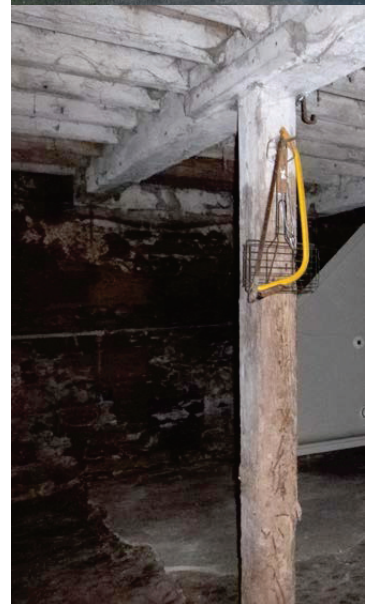
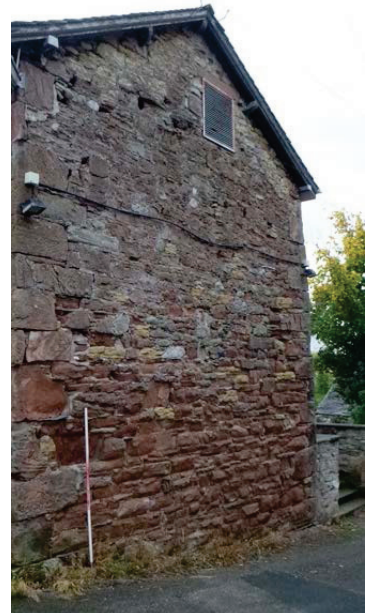


HOLBECK COMMUNITY CENTRE, HOLBECK PARK AVENUE, BARROW-IN-FURNESS, CUMBRIA

Archaeological Building Recording



Client: IMD and Associates

NGR: 322877 470055

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October 2015



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Non-Technical Summary

Prior to the proposed redevelopment into letting accommodation of the former Holbeck Community Centre, Holbeck Park Avenue, Barrow-in-Furness, Cumbria, the local planning authority (Barrow Borough Council) requested an assessment of the heritage aspects of the site be made. Greenlane Archaeology was commissioned by IMD and Associates to produce an archaeological desk-based assessment for the site in order to facilitate this, which was completed in July 2015. Following the submission of a Listed Building application for the redevelopment a condition was placed for an archaeological building recording, and Greenlane was subsequently commissioned to also carry this out, the work being done in October 2015.

The building is adjacent to the Crofters public house and forms part of a group of buildings making up the former Holbeck Farm, elements of which, including the building itself, are Grade II Listed. Holbeck Farm is thought to have at least 18th century origins and the buildings that now remain which formed part of it were clearly all in existence before the middle of the 19th century.

The building recording revealed that the main part of the building comprised a bank barn, although of unusual form, which was most likely constructed in the late 18th to early 19th century. The wing to the south of this was added later but still seemingly before the early 19th century and probably served as a cart or equipment store. Subsequent changes were initially more minimal and probably associated with changes in agricultural theory in the late 19th century, which led to increased provision for light and ventilation, while during the late 20th century more substantial changes were made associated with the conversion of the site into a community centre. These involved the insertion concrete block and stud dividing walls but also the rebuilding of the entire south wall in concrete block.

The building represents a significant piece of the former Holbeck Farm complex, which was thought to have been built as a model farm as part of the Cavendish family's estates in the area, and has retained a great deal of its original historic fabric, despite the late 20th century modernisation. As well as providing a record of the building, this report has also allowed a number of documentary sources to be collected relating to the site, which will also form a useful archive.

Acknowledgements

Greenlane Archaeology would like to thank IMD and Associates for commissioning the project, in particular Ian Murray. Additional thanks are due to the landlord of Crofters public house, John Wheeler, for enabling access to the ground floor of the building and Hannah Kendall-White of Elite Personal Training for enabling access to the first floor.

The building recording was carried out by Dan Elsworth who also wrote the report. The illustrations were produced by Tom Mace who also contributed to the report, the project was managed by Dan Elsworth, and the report was edited by Jo Dawson.

1. Introduction

1.1 Circumstances of the Project

1.1.1 Prior to the proposed redevelopment of the former community centre building at Holbeck Park Avenue, Barrow-in-Furness (NGR 322877 470055), into letting accommodation for the adjoining Crofters public house, the local planning authority (Barrow Borough Council) requested an assessment of the heritage aspects of the site be made. The building is one of a group of Listed Buildings that originally formed Holbeck Farm (*Appendix 1*), and as such the local planning authority requested a heritage assessment be carried out prior to the application being determined. Greenlane Archaeology was therefore commissioned by Ian Murray from IMD and Associates (hereafter 'the client') and asked to carry out an archaeological desk-based assessment. This work was carried out in July 2015.

1.1.2 Subsequently a condition (No. 9) was placed on the decision of the Listed Building application (ref B23/2015/0458) requiring an archaeological building recording be carried out prior to work commencing. Greenlane Archaeology was then commissioned to undertake this subsequent work, which was carried out in October 2015.

1.2 Location, Topography, and Geology

1.2.1 The site is situated to the south-east side of Barrow-in-Furness (Figure 1), north of Roose and east of the village of Stank. The site lies between approximately 30m and 40m above sea level (Ordnance Survey 2011). The area is suburban in character although the area to the east is predominantly rural and dominated by undulating pasture bounded by hedges and fences (Countryside Commission 1998, 27). The building being recorded forms part of what was evidently a much larger complex (Plate 1), with the original farmhouse to the south, as well as a former pig sty (Plate 2), also to the south, and other buildings now largely converted to housing to the west.



Plate 1 (left): General view of the site from the west



Plate 2 (right): Former pig sty to the south of the building, viewed from the south-west

1.2.2 The solid geology of the area comprises a mixture of Mercian mudstones and red sandstones of the Triassic period (Moseley 1978, plate 1). This is likely to be covered by a thick glacially-derived till (Countryside Commission 1998, 27), which will have been affected by alluvial activity.

