserted and blocked windows on the east side of the south external elevation, looking north-west

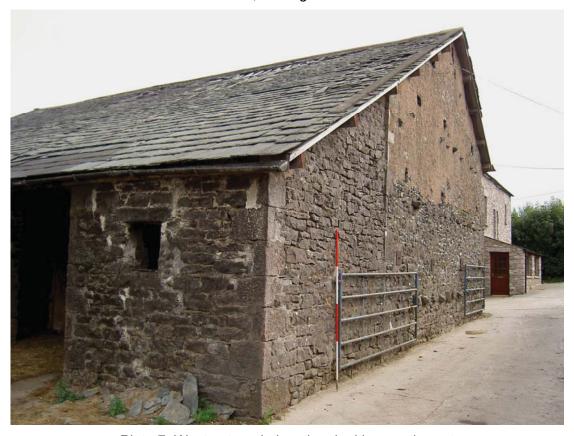


Plate 7: West external elevation, looking south-east

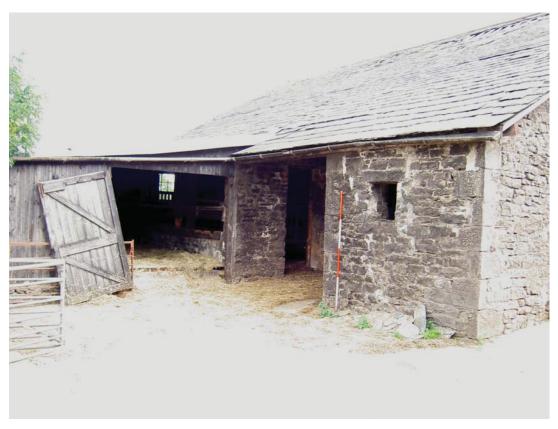


Plate 8: West end of the north external elevation, looking south-east



Plate 9: North end of the north-east extensions, looking south-west



Plate 10: East external elevation, looking north



Plate 11: Wagon doorway and porch on the north side of the building, looking south

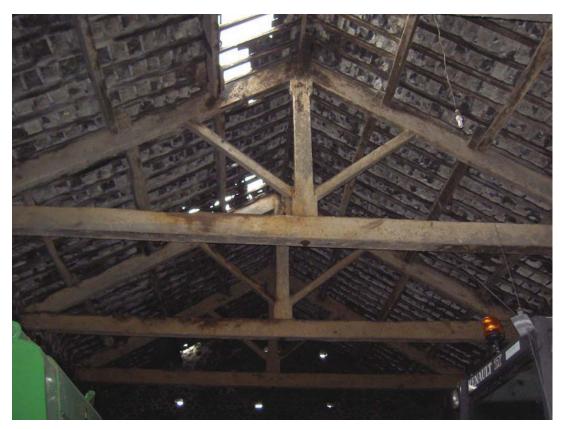


Plate 12: The trusses within the main barn, looking east



Plate 13: Roof of porch on the north side of the barn showing the hand-finished timbers, looking up



Plate 14: Stall and posts between the two north-eastern extensions, looking east

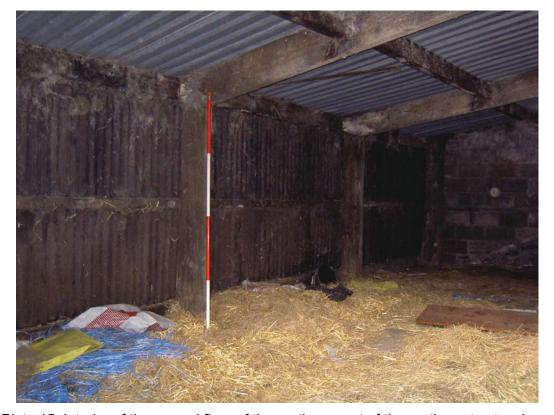


Plate 15: Interior of the ground floor of the north-east extensions, looking north-east



Plate 16: Stalls and unstable ceiling in the lower floor of the northern of the north-east extensions, looking south-west

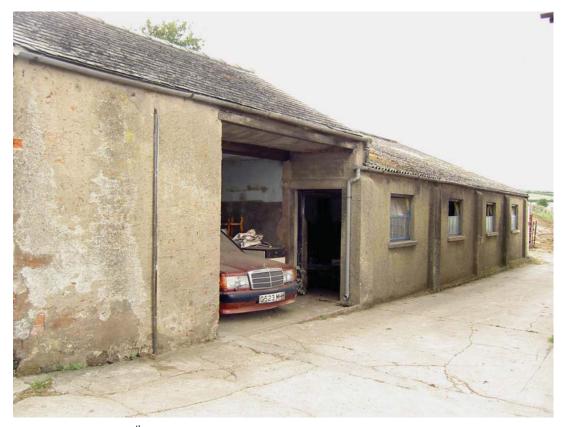


Plate 17: Early 20th century cow house to the west of the barn, looking north-west