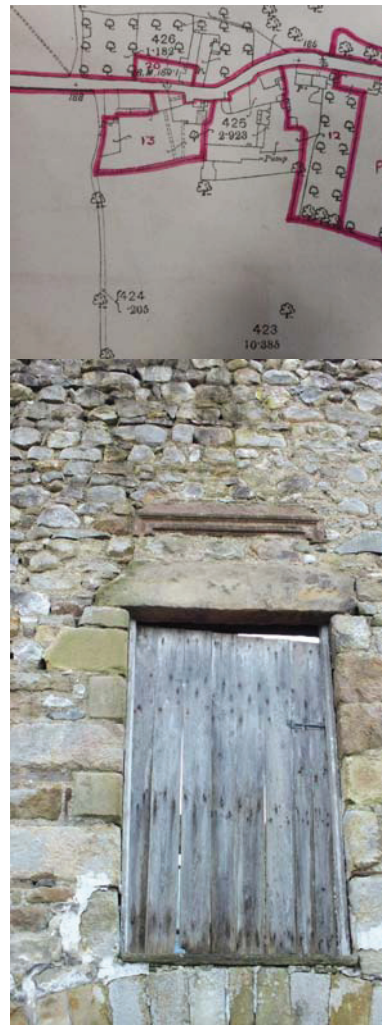


HALL FARM BARN, KELLET ROAD, OVER KELLET, LANCASHIRE

Archaeological Building Recording



Client:
John Benson

Planning Application Reference:
15/00001/CU and 15/00002/LB

NGR: 351773 469979

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February 2018



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Non-Technical Summary

Following the submission of a planning application to convert the disused barns at Hall Farm, Over Kellet, Lancashire into dwellings, a condition was placed on the decision notice by Lancaster City Council requiring that a record of the building be made beforehand in order to provide a record of the structure and account of its development. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in January 2018.

The barns are first shown on the Tithe Map of 1840, although subsequent maps show that there were a number of additions at the end of the 19th century. A datestone of 1693 with the initials TEI in one of the buildings is connected to the Eskrigg family, while another in the house of 1704 and a dated spice cupboard of 1714 are connected to the Gibsons, although this suggests that the house may have served as an inn. The farm formed part of the Hall Garth estate from the mid-18th century until the early 20th, and seems likely to have been its home farm during this period

The building recording revealed that the earliest phase comprised a bank barn built along the slope at the west end of the main block, probably in the late 18th to early 19th century. This was then extended to the east with the addition of a slightly smaller bank barn, which is probably of similar date despite the datestone of 1693. This range was further enlarged with a block of pigsties and perhaps stables to the north of the east end, again before 1840, and further small additions were made subsequent to that. The most interesting of these was an extension off the west end of the south elevation, which may have been for a horse engine. In the late 20th century the building fell into disrepair very quickly, with the collapse of most of the roof and the demolition of the possible horse engine house.

The buildings represent a substantial and interesting group, which saw rapid development probably at the end of the 18th century and beginning of the 19th, most likely because of the connections it had to the large Hall Garth estate. This perhaps also explains the plentiful reused stone, some of high quality and some antiquity, which most likely derived from other properties held by the estate in the local area.

Acknowledgements

Greenlane Archaeology would like to thank John Benson for commissioning the project, and Tony Hills who provided 'as existing' architect's drawings of the building.

The desk-based assessment was carried out by Jo Dawson, the building recording was carried out by Dan Elsworth and Tom Mace, the report was written by Dan Elsworth and Jo Dawson and the illustrations were produced by Tom Mace. The report was edited by Jo Dawson and Dan Elsworth managed the project.

1. Introduction

1.1 Circumstances of the Project

1.1.1 Following the submission of a planning application (ref. 15/00001/CU) and Listed Building consent application (15/00002/LB) for the conversion of barns at Hall Farm, Kellet Road, Over Kellet, Lancashire (NGR 351773 469979) into dwellings, conditions were placed by Lancaster City Council on the planning consent (No. 10) and Listed Building consent (No. 3), following advice from the Lancashire Archaeological Advisory Service (LAAS), requiring that the buildings be subject to archaeological building recording. Greenlane Archaeology was appointed by John Benson (hereafter 'the client') to carry out the archaeological building recording. In response to this Greenlane Archaeology produced a project design for the work (*Appendix 1*), and the building recording was carried out in January 2018.

1.1.2 Hall Farm barns are in the curtilage of the associated farmhouse, which is a Grade II Listed Building, and the farm also lies within the Conservation Area for Over Kellet (Studio Hills Ltd 2014, 3). The farmhouse includes a datestone of 1704, and one of the barns also includes a datestone, of 1693. The planning application included a Design and Access Statement, which incorporated a Heritage Statement.

1.2 Location, Geology, and Topography

1.2.1 The site is located on the west side of Over Kellet, which is approximately 2km east of Carnforth and 8km north-east the centre of Lancaster (Figure 1). Over Kellet is one of a number of villages situated on the north side of the lower Lune Valley to the north-east of Lancaster. The site is approximately 60m above sea level (Ordnance Survey 2005; 2011).

1.2.2 The underlying solid geology is dominated by Namurian millstone grit, although the site is close to the carboniferous limestones that lie to the north, (Moseley 1978, plate 1), and this is overlain by glacially derived boulder clay on the higher ground and extensive alluvial deposits of gravel and silt within the wide Lune Valley (Countryside Commission 1998, 93). The site itself is situated within the lower part of the Lune Valley, which is dominated by gently undulating topography, supporting lush pasture with occasional woodland (*op cit*, 91).