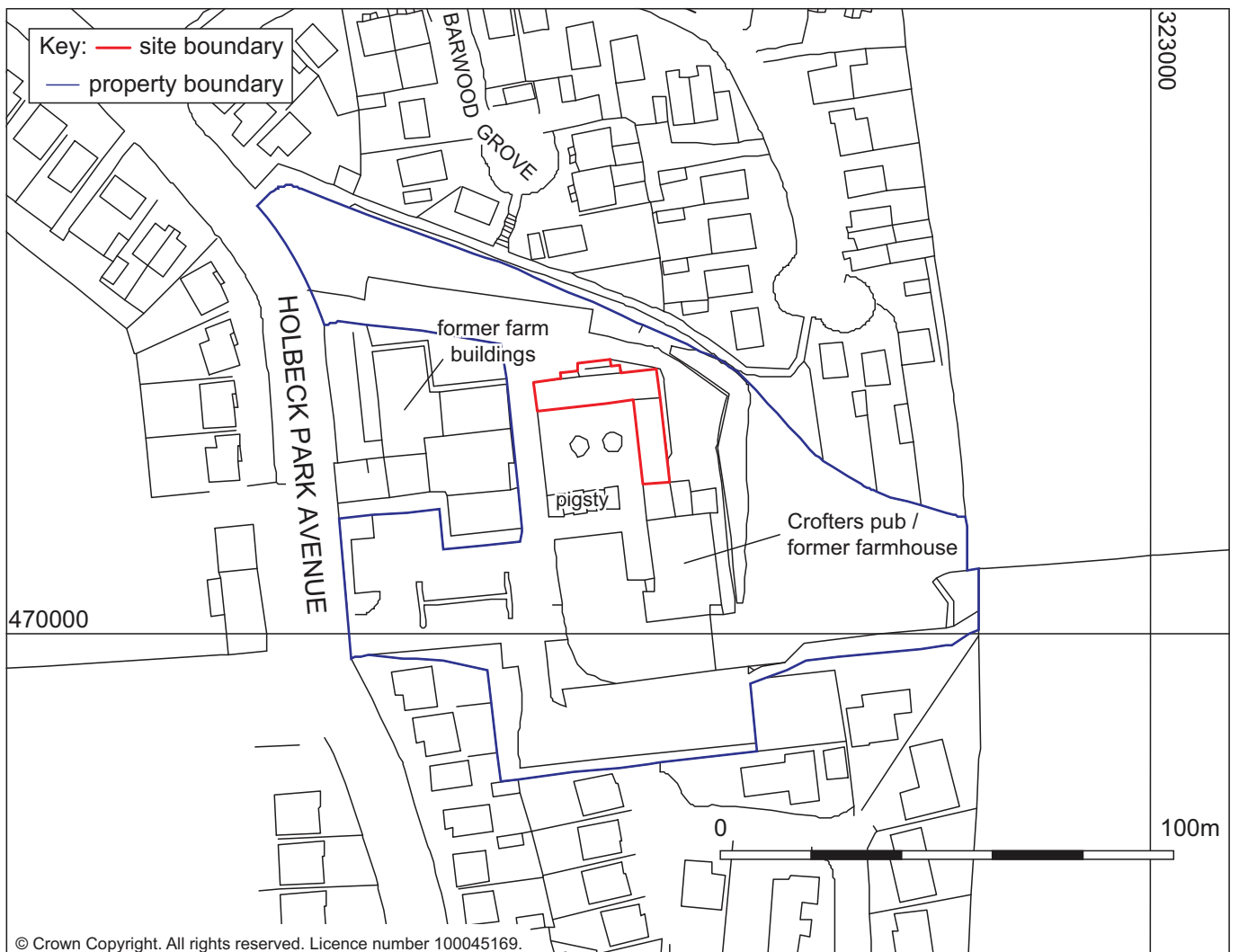
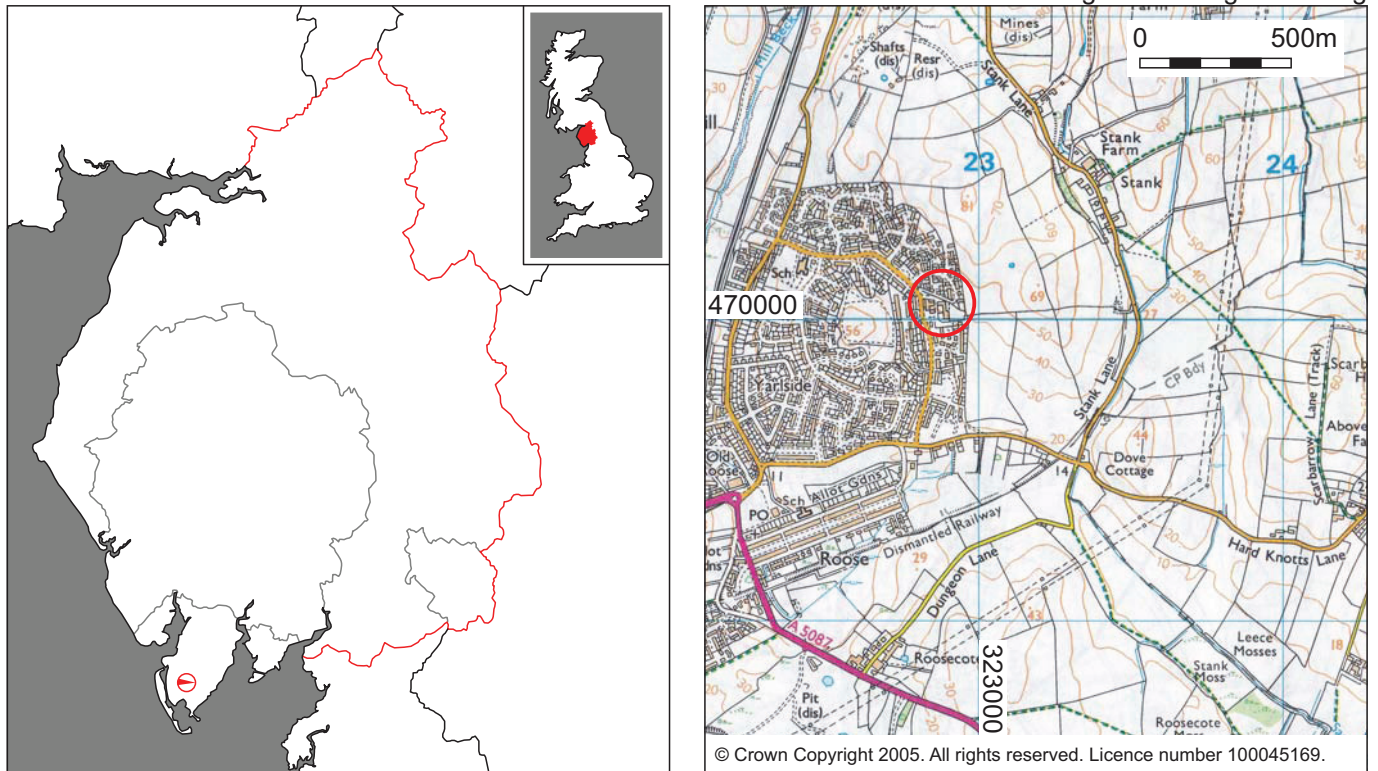


Figure 1: Site location

Client: IMD and Associates

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2. Methodology

2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was carried out as part of a previous phase of work (Greenlane Archaeology 2015) but the relevant elements of the methodology used are outlined below for completeness.

2.1.2 The desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used:

- **Cumbria Archive Centre, Barrow-in-Furness (CAC(B))**: primary sources, in particular early maps of the site, were consulted here, as well as secondary sources such as local histories;
- **Online**: information specifically relating to the building already compiled about the site by Historic England (formerly English Heritage) and available online, including a photograph of the interior, was utilised as was the listed building information;
- **Greenlane Archaeology library**: additional original maps held by Greenlane Archaeology and secondary sources, used to provide information for the site background, were also examined.

2.2 Archaeological Building Recording

2.2.1 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006), which provides a relatively detailed record of the building, but discusses its development in terms of its historical context to only a limited extent. 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 both 35mm colour 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 in the project archive;
- **Drawings**: floor plans and the north and south external elevations were produced by hand-annotation of printed plots of 'as existing' architect's drawings provided by the client's architect. In addition, the east and west external elevations and cross-sections were produced by hand. The drawings produced ultimately comprised:
 - i. external elevations at a scale of 1:100;
 - ii. floor plans at a scale of 1:100;
 - iii. cross-sections at a scale of 1:50.

2.3 Archive

2.3.1 A comprehensive archive of the project has been produced in accordance with the project design, and current CIfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Archive Centre in Barrow-in-Furness after the completion of the project. Within one month of the completion of the fieldwork/data collection a copy of this report will be provided for the client and a copy will be retained by Greenlane Archaeology. In addition a digital copy will be provided to the Historic Environment Record at Cumbria County Council, and a record of the project will be made on the OASIS scheme.

3. Site History

3.1 Map and Image Regression

3.1.1 **Introduction:** although there are early, typically county-wide, maps that include the area, they are generally very small scale and so the first useful maps of the area do not appear until the early 19th century. As a result, it is only maps from that date onwards that are discussed below.

3.1.2 **Tithe map, 1842:** the tithe map, in this case for the Yarlside division of the parish of Dalton (CAC(B) BPR 1/1/3/2 1842), apart from being the earliest detailed map produced at parish level, gives details of all the land owners, occupiers, field names, and uses. However, in this case the majority of the area was clearly not subject to tithes as most of the area is blank, with just the roads and a few fields depicted. The proposed development area is not included amongst the fields shown.

3.1.3 **Ordnance Survey 1851:** the site occupies the north end of the east range of buildings labelled 'Holebeck' (Plate 3). All of the buildings currently present on site are apparently depicted by this date and so must have been constructed before 1851.

3.1.4 **Ordnance Survey 1891:** this is the first map produced at a scale of 1: 2,500 and as a result it shows more detail. It is apparent that the site is essentially unchanged and all of the buildings shown in 1851 are still present with no substantial additions (Plate 4; cf. Plate 3).

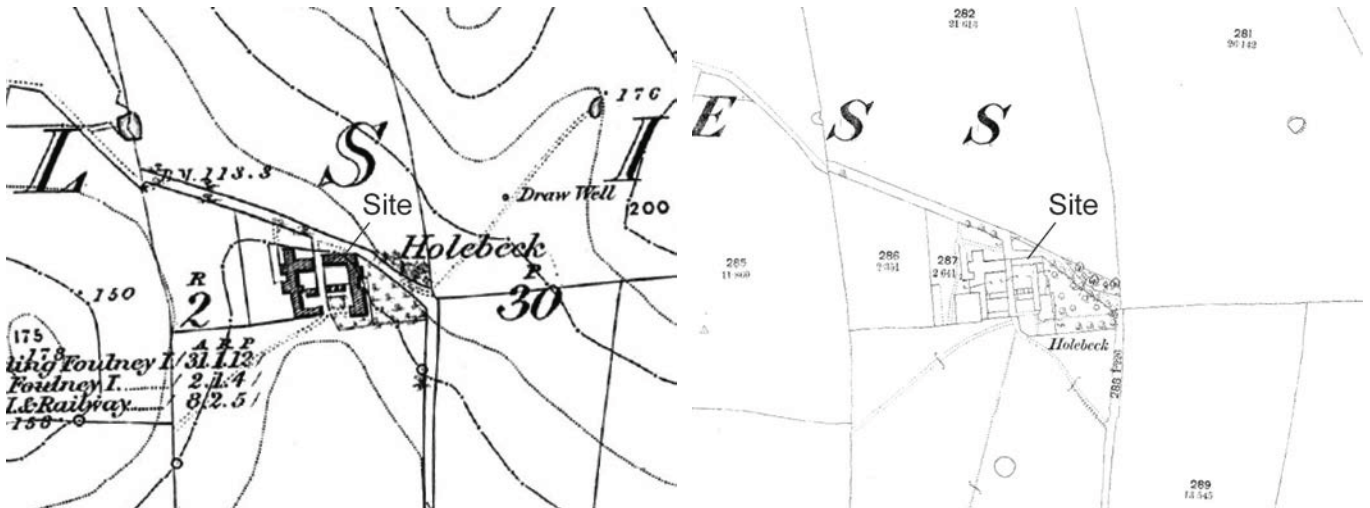


Plate 3 (left): Extract from the Ordnance Survey map of 1851

Plate 4 (right): Extract from the Ordnance Survey map of 1891

3.1.5 **Ordnance Survey 1913:** the site is unchanged (Plate 5; cf. Plate 4).

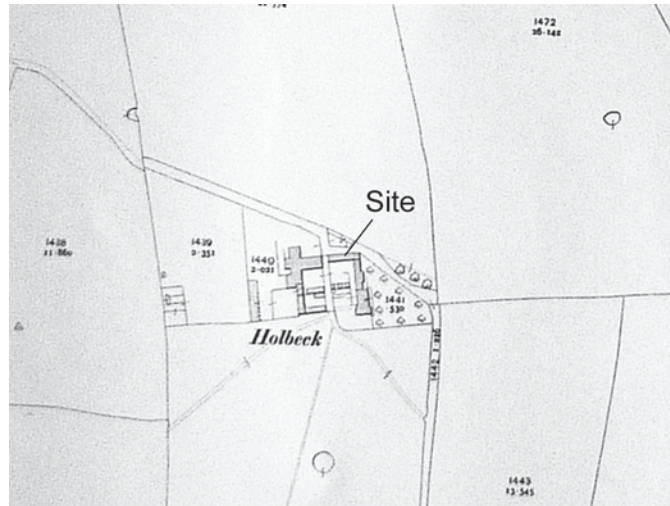


Plate 5: Extract from the Ordnance Survey map of 1913

3.1.6 **Ordnance Survey 1933:** the site is unchanged.

3.1.7 **Photograph, 1973:** there are a range of photographs of the farm buildings and farmhouse at Holbeck Farm in the Cumbria Archive Centre in Barrow-in-Furness, of which some clearly show the building being recorded. The earliest of these is a view from 1973 (CAC(B) BLC/265/J/HOL/26 1973), which shows the south and west external elevations and is of particular significance in that it shows the original arrangement of the doorways and windows.



Plate 6: View of the west and south elevations of the main part of the building in 1973 (CAC(B) BLC/265/J/HOL/26 1973)

3.1.8 **Photographs, 1981:** four further photographs of the building taken in 1981 also exist, and these comprise two views of the north elevation, showing the arrangement of doorways (with timber steps leading up to one) and ventilation slots (Plate 7 and Plate 8) at that time, as well as views primarily of the west elevation of the south wing (Plate 9) but also elements of the south elevation of the main building (Plate 10).



Plate 7 (left): View of the north elevation of the main part of the building in 1981 (CAC(B) BLC/265/J/HOL/10 1981)



Plate 8 (right): View of the north elevation of the main part of the building in 1981 (CAC(B) BLC/265/J/HOL/18 1981)



Plate 9 (left): View of the west elevation of the south wing in 1981 (CAC(B) BLC/265/J/HOL/13 1981)



Plate 10 (right): View of the west elevation of the south wing and part of the south elevation of the main building in 1981 (CAC(B) BLC/265/J/HOL/25 1981)

3.1.9 **Photograph, 1992:** a further photograph exists of the interior of the ground floor of the building, taken in 1992 (Historic England 2014). This is of interest as it shows the original stalls were still *in situ* at this time (Plate 11).



Plate 11: Photograph of the ground floor of the building in 1992 (Historic England 2014)

3.2 Holbeck Farm

3.2.1 It is apparent from the map evidence (see *Section 3.1*) that the site was formerly a farm, initially named just 'Holbeck' but latterly also known as 'Holbeck Farm'. There is relatively little information in other sources about the origin of the site, but the Listed Building entry (see *Appendix 1*) and the style of the farmhouse suggest that it has at least 18th century origins. However, it is also considered to have been a model farm built by the Cavendish family of Holker Hall as part of their estates (Historic England 2015), in which case it is possible that the farmhouse at least was the work of the Webster family, who did a considerable amount of other work for the Cavendish family, in which case the apparently earlier date of the house may be misleading as they were proponents of the Gothic revival style (Martin 2004).

3.2.2 Remarkably the farm was occupied by a single family, the Pattersons and their descendants, for over 200 years. They were evidently tenants of the Cavendish family of Holker, who had acquired the land, although there is contradictory information about when the Pattersons first arrived at the site. One source states that they were present at Holbeck from the 1830s (CAC(B) BDX/183/4 nd), while a pedigree of the family describes John Rowell Patterson, who was born in 1770 and died in 1830, as 'of Holbeck' (CAC(B) Z/354/36 nd), which means they must have been there before 1830. In addition, there is an account book of John and Robert Patterson (who are said to have been the nephews of John Rowell; *ibid*) that runs from 1817 until 1835 (CAC(B) BDX/183/1) so they must have been there from at least that date and the pedigree is therefore presumably incorrect. The Patterson brothers, John and Robert, were apparently well known as 'progressive agriculturalists':

'Their farm of 340 acre was, for the district, a very large one. On its fields bumper crops of wheat were produced, the ground was well drained, limed and manured, and the Pattersons believed in using all the latest tools and appliances.

It was reported in 1851 that they were using the only corn drill in the district!' (CAC(B) BDX/183/4).

3.2.3 According to the pedigree the farm was later run by John Rowell Patterson II, the son of John (brother of Robert), who was born in 1843 (CAC(B) Z/354/36 nd). Subsequent details are less forthcoming although there are further account books from 1866-1874 (CAC(B) BDX/183/2 1866-1874). The property is not apparently named in the local directories before the 1870s, although this is possibly

because many individual farms are not named. By the 1870s however, they record that it was still occupied by the Patterson family, who remained at the site until at least 1930. The available details of the occupiers, as laid out in the directories between 1876 and 1930, are presented in below, although in the earlier entries it is referred to, presumably mistakenly, as 'Hall Beck':

Date	Name	Address	Source
1876	John R Patterson	Hall Beck, Roose	Mannex and Co 1876, 70
1882	John R Patterson	Hall Beck, Roose	Mannex and Co 1882, 144
c1910	John Rowel Patterson	Hall Beck	Bulmer c1910, 139
1915	JR Patterson	Holbeck, Roose	The Barrow News and Mail Ltd 1915, 185
1920	WG Patterson	Holbeck	The Barrow News and Mail Ltd 1920, 219
1930	WG Patterson	Holbeck	The Barrow News and Mail Ltd 1930, 231

Table 1: Occupiers of Holbeck Farm as listed in the directories from 1876-1930

3.2.4 Later documents also provide some information about the family, but not necessarily more about the site; an account of the estate of Sarah Jane Patterson dated December 1923 lists only money and personal possessions, although as they were tenants this is perhaps not surprising, but it names her descendants as John Rowell Patterson and William Gradwell Patterson (CAC(B) BDX/183/3 1923). A later account book is of interest for giving details of a compensation claim for war damages following a '*Blast from a land mine dropped about 25yds from front of house*' on the morning of May 5th 1941, which lists each item damaged in each room of the house, but does not mention the outbuildings (CAC(B) BDX/183/5 1941-1962). Of more interest in terms of the outbuildings is a series of photographs from 1973 and 1981 (CAC(B) BLC/265/HOL 1-31 1973 and 1981), which show the site still as farm buildings, although some perhaps disused and the farmhouse clearly in poor condition as many of the windows are smashed. They do not show the house in much detail although they do show the datestone of 1828 (images can be viewed online starting at <http://www.archiveweb.cumbria.gov.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=BLC%2f265%2fJ%2fHOL+1&pos=2>). It is evident that the farm buildings were converted into the present public house and former community centre c1983, probably in response to the gradual encroachment of modern housing developments immediately to the west that had begun at least a decade earlier (CAC(B) BA/S/BC/250 1971).