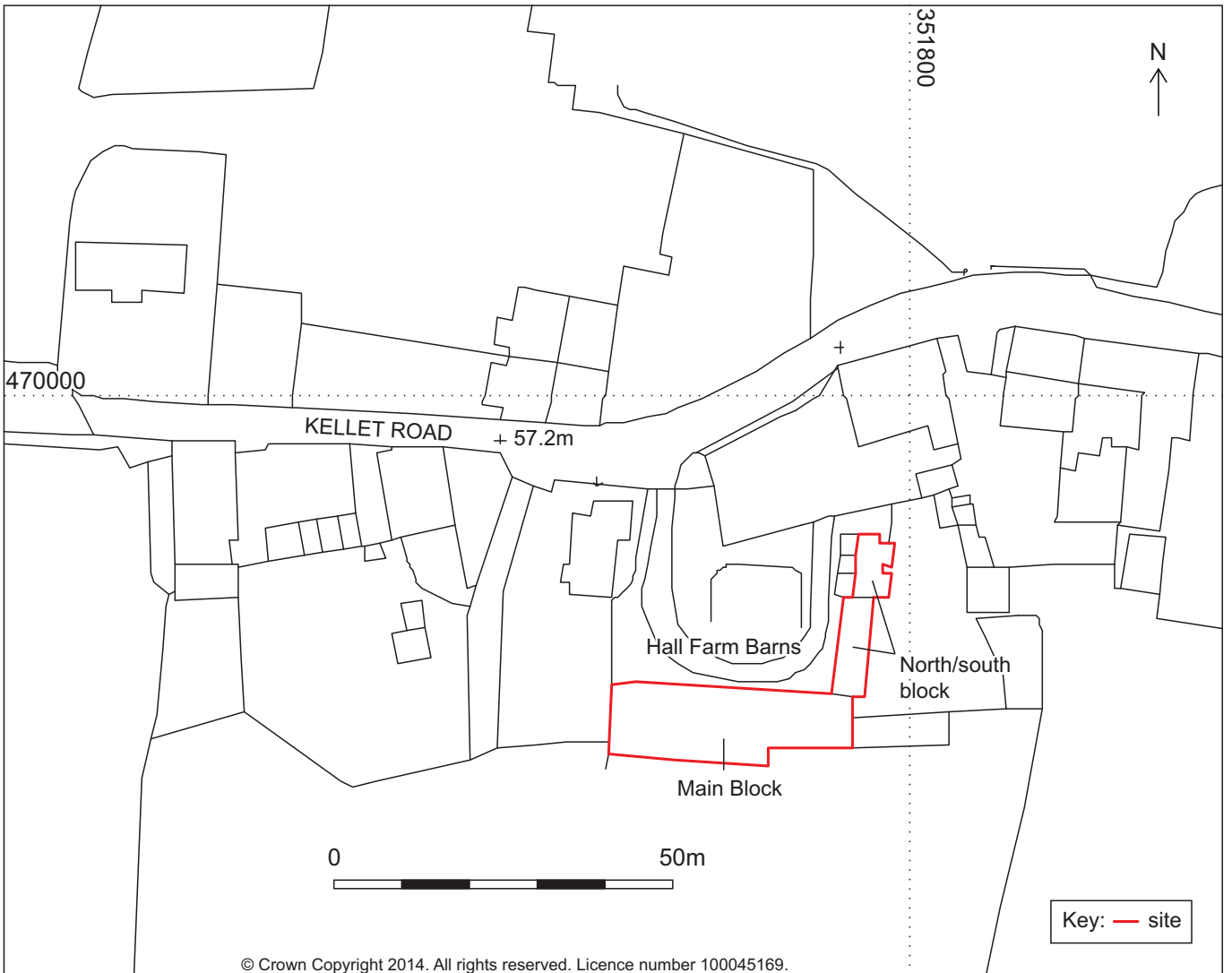
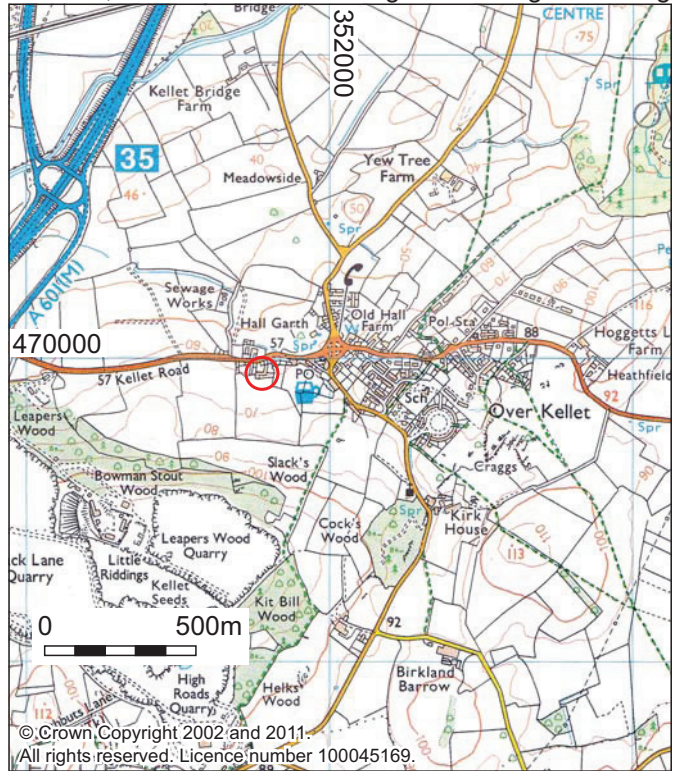
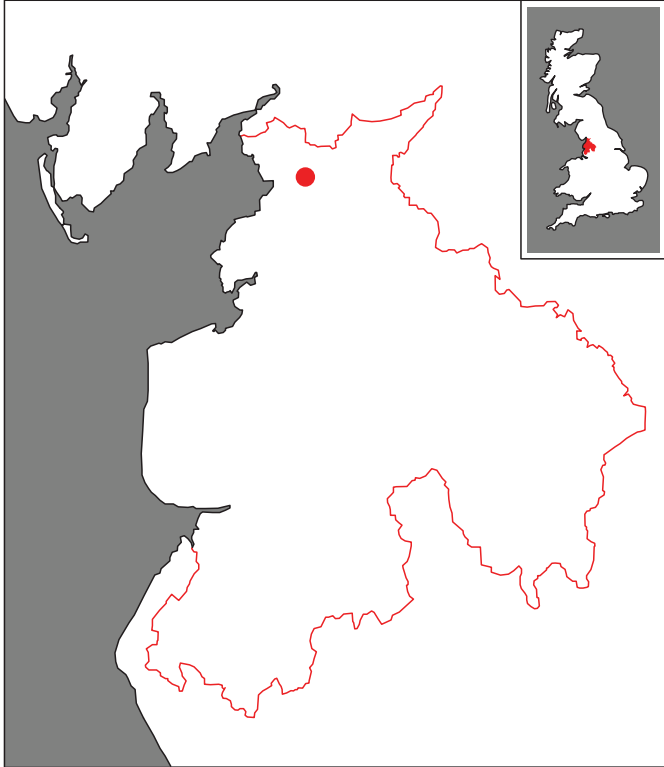


Figure 1: Site location

Client: John Benson

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2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised two separate elements intended to provide a suitable record of the structure in line with Historic England standards (Historic England 2016) and the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has been compiled to provide a permanent paper record of the project and its results in accordance with CIfA guidelines (CIfA 2014c).

2.2 Desk-Based Assessment

2.2.1 A previous heritage assessment had already been carried out by Emma Wells as part of a wider access statement (Studio Hills 2014) and where possible relevant information was extracted from this. However, additional research was required to clarify some areas and was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). 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:

- **Lancashire Record Office, Preston (LRO):** this was visited in order to examine early maps of the site, and trade directories for the area;
- **Historic England:** details from sales particulars dated 1904 for the Hall Garth estate held by Historic England were obtained;
- **Greenlane Archaeology:** additional primary and secondary sources held in Greenlane Archaeology's library were also examined to provide information for the site background and map regression.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-2/3 type standards (Historic England 2016), 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 colour print and digital format, as both 12MB RAW files and jpegs, were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest (see *Appendix 2*). A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings:** drawings were produced by hand-annotation of printed plots of 'as existing' architect's drawings provided by the client. In addition, a cross-section was produced by hand. The drawings produced ultimately comprised:
 - i. external elevations at a scale of 1:100;
 - ii. a floor plan at a scale of 1:100;
 - iii. a cross-section at a scale of 1:50.

2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building (see *Appendix 3*) will be deposited with the Lancashire Record Office in Preston. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014c). A copy of this report will be supplied to the client, a digital copy will be supplied to the Lancashire County Council Archaeological Service, and one will be retained by Greenlane Archaeology. In addition, a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.