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The building comprises a main block of two storeys orientated approximately east/west, with a single-storey wing orientated approximately north/south running from the east side of the south elevation until it reaches another outbuilding that ultimately connects it to the original farmhouse, now Crofters public house. The roofs are finished with grey slate, with sandstone ridge tiles on the main section and ceramic bonnet ridge tiles on the south wing. In general the building is constructed from dressed red sandstone laid in fairly irregular courses with large quoins at the corners, although there are areas where yellow sandstone has been used quite extensively and occasional water worn volcanic stone, probably derived from the local boulder clay, has also been utilised. Red brick and concrete block have also been used, primarily where there are more recently alterations. Internally the timber work is a mixture of neatly hand finished and machine sawn, with Baltic timber evident. Wall finishes are typically either whitewash or plaster.

4.2 External Detail

4.2.1 **North elevation:** this is stone built with large quoins at both end and the ends of the rafters projecting along the eaves (Plate 12 and Plate 13). Below this is a band of noticeably different mortar approximately 0.4 wide, suggestive of the wall having been rebuilt, perhaps in order for the roof to be raised, below which is a less obvious band of building in yellow sandstone, perhaps also indicative of a phase of rebuilding (Plate 14). Across the elevation is a row of three slit vents, all evidently blocked internally. There are also two doorways raised off the ground and with round heads of ashlar stone and jambs with quoins in a similar style (Plate 14). These doorways have plain timber panel doors in plain surrounds and are accessed by an arrangement of metal ramps and steps with handrails (Plate 14). There are at least two iron vents, visible on the west side, marked 'CARRON No 77'.



Plate 12 (left): North external elevation of the main section, viewed from the north-east

Plate 13 (right): North external elevation of the main section, viewed from the north-west



Plate 14 (left): The south doorway and associated steps in the north external elevation of the main section, viewed from the north

Plate 15 (right): The east external elevation of the main section, viewed from the east

4.2.2 East elevation: this forms the gable end of the main building and the rear of the south wing. The gable is largely obscured by ivy on the south side, but evidently of the same build as the north elevation with quoins certainly present at the north end (Plate 15). Although it does not have the different mortar below the eaves it does have the band of yellow sandstone suggestive of some rebuilding or the roof having been raised. The ends of the purlins project through the elevation below a narrow barge board, the upper ones with rounded ends. There is a metal vent near the top of the wall and a window on the north side at first floor level with a four-light hinged timber casement and concrete lintel and sill and rebuilt jambs suggesting it is inserted. There is a further aperture at low level on the south side with a concrete lintel and timber plank and batten double doors in a plain surround. The section forming the rear of the south wing is low and largely plain, with an inserted doorway to the south with a plain panel door (Plate 16).



Plate 16 (left): The east external elevation of the south wing, viewed from the north-east

Plate 17 (right): The east side of the south external elevation of the main section, viewed from the south-east

4.2.3 South elevation: this relates to the main part of the building only and the main part is finished with modern painted roughcast with sections demarcated by plastic bands, and set back from the ends, which are sandstone, and there is plywood boxing along the eaves line in the resulting gap (Plate 17 and Plate 18). It has four doorways and three windows on the ground floor all with concrete lintels, as well as

projecting concrete sills for the windows. All of the doors are of relatively modern plank and batten construction in lightly chamfered surrounds and the windows are also filled with similar material. The first floor has four windows with square surrounds and projecting sills, again probably concrete, and they are blocked flush with the wall line and finished with roughcast. It seems likely that they are actually false windows and not genuine openings.



Plate 18 (left): The west side of the south external elevation of the main section, viewed from the south-west



Plate 19 (right): The west external elevation of the south wing, viewed from the west



Plate 20: The west external elevation of the main section, viewed from the north-west

4.2.4 **West elevation:** the west elevation of the south wing is open-fronted with a timber beam/wallplate supported on two large limestone pillars with drill holes from when they were quarried visible (Plate 19). This area obviously originally extended to the south as there is a further pillar at the junction with the, no filled, section and another one within this before this element meets the adjoining outshut. To the north, the west elevation of the main building comprises the gable end with large quoins at the corners (Plate 20). Again it is mostly built of red sandstone in rough courses, but below the eaves

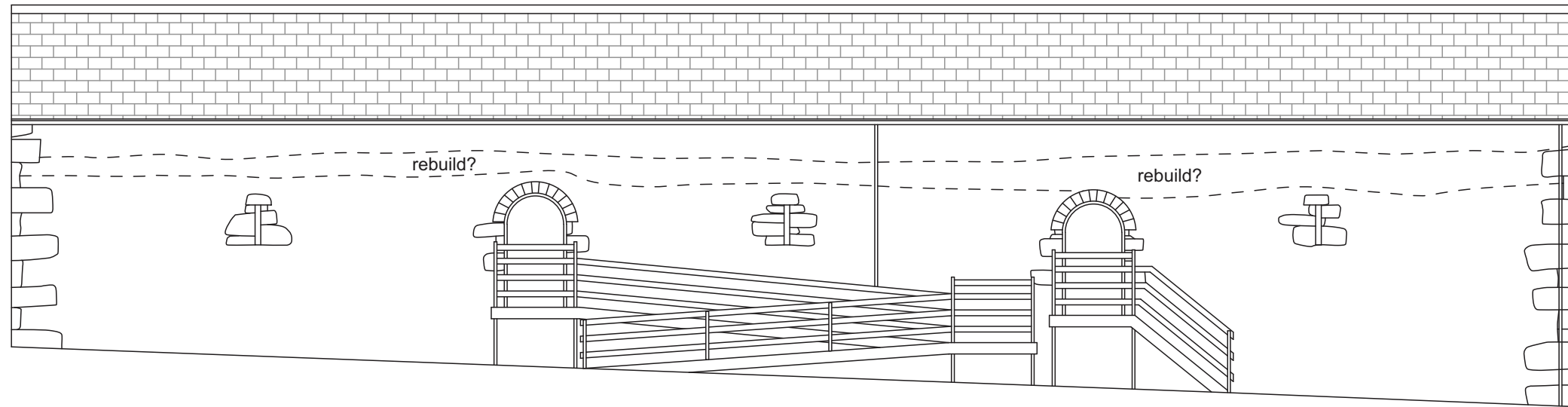
there is a band of yellow sandstone perhaps suggesting a phase of rebuilding. The rounded ends of the purlins project through the wall line below a narrow barge board and there is a large metal vent near the top that is probably inserted as it has the lintel is concreted over. There are modern spot lights and cables attached.

4.3 Internal Detail

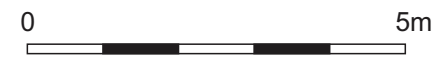
4.3.1 **Ground floor Room 1:** this comprises an entirely modernised stairwell at the west end of the building. The floor is finished with carpet and vinyl and there is a modern staircase. The only other feature is a doorway to the south with a modern plank door.

4.3.2 **Ground floor Room 2:** this was clearly originally part of a single room with Room G1. It has a cobbled floor, set in concrete, and the ceiling comprises wide floorboards supported by joists on a single wide beam against the west wall and the east wall. The beam has slots for missing posts in the centre and at the north end and both it and the joists are hand finished. The south and west walls are inserted concrete block, while the north is stone finished with whitewash. The east elevation is stone, finished in a similar style but with an inserted doorway in the centre with modern red bricks in the jambs.

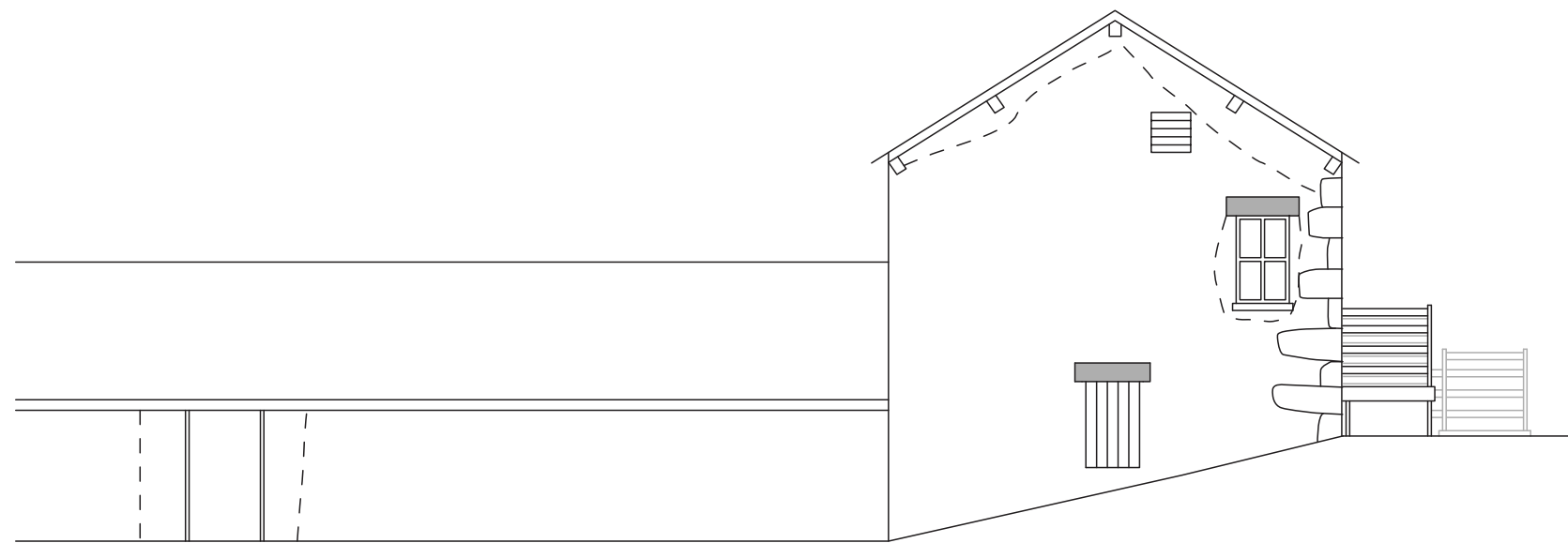
4.3.3 **Ground floor Room 3:** this too has a cobbled floor set in concrete with a raised patch of concrete on the centre on the north side (Plate 21) and lines demarking the position of former stalls, as well as a drain constructed from semi-circular ceramic sections running east-west along the south side, with an arm to the south towards the doorway (Plate 22). The ceiling is wide floorboards on the west side and narrower tongue and groove ones to the east supported by joists sat on three heavy beams orientated north/south. Two of these have a single post remaining on the south side, while the others have empty slots corresponding with these and they all have empty slots at the north end (Plate 23). The joists appear machine sawn but the beams and surviving posts are hand finished. The walls, where stone, are finished with whitewash and/or rough plaster, while the rest are concrete block. The north elevation is stone in very rough courses with some, perhaps reused, dressed blocks and rough timber inserted as pads below the beams (Plate 24). There are attached metal water troughs and pipes near the base of the wall. The east elevation is plain, with the remnants of plaster remaining in places (Plate 25). The south elevation is of concrete block construction with a window on the east side filled with boards and a doorway to the west with a plank door (Plate 26). The west elevation is stone, with the remains of whitewash finish and there is an inserted doorway in the centre with machine made red brick in the jambs, a concrete lintel, and concrete above with some also present along the top of the wall (Plate 27).