3. Desk-Based Assessment

3.1 Map and Image Regression

3.1.1 **Introduction:** a consideration of the historical development of the site has already been undertaken by Emma Wells as part of the previous design and access and heritage statement (Studio Hills Ltd 2014), but it is useful to revisit this and include relevant information in this report in order to aid the understanding of the building. Early maps of the area tend to be relatively lacking in detail and are not included in this section as they are not detailed enough to be useful in understanding the development of the property. Buildings are shown on both Yates's map of 1786 and Hennet's map of 1830 in the same area, although not in enough detail to provide any useful information and it is not specifically named in either case. The most useful maps for understanding the development of the site date from the mid-19th century onwards.

3.1.2 **Tithe Map 1840:** this map shows the two ranges of farm buildings on the site – a larger one running east/west, with two protruding sections along the south side, and the smaller buildings running north/south, with the northern end narrower than the southern portion, and four unroofed structures along the north-west (Plate 1). The schedule number for the courtyard and the ranges of buildings is 51, and is described as 'Barns & fold' in the accompanying award (LRO(P) DRB 1/118 1847), with associated land given schedule number 50 to the north, and the farmhouse given schedule number 49 to the north-east (see Table 1, below).

Plot number	Description	Owner	Occupier
48	Orchard	Dr Gilbert Ainslie	Adam Platt
49	Homestead	Dr Gilbert Ainslie	Adam Platt
50	Garden	Dr Gilbert Ainslie	Adam Platt
51	Barns & fold	Dr Gilbert Ainslie	Adam Platt

Table 1: Details of the plots recorded in the tithe apportionment of 1847 (LRO(P) DRB 1/118 1847)



Plate 1: Extract from the tithe map for the parish of Over Kellet (LRO(P) DRB 1/118 1840)

3.1.3 **Ordnance Survey 1847:** this map, surveyed in 1845-6, shows the main east/west range very similar to that shown on the tithe map of 1840 (Plate 2). The south-west projecting section, however,

seems to extend further south. The north/south range has two additional projecting sections on the east side towards the north end.

3.1.4 **Ordnance Survey 1891:** this is the first 1:2,500 scale map of the area produced by the Ordnance Survey (surveyed in 1890) (Plate 3), so is much more detailed than the previous map (1:10,560). It shows several differences – there is now a much bigger building at the west end of the south side of the east/west range, and this has an unusual footprint, and a flight of steps are shown at the east end of the north elevation. Like the tithe map, it shows unroofed structures on the north-west of the north/south range, but three are shown as opposed to the four shown by the tithe map, and there are two projections on the north-east side of the same range. There is also a pump shown at the south-east corner of the east/west range, and a projecting section is shown near the east end of the north side of that same range. This map does not have a fill for buildings, so it is more difficult to interpret the walled structures shown than on either of the two previous maps.



Plate 2: Extract from the Ordnance Survey map of 1847

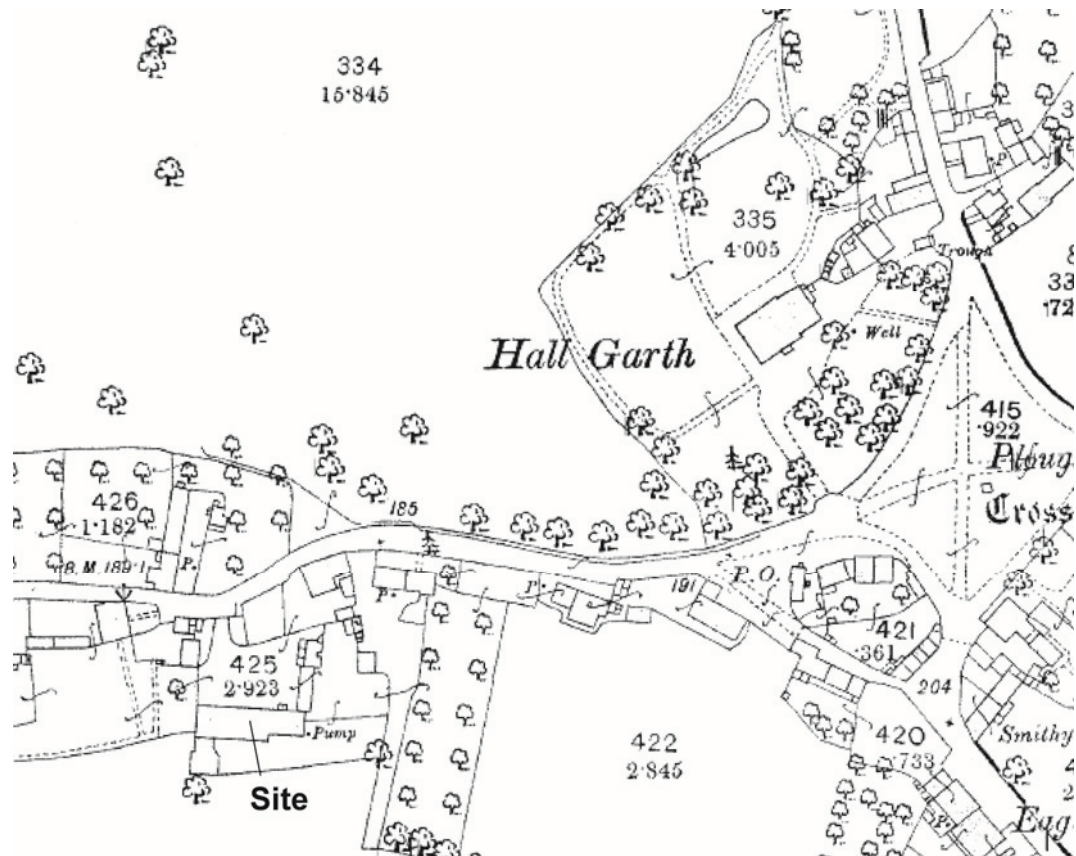


Plate 3: Extract from the Ordnance Survey map of 1891

3.1.5 **Rating Valuation 1910 on Ordnance Survey 1891:** the same 1891 edition of the Ordnance Survey map was used for the *Record of Valuations made by the Commissioners of Inland Revenue* c1910 (LRO(P) DVLA/2/2 XXV.5 1910; Plate 4). The site formed part of an extensive plot, plot 33, shown in various different parts. It was occupied by SB Harris [&] Sons, and owned by William Farrer of Hall Garth (who was one of the authors of the *Victoria County History* for Lancashire). The plot is described as just 'house, buildings & land' (LRO(P) DVLA 1/7/7 1910).

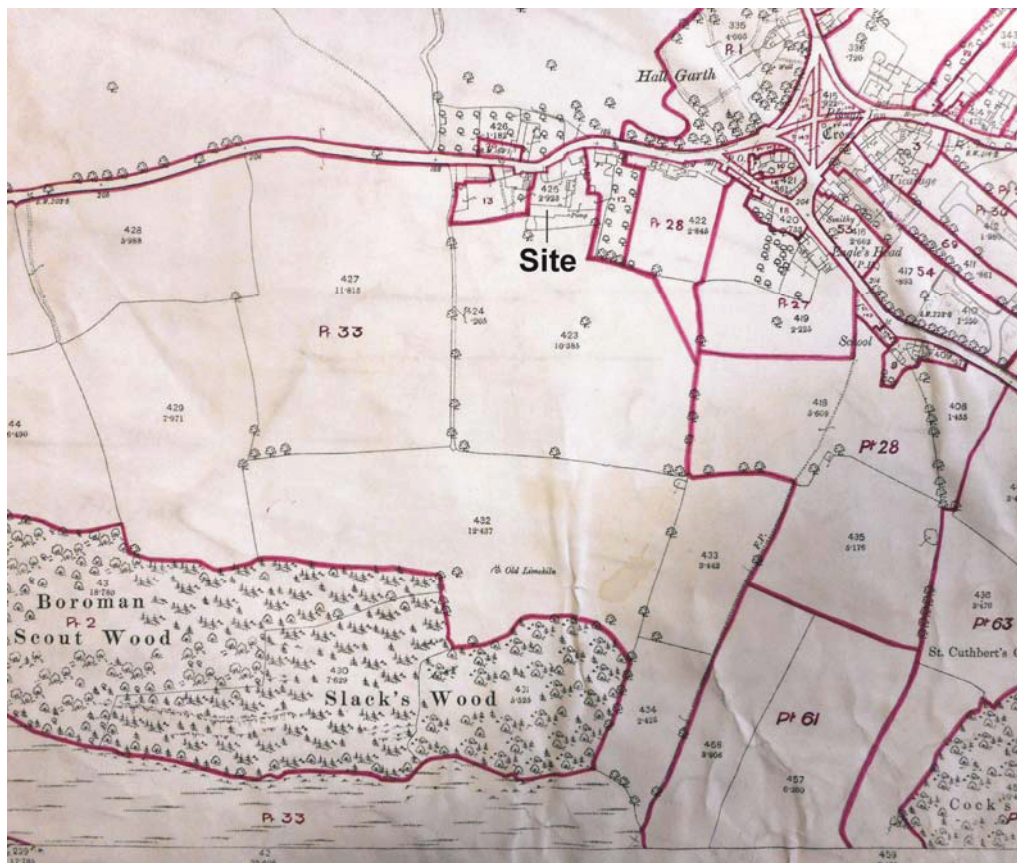


Plate 4: Extract from the Ordnance Survey map of 1891, showing rating valuation plot numbers c1910, showing part of the land that formed plot 33 (LRO(P) DVLA/2/2 XXV.5 1910)



Plate 5: Extract from the Ordnance Survey map of 1913

3.1.6 **Ordnance Survey 1913:** this map is the first to name Hall Farm, and interestingly it is shown in larger text than Hall Garth, and not next to the site which is the subject of this report, but further to the west (Plate 5). This might indicate that the farm to the west has by this time been incorporated into Hall Farm. The rating valuation of 1910 had clearly shown them to be separate landholdings, with the occupier of plot 13 not Adam Platt. The pump is no longer shown, and there is a horseshoe-shaped wall

in the courtyard, and another curved wall coming off the corner of what was listed as the garden on the tithe map. The farm buildings under investigation generally do not appear to have changed a great deal, since the previous maps were produced.

3.1.7 Unfortunately the Lancashire Record Office in Preston did not hold any further editions of the 1:2,500 scale Ordnance Survey map for Lancashire Sheet XXV.5, and it only held one of the subsequent National Grid maps at the same scale.

3.1.8 **Ordnance Survey 1969:** this map again names Hall Farm in a position that indicates it includes the farm to the west (Plate 6). The buildings are unchanged from the previous map, with only two track lines shown near the horseshoe-shaped wall in the courtyard, and a tree shown in the garden.



Plate 6: Extract from Ordnance Survey map of 1969

3.1.9 **Aerial photograph 1972:** an aerial photograph from 1972 shows the buildings in three dimensions for the first time (Plate 7). This demonstrates that the buildings were in considerably better condition at this time and all still roofed and that the late extension to the west side of the south elevation was still standing. It appears from the photograph to have been constructed from a different material to the rest of the building, perhaps brick or red sandstone.



Plate 7: Aerial photograph from 1972 (after Studio Hills Ltd 2014, 4)

3.2 Site History

3.2.1 **Introduction:** the most useful source in terms of understanding the history of the buildings is the map evidence, which is outlined in *Section 3.1* above. There is some additional documentary information that can be added here, however. William Farrer, one of the authors of the Victoria County History (VCH), owned Hall Garth, and the section on Over Kellet within the VCH records some information which is relevant here.

3.2.2 **Farming:** the VCH records for Over Kellet that ‘*There are many ancient farm-houses in and near the village, most of them having moulded door lintels, inscribed with initials and dates... The inhabitants are almost entirely devoted to agriculture...The land is mainly meadow and pasture, but there is some arable... Beans used formerly to be an important crop; oats and barley, roots, potatoes and seed grass are now grown*’ (Farrer and Brownbill 1914, 140-141).

3.2.3 **Owners:** the farm was part of the landholding for Hall Garth, and some of the owners are shown in Table 2, where the information has come via records of Hall Farm itself.

Date	Name of owner	Property	Source
1841	Dr Gilbert Ainslie	Farm is not named, but landholding is 213 acres	LRO(P) DRB 1/118 1840
1904	James Henry Johnson, Hall Garth Estate (Farrer and Brownbill 1914, 145-6)	Home Farm, Over Kellet, Lancashire	HEA SC00590 1904
1910	William Farrer, Hall Garth, Over Kellet	Farm is not named, but landholding is 269 acres	DVLA 1/7/7 1910

Table 2: Owners of Hall Farm

3.2.4 In addition, the VCH records the following about Hall Garth: ‘*HALL GARTH, with the homestead and lands, formed part of the demesne lands of the Dacre moiety of the manor, and was demised by the second Lord Mouteagle, who died in 1560, to John Barwick according to the custom of tenant right. Thomas Barwick son of John succeeded, but his son George Barwick of Kendal complained that in 1592 he was expelled from a parcel of it called Grassgarth by Walter Curwen, (fn. 106) who claimed under a grant from Richard Middleton to his father Richard Curwen. (fn. 107) In 1675 Thomas Wilson of Over Kellet, who about the same time endowed the school there, purchased Hall Garth and other parcels of the demesne from Sir John Otway, who had, as shown above, recently purchased from Sir George Middleton; a rent of 1s. 3d. was to be paid to the Crown. Thomas Wilson soon afterwards sold to his brother John, who died in 1707, (fn. 108) leaving a son Henry Johnes Wilson, who ultimately succeeded and died in 1772. Through his wife Elizabeth he acquired the manor of Carnforth, in the account of which further details of the descent are given. His daughter Mary married Dr. James Ainslie of Kendal, but had no issue, and after her death in 1820 Hall Garth went to her husband's descendants by his first wife, Margaret Farrer. The eldest son, Montague Farrer Ainslie, died in 1830 and his brother Henry in 1834, being followed by his younger son Dr. Gilbert Ainslie, (fn. 110) master of Pembroke College, Cambridge, from 1828 till his death in 1870. His representatives in 1891 sold the estate to the late James Henry Johnson, and in 1904 it was purchased by William Farrer, one of the editors of the present History. Since its purchase by the Wilsons the estate has been augmented in extent by the absorption of many small tenements.*’ (Farrer and Brownbill 1914, 145-146).