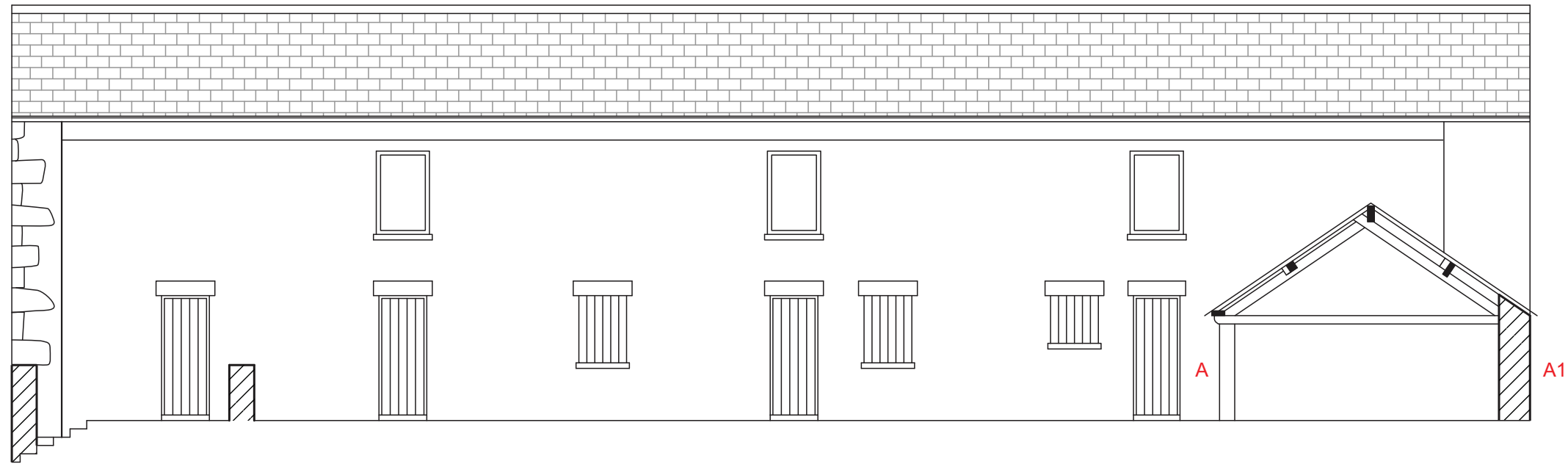
NORTH EXTERNAL ELEVATION



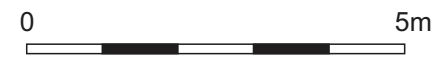
Key: - - rebuild



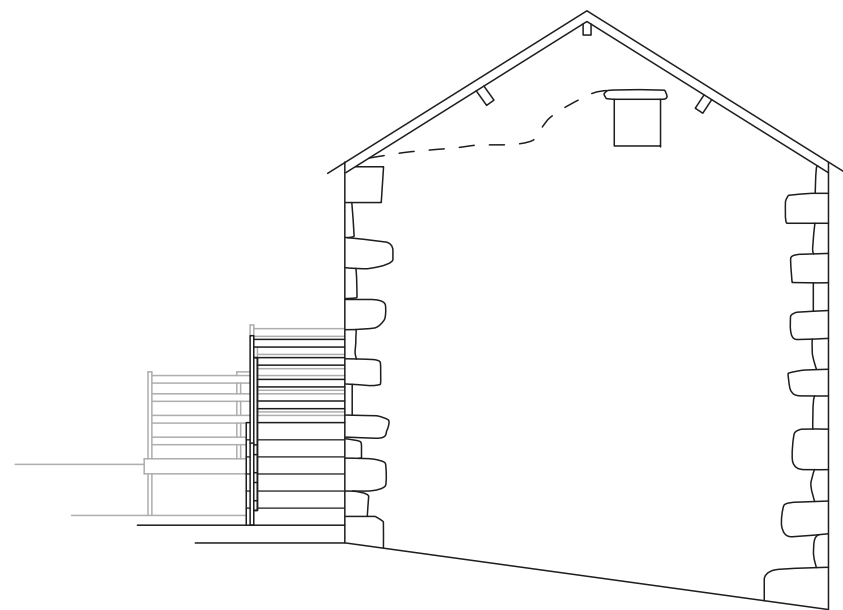
EAST EXTERNAL ELEVATION



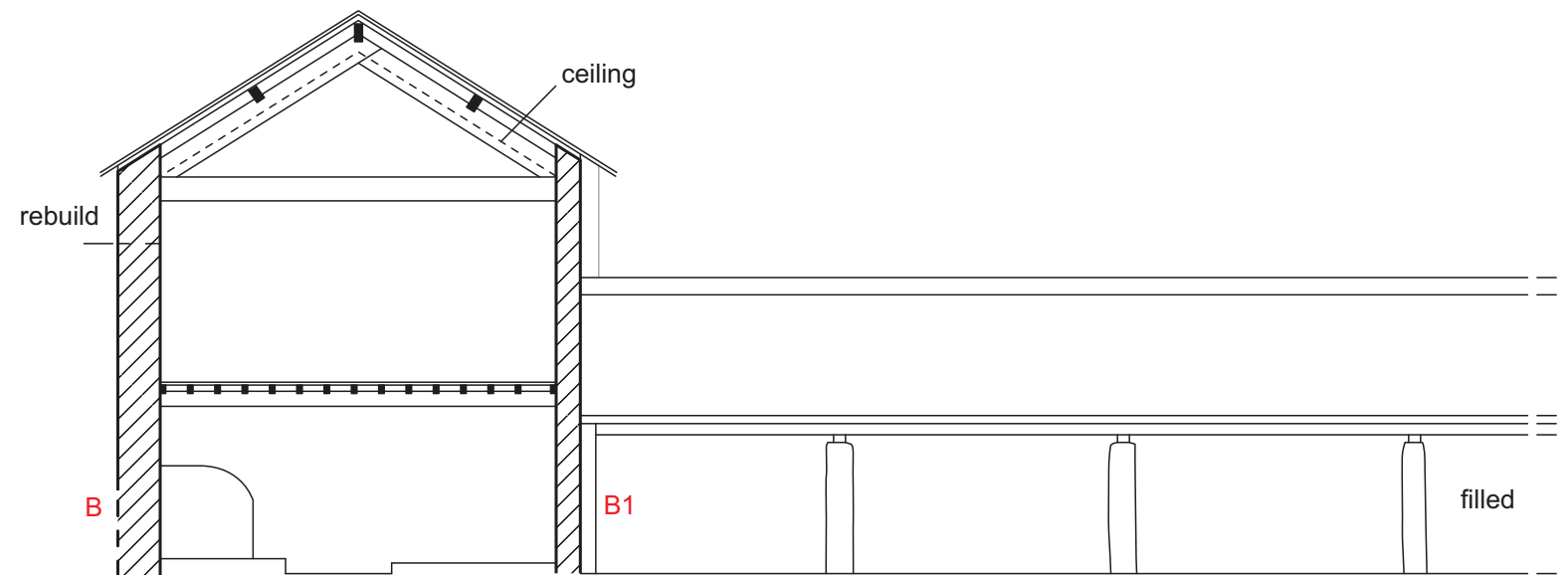
SOUTH EXTERNAL ELEVATION AND CROSS-SECTION A-A1



Key: cross-sectional timber cross-sectional wall rebuild features to the rear A cross-section







WEST EXTERNAL ELEVATION OF MAIN BUILDING



WEST EXTERNAL ELEVATION OF THE SOUTH WING AND CROSS-SECTION B-B1

Figure 3: South and west external elevations and cross-sections A-A1 and B-B1

Key:  concrete G2 room number A1  cross-section
 cross-sectional timber --- overhead features  step(s) up