3.2.5 The datestones at Hall Farm, both on the barn, and on the farmhouse, were investigated as part of a wider survey by Emeline Garnett. The barn datestone reads ‘TEI 1693’ and Garnett records (with abbreviations written out in full): ‘*THOMAS ESKRIGG (born 1660 died 1729) marriage at Over Kellet on 16.xi.1686 to JOANNA WITHER (died 1729). The family was established by 1529, and eight generations have been traced to the 1760's. They were probably connected with a more important family of Eskrigg in Gressingham. The father of Thomas above, and a son, were blacksmiths, probably Thomas also. John Eskrigg., wealthy tallow-chandler of Lancaster, probably grandson of Thomas above, died in 1787, instructing the sale of Over Kellet estate after wife's death. Absorbed into Hall Garth*’ (Garnett 2008, 149). The datestone on the house reads ‘RGD 1704’ and there is also a dated spice cupboard inside marked ‘RG DG 1715’, of which Garnett states ‘*ROBERT GIBSON (1658-1728) and DEBORAH (flourished 1704-1715). Family apparently founded by Richard Gibson who died 1635 holding of the king. Robert above had grandfather innkeeper 1651, son innkeeper 1739, possibly the house always an inn. Gibson sold to Dickensons 1749, stayed in village, last of family Robert Gibson (1772-1845), parish clerk*’ (op cit, 150).

3.2.6 **Occupiers:** information on the occupiers of Hall Farm comes mainly from trade directories, and is recorded in Table 3, below.

Date	Name of occupier	Property	Source
1841	Adam Platt	Farm is not named, but	LRO(P) DRB 1/118 1840

		landholding is 213 acres	and 1847
1886	James Townson	Hall farm	Barrett & Co 1886, 149
1899	Stephen B Harris, farmer	Hall Farm	Cook & Co 1899, 280
1910	SB Harris [&] Sons	Farm is not named, but landholding is 269 acres	DVLA 1/7/7 1910 and DVLA 2/2 1910
1914	Stephen Brunskill Harris, senior (& Sons Henry, Matthew, & Thomas)	Hall Farm	Bulmer c1914, 371

Table 3: Occupiers of Hall Farm

3.2.7 **Sales Particulars 1904:** in addition to the information listed above a set of sales particulars for the Hall Garth estate, which was put up for sale in 1904, are held in the Historic England Archive (HEA SC00590 1904). The details include “The Home Farm”, which is clearly what is now Hall Farm as the house is said to be dated 1704 and the tenant is Stephen Harris. The sales particulars describe the farm buildings as follows:

“Agricultural and dairy farm... The commodious and well-arranged Stone-built and Slated Farm Buildings include Two Piggeries, Four Cattle Boxes, Cart-horse Stabling for eight, Store-house, Three Shippens, with accommodation for forty-four cows; Two large Barns and Granary over, Root-house, Engine House, Horse Walk, with large open horse shed, open cart shed and fowl house”.

3.3 Conclusion

3.3.1 The main information on the farm buildings being investigated is in the map and image regression, and this shows that there were some minor changes to the two ranges of buildings over the years, perhaps the most substantial being the construction of the building at the south-west corner of the east/west range, but that the majority of the buildings were in existence by at least 1840. The ownership information shows close ties with Hall Garth estate, with Garnett suggesting that this dates from Hall Garth estate’s ownership by Montague Farrer Ainslie (1759-1830), who ‘*extended the estate by buying up Over Kellet tenements as they [were] offered*’ (Garnett 2008, 152).

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 **Main Block:** the main block is two storeys, and is built from local buff gritstone in fairly random courses, roughly faced blocks, and some cobbles, and incorporating various reused pieces. It is a bank barn, built into the slope on the south side. It has a grey slate roof, and sandstone V-shaped ridge tiles. The west end has collapsed. The west end of the main block is clearly earlier as the east end of it is quoined, and this is butted by the east end of the main block. The doorways and openings are finished with quoins and dressed lintels. Internally it is difficult to access, as the east end is full of collapsed debris and is overgrown. Timbers all appear sawn.

4.1.2 **North/south block:** this comprises two sections, the lower north end, evidently a row of pig sties, and taller south end, probably a block of stables. The piggeries are single storey, and very ruinous with a monopitch roof. The south end has the remains of a slate roof with no ridge remaining. These buildings are built of local buff gritstone, with dressed blocks for the doorways and lintels but the rest is more roughly dressed cobbles.

4.2 External Detail

4.2.1 **North elevation, Main Block** (Figure 2): there is a row of four square vents along the top (Plate 8). The west end has two doorways on the ground floor both with plank and batten doors with slots. The western doorway has neatly dressed and V-jointed quoins but a plainer dressed lintel (Plate 9). The doorway to the east of this has slightly chamfered quoins and a stop chamfered lintel (Plate 10). There is a reused piece of stone with a slot next to the western door. To the east is a large wagon door with flat voussoir arch and quoined jambs on the ground floor (Plate 11), above which is a winnowing door with rougher quoins and a plank and batten door in a plain surround, above which is a reused moulded piece of stone, possibly a lintel (Plate 12). To the east are two further ground floor doorways with slightly irregular quoins and plank doors. To the east of these is a row of quoins extending to full height, all varying in form, with a lintel for the doorway to the east cut in and utilising them for its west jamb (Plate 13). The east jamb is chamfered quoins, and the lintel has a pecked finish with neat bands round. There is a further reused piece of stone to the east with a square hole.



Plate 8: West end of north external elevation of main block



Plate 9 (left): The westernmost door in north external elevation of main block

Plate 10 (right): Second door from the west end of the north external elevation of the main block



Plate 11: Wagon doorway at west end of north external elevation of main block, with pitching door above

Plate 12: Detail of winnowing door with reused moulded piece above in the north external elevation of the main block



Plate 13: Central part of north external elevation of the main block

4.2.2 To the east is a doorway with chamfered quoined jambs and a lintel with the date 'TEI 1693' (Plate 14). Above is a reused piece with a slot and hole for timber stud. To the east is a further doorway with chamfered jambs and a plain lintel, which has a plank and batten door with slots in the door. There is a large lintel-like piece above too and another reused slab with slots for timber above that to the east. There is a wagon doorway to the east with a chamfered flat voussoir arch and chamfered jambs, with a double plank and batten door (Plate 15 and Plate 16). There is a first floor doorway over the wagon doorway with a chamfered lintel, which is presumably reused as it is unnecessarily long, and there are also two small holes above wagon door, which were presumably for joists supporting a timber access to the upper door. Immediately east of the wagon doorway is a flight of stone steps (Plate 16), and beyond these, to the east, is a small window filled with slatted timber with a large dressed lintel and quoins and doorway (Plate 17). To the east of this is a doorway with chamfered jambs and a plain timber lintel and double plank and batten door above which is a further reused piece, possibly from a mullion window. The door has graffiti carved into it in the form of initials such as 'MPW', 'MW', 'TP', and 'TC' (Plate 18). To the east is a small window as per that to the west. The east end is covered by north/south block there is a row of six square vents along the top of the east end.



Plate 14: Doorway in the north external elevation of the main block with the datestone 'TEI 1693' and reused stone above



Plate 15: East end of north external elevation of main block



Plate 16: Detail of the wagon doorway and stairs at the east end of the north external elevation of the main block



Plate 17 (left): Easternmost door in the east end of north external elevation

Plate 18 (right): Graffiti carved into the door at the east end of the north external elevation

4.2.3 **East elevation, Main Block** (Figure 2): this is a gable end, partly obscured by a tree and material piled against it beyond a field boundary, which butts it south of centre. There are quoins at the ends made of dressed stone, and it is otherwise fairly plain apart from a square opening below the apex, presumably an owl hole, with thin sill and lintel. The ends of internal beams project through the wall near the base.



Plate 19: The east external elevation of the main block

4.2.4 **South elevation, Main Block** (Figure 3): the east end of the south elevation has plain quoins and a row of threw square vents at the top (Plate 20). To the west is a wagon doorway with chamfered flat voussoir arch and quoined jambs and a canopy over the surround on the east side supported by a bracket and on the west side on the return. The wagon doorway has a double plank and batten door with graffiti sketch of a boat (Plate 21) and initials 'ICR', 'W', etc. There is a return to the west, which butts the main wall and includes an upper level pitching door, with a plank and batten door, thin stone sill and timber lintel, below which is a wider doorway on the ground floor with thin machine cut timber lintel (Plate 22), and graffiti 'JP' carved into one of the south quoins (Plate 23). After the return of the elevation proper there is a high level doorway on the east side blocked with board and with a thin sill and no lintel, a low window near the centre with a dressed stone surround with moulding that not quite fitting the lintel correctly (Plate 24), and a further small window high up to the west with a rough stone lintel. The west end of this section butts the main part of the elevation to the west.



Plate 20: The east end of the south external elevation of the main block

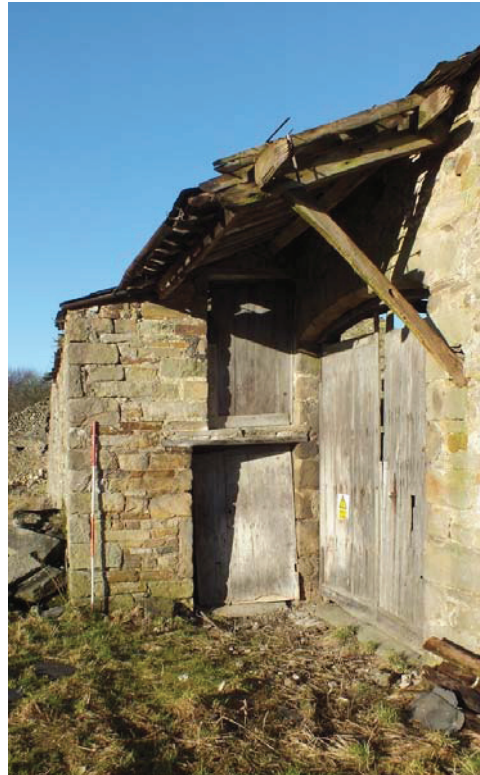


Plate 21 (left): Graffiti boat scratched into the surround of the eastern wagon door in the south external elevation of the main block

Plate 22 (right): The doors in the return at the east end of the south external elevation of the main block



Plate 23: Graffiti 'JA' carved into a quoin in the return at the east end of the south external elevation of the main block



Plate 24: Window with moulded surround on the east side of the south external elevation of the main block

4.2.5 The west end of the south elevation is generally fairly plain, with two square ventilation holes at high level and a wagon doorway to the west with a flat voussoir arch and metal double doors (Plate 25). There is a blocked doorway immediately to the west of this with no lintel and stones projecting from its

east jamb for a further wall running to the south, and the top part of the wall above this has clearly been rebuilt or even extended. This now corresponds to a large amount of rubble with some discernable walls forming an approximately square structure (Plate 26). The west end of the elevation is largely ruinous with the remains of an opening at this end evident as a row of quoins.



Plate 25: The west end of the south external elevation of the main block



Plate 26: The ruined structure to the south of the west end of the south external elevation of the main block

4.2.6 **West elevation, Main Block** (Figure 3): this comprises a gable end and is partially collapsed, especially on the south side (Plate 27). There are three rows of throughstones, some of which, on the south side, comprise reused pieces of moulded stone, perhaps fragments of mullion or window surround (Plate 28). There is a possible small opening low on the south side but this is obscured by rubble and the gable evidently originally extended a lot further to the south into what is now a ruined structure comprising little more than a pile of rubble. There is a blocked opening south of the centre with a dressed lintel and quoins and a small owl hole near the apex. The north end was not accessible during the building recording and is obscured by vegetation.



Plate 27: The south side of the west external elevation of the main block



Plate 28: Detail of reused stone in the west external elevation of the main block

4.2.7 **West elevation, north/south block** (Figure 3): the south end is obscured by ivy but there is a window just visible with a rebated lintel (reused?), and a doorway with a stone lintel with no door, but with strap hinges (Plate 29). There are two further doorways to the north, both with rough quoins and large lintels. There is a further window to the north with a chamfered lintel, with concrete over the sill. There is another window to the north also with a chamfered lintel but evidently reused and concrete over the sill. There is a door between these two windows with rough quoins and lintel. The quoins at the north end where it meets the pig sties must be part of the same build as they are keyed into each other.



Plate 29: The south end of west external elevation of the north/south block

4.2.8 At the north end there are three sties each with an outer L-shaped wall with a stone feed chute and a small doorway on the south side (Plate 30). The wall proper beyond has a low doorway in each sty with small quoins and a large lintel. There is a triangular vent high on the north end and the outer walls are topped with rough flat blocks (Plate 31).



Plate 30: The north end of the west external elevation of the north/south block, showing its relationship to the south end



Plate 31: The north end of the west external elevation of the north/south block

4.2.3 **North elevation, north/south block:** this comprises a plain monopitch gable with quoins and a collapsed hole east of centre (Plate 32). There is a gable of the stable beyond to the south, which is also plain with quoins and extended by the outer wall of the pig sty, which is finished with large quoins.



Plate 32: The north external elevation of the north/south block

4.2.4 **East external elevation of the north/south block** (Figure 2): the north end is continued by the boundary wall and is partially covered by another monopitch outshut (Plate 33). The return to the west has a doorway with rough quoins and lintel. To the south of the outshut is a raised doorway with rough quoins and lintel and still and the remains of a plain timber surround. There is a further return to the east for another larger outshut with the remains of a window on the west side, just jambs and a rough sill (the roof is gone) and a doorway to the east which is very low, with a rough lintel and quoins. The larger outshut's east wall is plain and partially collapsed, with quoins (Plate 34). The return to the west has a low doorway with a stone lintel and west jamb side of pig sty. There is a small opening above the door too. The rest of the elevation, to the rear of the stables, is plain and turns at the south end to meet the corner of the main block.