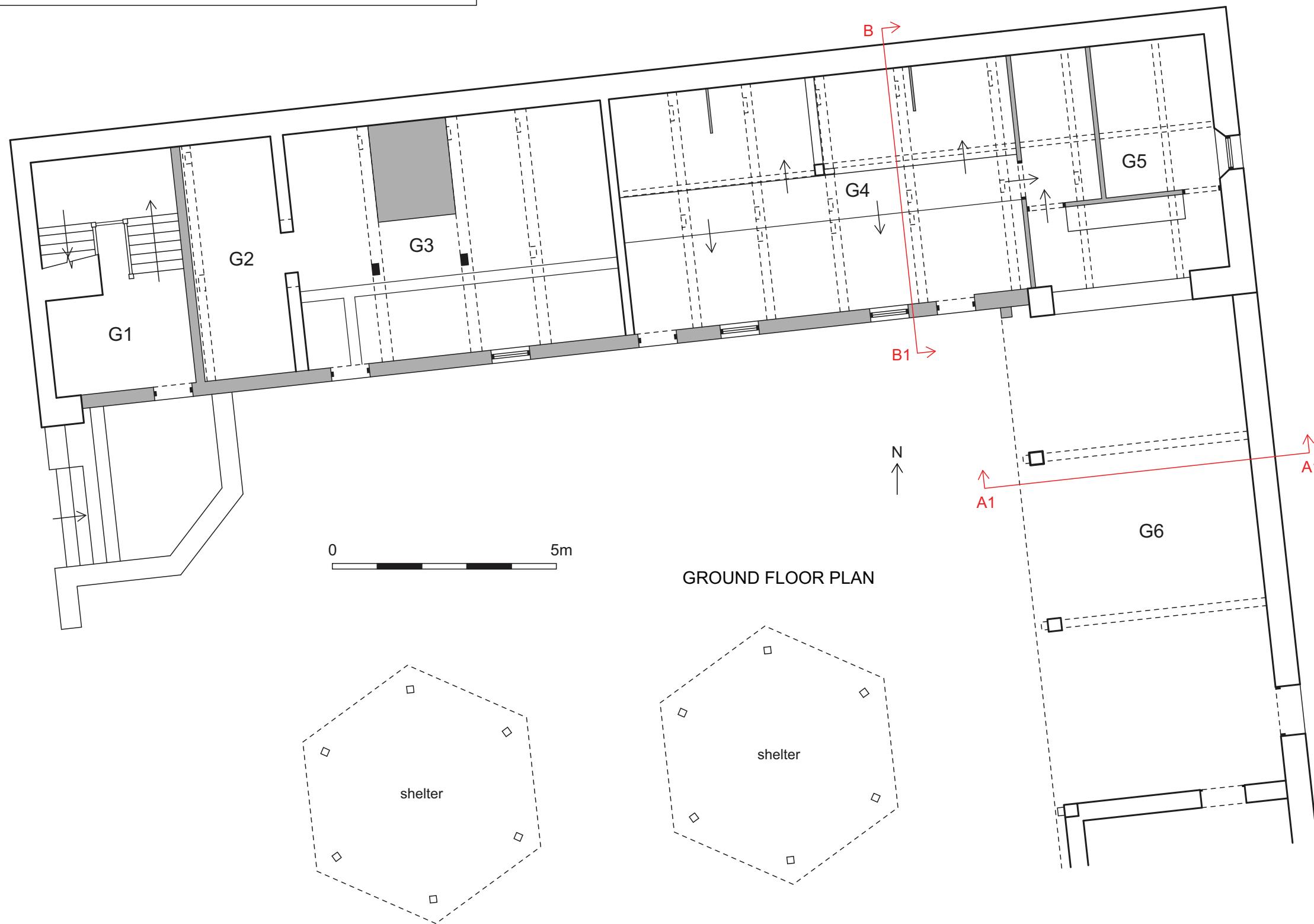


Figure 4: Ground floor plan

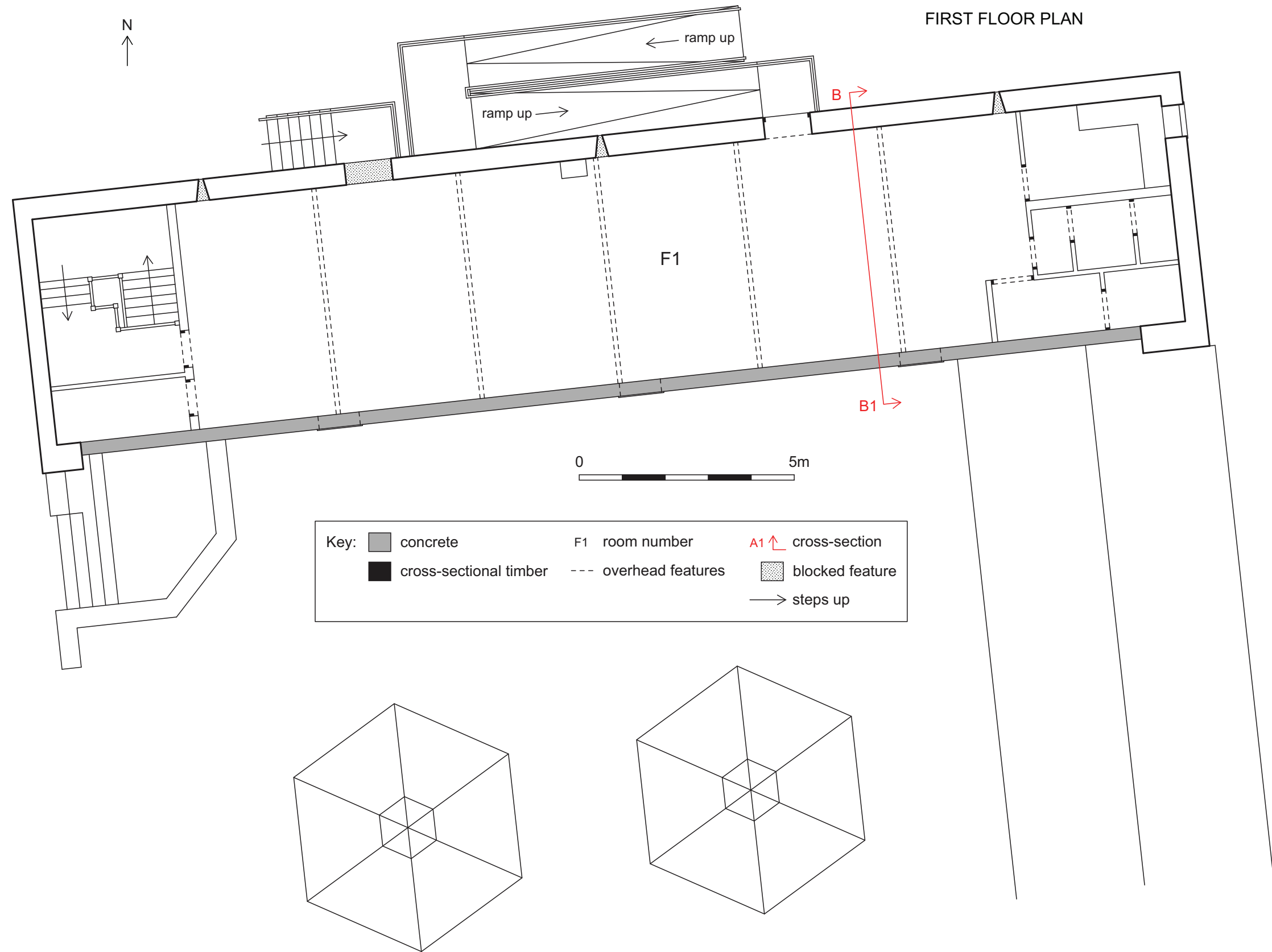


Figure 5: First floor plan



Plate 21 (left): Patch of concrete in the floor, Room G3, viewed from the west

Plate 22 (right): Ceramic drain in the floor, Room G3, viewed from the north-east



Plate 23 (left): Ceiling detail and posts, Room G3, viewed from the south-west

Plate 24 (right): West end of the north elevation, viewed from the south



Plate 25 (left): East elevation, Room G3, viewed from the west



Plate 26 (right): South elevation, Room G3, viewed from the north



Plate 27: West elevation, Room G3, viewed from the east

4.3.4 **Ground floor Room 4:** this has a concrete floor, gridded on the south side at least, and including a central channel orientated east/west. There are also two concrete stalls against the north elevation with curving profiles and a further low concrete-covered wall between (Plate 28). The ceiling comprises narrow tongue and groove floorboards on joists and five beams orientated north/south. There is a further beam orientated east/west on the north side, partially supported by a projection from the south end of the low concrete wall and continuing into Room G5 to the east (Plate 29). As with Room G3, the beams each have two slots for upright posts, one near the centre and one at the north end and are hand finished. The walls are a mixture of whitewashed stone and painted or bare concrete block. The north elevation is essentially blank but there are timber pads set below the ends of the beams and three iron vents set into the masonry marked 'CARRON No 77' (Plate 30). The north side of the east elevation incorporates another low concrete covered wall like that to the west, which is thicker than the concrete block wall that continues its line to the south and is built on top of it. A doorway has been formed against the south end of this low wall with a modern panel door and plain surround. The south elevation is all concrete block with doorways at the east end west ends with modern two panel doors and there are two windows filled with plain timber boards (Plate 31). The west elevation is stone, with plaster over the lower part.



Plate 28 (left): Stalls and low wall against the north elevation, Room G4, viewed from the south-east

Plate 29 (right): Ceiling in Room G4, viewed from the east



Plate 30 (left): Vent in the north elevation, Room G4, viewed from the south

Plate 31 (right): The south elevation, Room G4, viewed from the north-east

4.3.5 Ground floor Room 5: this forms a smaller space at the east end of the ground floor of the main part of the building, which has been sub-divided by concrete block walls into three spaces housing a bar and storerooms. There is a concrete floor throughout, although the southern area is lower than the rest and finished with ceramic tiles. The ceiling comprises tongue and groove floorboards on joists supported by two beams orientated north/south, which are hand-finished. One also has an attached timber block towards the south end (Plate 32). These beams are boxed with plaster board in the north-east area, as is a beam running east/west (Plate 33). The walls in the south area are clad with timber boards (Plate 34) and there is a wide serving hatch to the south, while the rest of the walls are either whitewashed stone or concrete block. The north elevation is essentially plain, although with more iron vents, while the east elevation has an aperture on the south side that is evidently inserted and has with splayed jambs, a sloping sill, and double plank and batten doors, which evidently served as a barrel hatch (Plate 34).

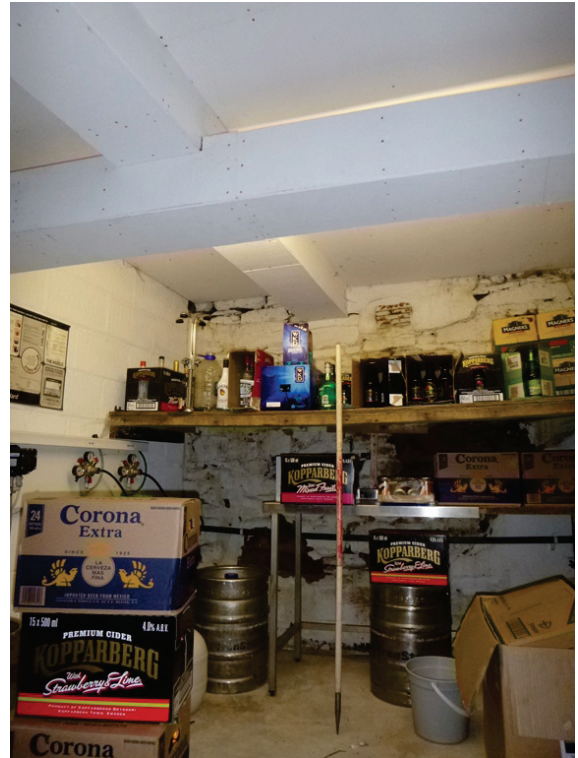


Plate 32 (left): Timber block attached to a beam in Room G5, viewed from the south-east

Plate 33 (right): Boxed beams in Room G5, viewed from the south



Plate 34 (left): General view of southern area, Room G5, viewed from the east

Plate 35 (right): Aperture in the east elevation, Room G5, viewed from the north-west

4.3.6 Ground floor Room 6: this comprises a single space forming the interior of the south wing. It has an artificial stone flag floor and is open to the roof, which has the slates exposed and supported on sawn rafters supported by two simple tie beam trusses with overlapping joints, east on top of west (Plate 36). These in turn sit on a beam or wallplate running along the west elevation, which is supported by two limestone pillars, one at the end of each truss. There is a single hand finished purlin per pitch plus ridge plank. The southern truss has a carpenter's mark 'I' at the junction of the principle rafters, there are Baltic timber marks on the north truss, and both have an attached iron support plate on the east side (Plate 36). The north elevation is largely stone but has been extensively rebuilt to incorporate a long serving hatch (Plate 36). Above this it is finished with roughcast apart from a slightly stepped section on the east side that is stone. The east end also has a step out where there is a concrete block pillar finished with the same roughcast providing additional supporting to the roof. The east elevation is the original stone build in somewhat irregular courses with an inserted doorway on the south side with a modern plank door (Plate 37). The south elevation is finished with roughcast render and is an evident infill below another truss, which has a carpenter's mark 'II' on it (Plate 38). The west elevation is open with a long north/south beam/wallplate spanning the whole length, which evidently at least two pieces scarf-jointed together and supported on the two limestone pillars (Plate 39).



Plate 36 (left): Trusses in Room G6, viewed from the south

Plate 37 (right): The east elevation, Room G6, viewed from the north-west



Plate 38 (left): The south elevation, Room G6, viewed from the north

Plate 39 (right): The west elevation, Room G6, viewed from the north-east

4.3.7 **First floor Room 1:** the first floor essentially comprises a single room although this has been sub-divided at the east and west ends with modern stud partitions in order to provide toilets (at the east end) and access to the stairs and a small store at the west end. The floor is tongue and groove floor boards, covered by carpet at the west end, including where it enters the stairwell where there is a modern timber staircase, and vinyl at the east end within the toilets. Five roof trusses are visible, although it is possible that more are hidden by the stud walls, and these are all of basic tie beam type (Plate 40 and Plate 41). Almost all of the tie beams have Baltic timber marks and are hand finished, while the principle rafters are machine sawn and presumably later. The second truss from the east end has 'P.R. '79' marked on the west face of the tie beam, apparently in drawing pins (Plate 42). The walls are a mixture of finishes; the south, east and west are very modern plaster and paint, including applied boards to at least parts of the south, while the north is painted stone. The north elevation also has three blocked openings visible, with timber lintels, corresponding to the vents seen externally, as well as a doorway on the west side filled with concrete blocks (Plate 43). A second doorway, still in use, is present on the east side and both also have timber lintels (Plate 44). Between the doorways is a projecting block of masonry extending to approximately half the height of the wall. The east elevation has a window on the north side within a kitchen but is otherwise plain, as are the south and west elevations.