Plate 33: The north end of the east external elevation of the north/south block



Plate 34: The south end of the east external elevation of the north/south block

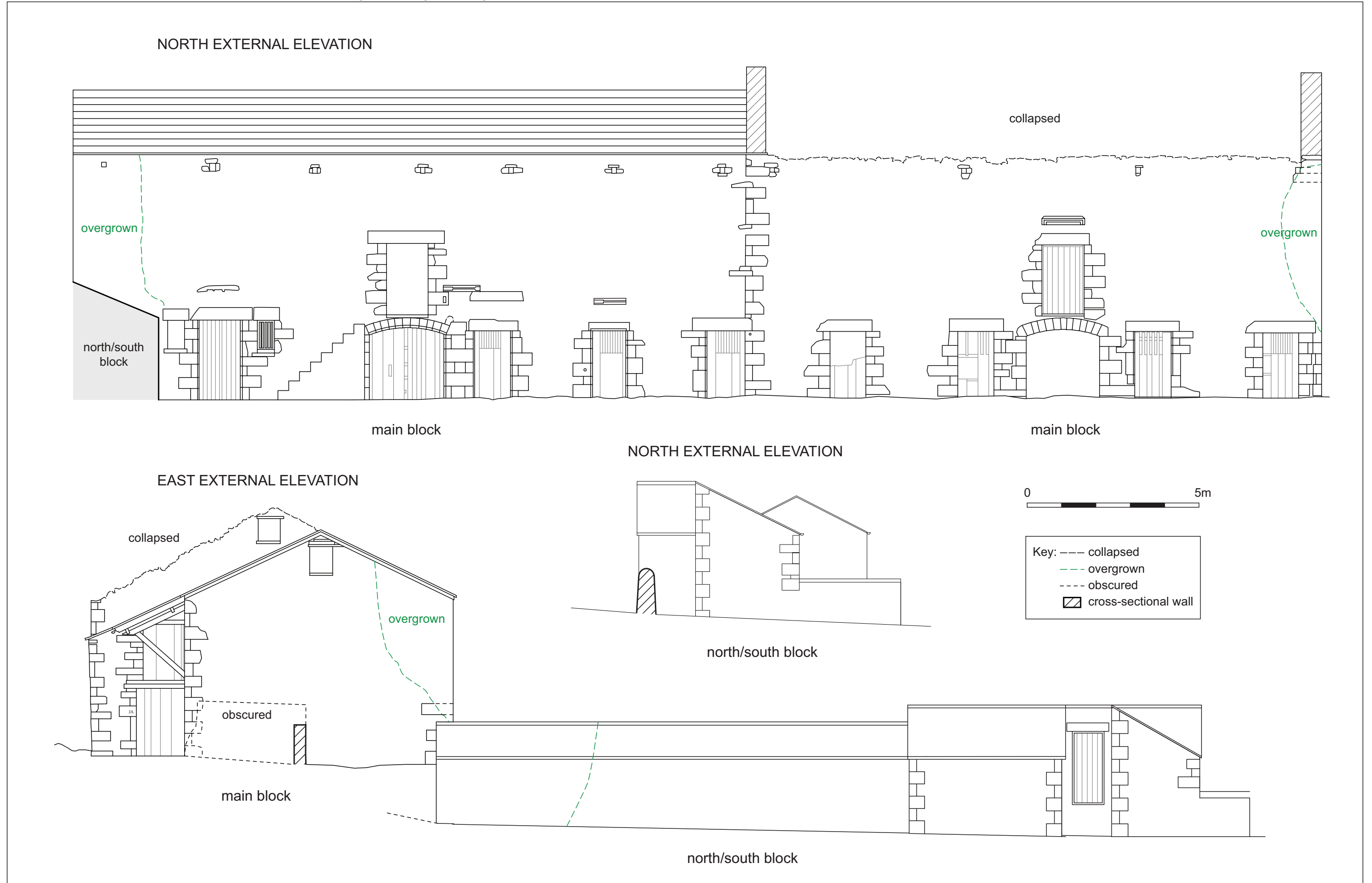
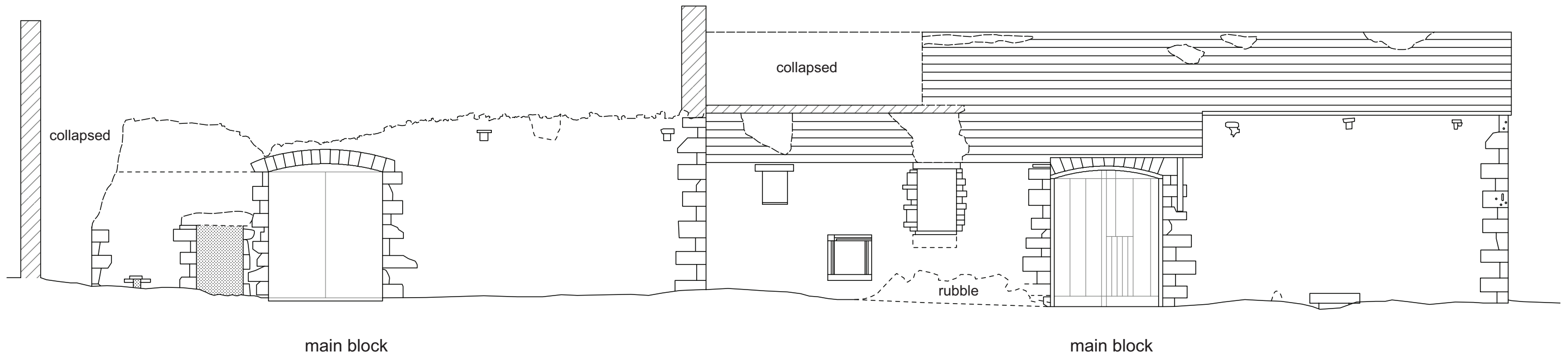
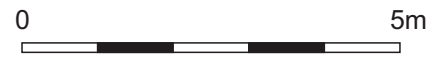
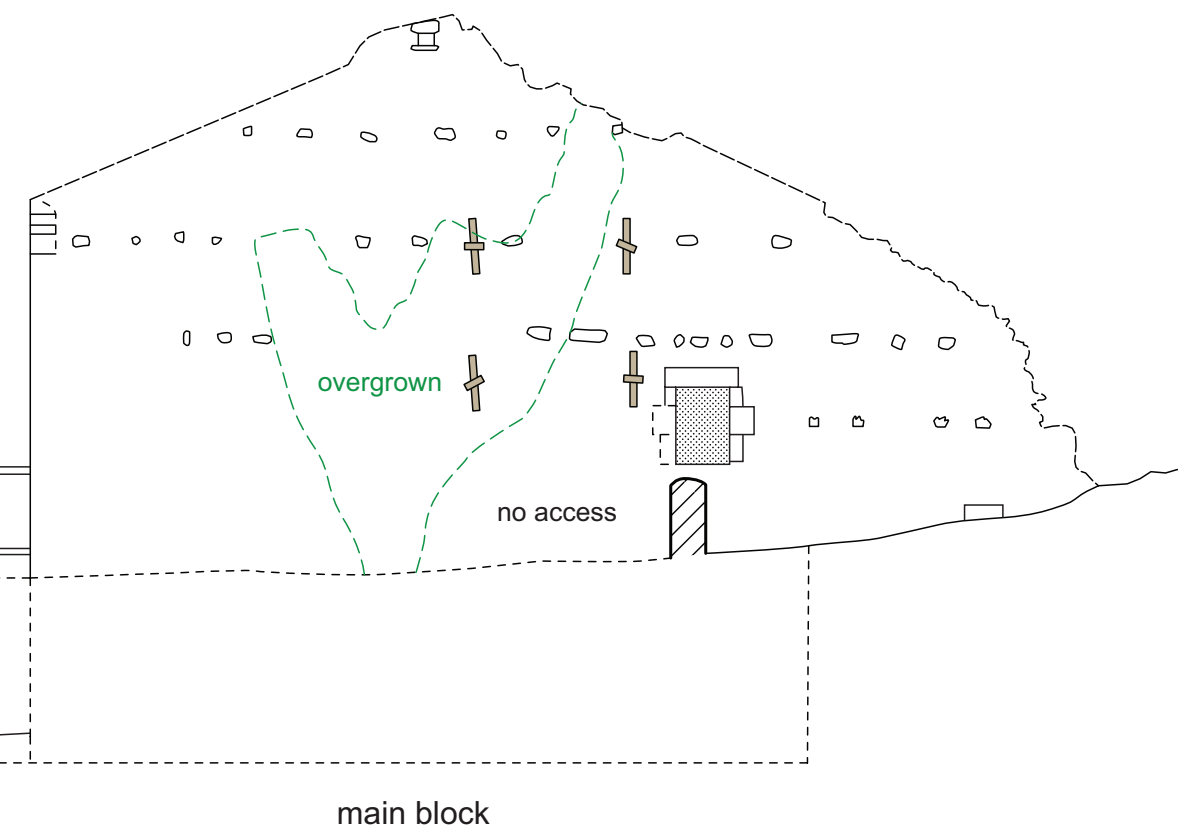