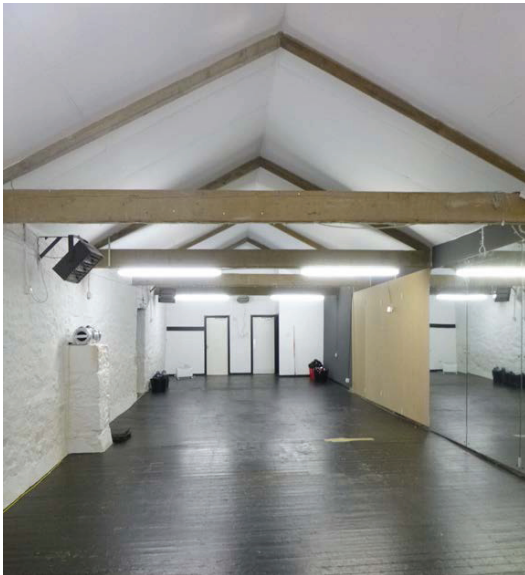


Plate 40 (left): General view of Room F1 from the west

Plate 41 (right): General view of Room F1 from the east



Plate 42: Text on truss in Room F1, viewed from the west



Plate 43 (left): The west end of the north elevation, Room F1, viewed from the south-east



Plate 44 (right): The east end of the north elevation, Room F1, viewed from the south-west

5. Discussion

5.1 Introduction

5.1.1 The results of the building recording, when taken into consideration with the preceding desk-based assessment, allow a reasonably detailed understanding of the development of the building to be determined. In total four phases of development can be identified.

5.2 Phasing

5.2.1 **Phase 1 (late 18th - early 19th century)**: it is apparent that both the main part of the building and the south wing were in existence by the time the first detailed map of the area was produced in the late 1840s (see Plate 3). However, it is apparent from the results of the building recording that the main building was constructed first, and elements within it such as the Baltic timber marks potentially indicate a late 18th to early 19th century date (Greene 1995; 1996; although such marks are sometimes found on buildings constructed in the late 19th century, e.g. Greenlane Archaeology 2007). The building as originally constructed was clearly a form of bank barn (Brunskill 1999, 115-116), no doubt serving the farm that originally existed on the site. It is unusual, however, in that it only has two small doorways on the uphill side whereas there would more typically be one or more large wagon doorway so that crops could be delivered directly to the threshing floor. It is conceivable that the block of masonry on the north side of Room F1 was utilised as the support for some form of hoist to move the corn. The ground floor would originally have contained cattle housing, and the surviving posts and sockets for other posts are likely to denote the presence of original stall partitions as are the cobbled floors and the drain in Room G3. The south elevation of this barn was evidently originally very different and it is fortunate that the photographs from 1981 exist as they show the original form of the windows and doorways (Plate 6), of which the present arrangement is only an approximation.

5.2.2 **Phase 2 (early 19th century)**: the south wing is clearly later than the main part of the building as it was evidently built against it but it too was constructed before the late 1840s. While it may be as early as the adjoining barn the use of drilled limestone, which indicates it was removed from the quarry by blasting with dynamite, suggests it is slightly later so an early 19th century date is likely. It seems likely to have comprised an open-fronted cart or equipment store from construction although it is possible that an earlier structure with the same footprint was originally located here, especially as none of the maps show it as open fronted, something that is usually achieved with a dashed line.

5.2.3 **Phase 3 (late 19th – early 20th century)**: although there do not appear to have been any substantial changes to the building in this period it is evident that some, mainly internal, alterations were made. The roof line on the main building was clearly altered at some stage and the photographic evidence and machine cut principal rafters and purlins show that this was likely to have been during this phase. On the ground floor the concrete patch in the floor of Room G3 and the concrete floor and stalls in Room G4 also probably belong to this phase, as do the iron vents; the Carron foundry in Falkirk was established in the 18th century (Falkirk Local History Society 2005) but these are obviously of a later form, and these changes indicate a general phase of modernisation. This would be fitting with changes in agricultural theory concerning the need for ventilation in animal housing that were made at this time (Brunskill 1999, 66-67). Within the south wing it is apparent from the photographs from 1981 that the southern end had been partially infilled with a brick structure by that date, which probably also belongs to this period.

5.2.4 **Phase 4 (late 20th century)**: the most substantial changes to the building are also the most recent, and include the complete rebuilding of the south elevation of the main building in concrete block as well as the creation of a number of internal divisions to form smaller rooms, in concrete block on the ground floor and stud partition on the first, and removal of the timber stalls on the ground floor. In addition the original ventilation slots in the north elevation were blocked and one of the two doorways was too, although this was originally in use as the metal ramps and steps attached during this phase accessed both doors. These changes were evidently connected to the new use of the building following

the conversion of the original farmhouse into a public house, although it is not clear why the south wall of the main building was so comprehensively rebuilt, especially as it is narrower than the original line of the wall and this seems to have necessitated the timber boxing along the top, presumably to hide the exposed ends of the trusses.

5.3 Conclusion

5.3.1 The building comprises a significant part of what was originally a locally important farm complex, in part because of its scale and size, and it remains relatively intact and untouched with a number of original features. The building recording provided a useful opportunity to examine the available historical sources for the site and gather them into one place, unfortunately, much of the wider site remains relatively poorly understood and it is apparent that the building has lost a considerable amount of its historic fabric in the form of the original south elevation.

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Appendix 1: Listed Building Details

BARROW IN FURNESS SD27SW HOLBECK PARK AVENUE 708-1/4/75 (East side) Crofters Public House

(Formerly Listed as: HOLBECK PARK AVENUE Holbeck Farmhouse).

UID: 388480

Grade: II

Date first Listed: 05-May-1978

Date of most recent amendment: 20-Dec-1993

Description: Farmhouse now public house. Dated 1828, partly rebuilt late C19. Roughcast with red, ashlar sandstone dressings; slate roof. T-shaped plan with porch in angle. 2 storeys and attic, 4:1 windows to 1st floor. Porch has chamfered round arch and hipped roof. Main range to left: quoined and chamfered mullioned windows with wooden casements; ground floor windows of 3 and 4 lights; those to 1st floor of 3, 1, 3 and 2 lights. Crosswing on right has tall, 2-light window in same style to ground floor and another 2-light window to the attic. Gutter blocks; oversailing verges. Tall sandstone stacks with offsets: end stacks on left and to crosswing: ridge stack to left on main range. Right return: date plaque; later fenestration. The proportions of the building suggest an C18 origin.

Listing NGR: SD 2289570021

BARROW IN FURNESS SD27SW HOLBECK PARK AVENUE 708-1/4/76 (East side) 05/05/78 Former cow house and attached shelter shed immediately N of Crofters PH

(Formerly Listed as: HOLBECK PARK AVENUE Cattle barns and shelter shed to N of Holbeck Farmhouse).

Grade: II

Date first Listed: 05-May-1978

Date of most recent amendment: 20-Dec-1993

UID: 388482

Description: Cow house and shelter shed now disused community centre and also part of public house. Early C19, altered. Red sandstone rubble; graduated slate roofs. L-shaped range: 2-storey, 8-bay cow house attached to 1-storey, 7-bay shelter shed. Cow house: large quoins; 3 boarded doors and 3 casements under segmental arches; slit vents and 2 round-arched pitching holes to 1st floor. Rear: 2 round-arched doors reached by C20 ramp and stairs. INTERIOR not inspected. Timber-buttressed at time of survey. Shelter shed: 4 open-fronted bays with monolithic limestone piers; bay 5 infilled, bays 6 and 7 altered to form part of Crofters public house (qv). Principal-rafter trusses. The buildings form part of a planned farm group.

Listing NGR: SD 2288770054

SD27SW HOLBECK PARK AVENUE 708-1/4/78 (East side) 05/05/78 Wall enclosing garden to front and south side of Crofters Public House

(Formerly Listed as: HOLBECK PARK AVENUE (East side) Garden wall, farrowing houses and midden wall to W of Holbeck Farmhouse).

Grade: II

Date first Listed: 05-May-1978

Date of most recent amendment: 20-Dec-1993

Garden wall. Early C19. Red sandstone rubble with limestone copings and gate posts. Irregular wall approx 1m high encloses garden to front and south side of Crofters public house (qv). Principal openings opposite Crofters front porch and in right return have limestone gateposts. Copings are of rough limestone slabs. Included for group value.

Listing NGR: SD 2287969991