Figure 2: North and east external elevations

SOUTH EXTERNAL ELEVATION



WEST EXTERNAL ELEVATION



Key: --- collapsed
 - - - overgrown
 - - - obscured
 ▨ cross-sectional wall
 ▩ blocked feature

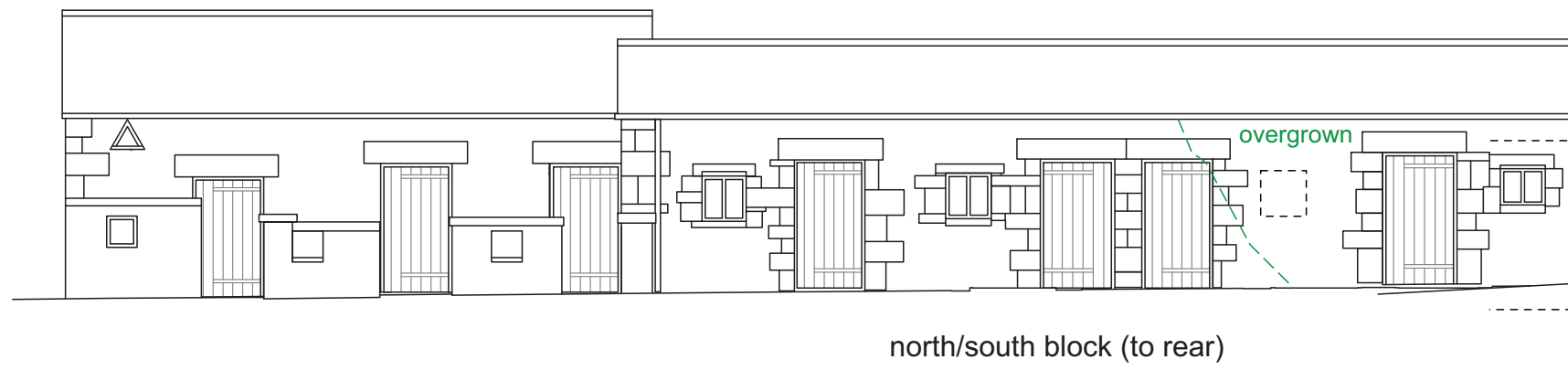
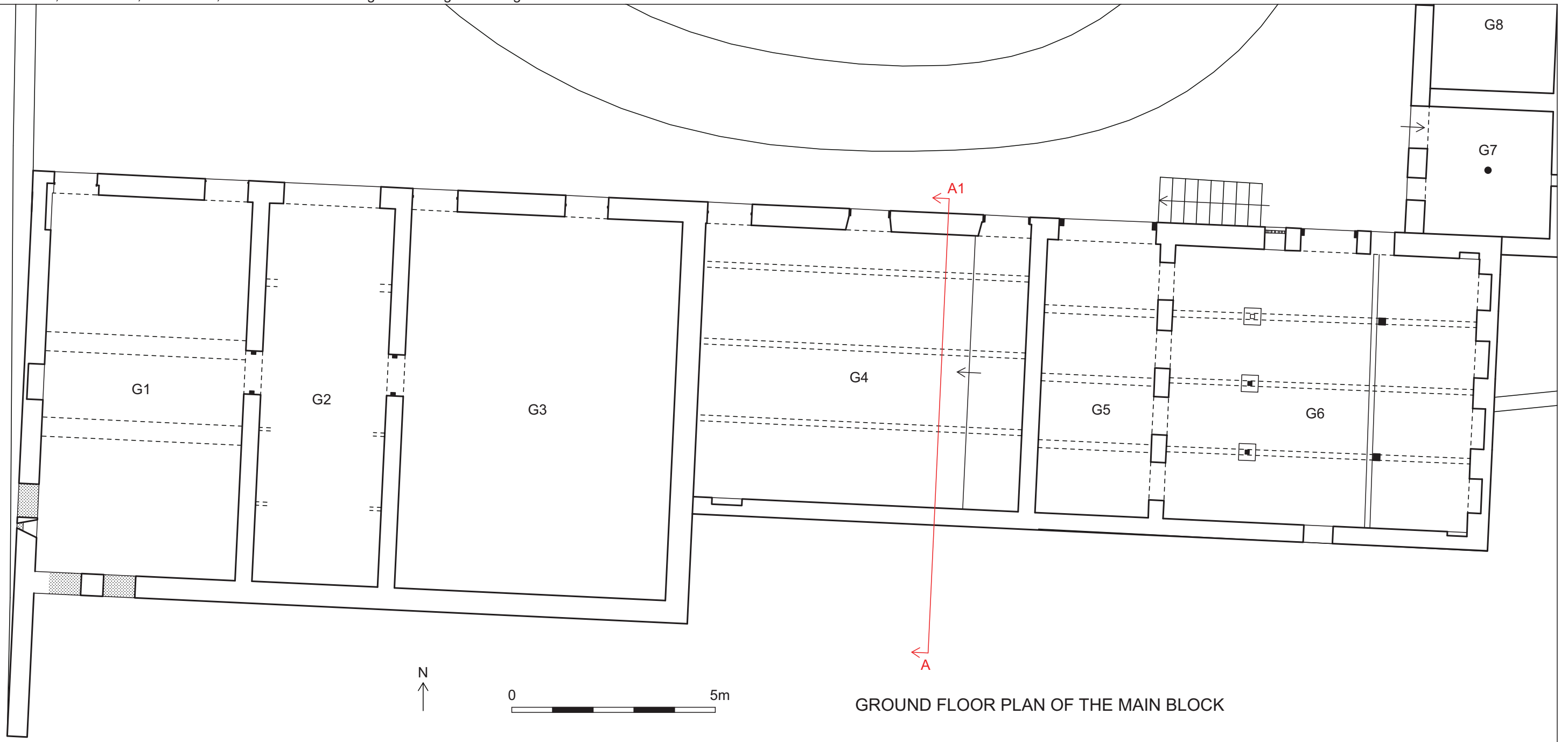


Figure 3: South and west external elevations



GROUND FLOOR PLAN OF THE MAIN BLOCK

Key: blocked feature overhead feature cross-sectional timber step up (in direction of arrow) **G4** room number **A1** drawn section

Figure 4: Ground floor plans of the main block

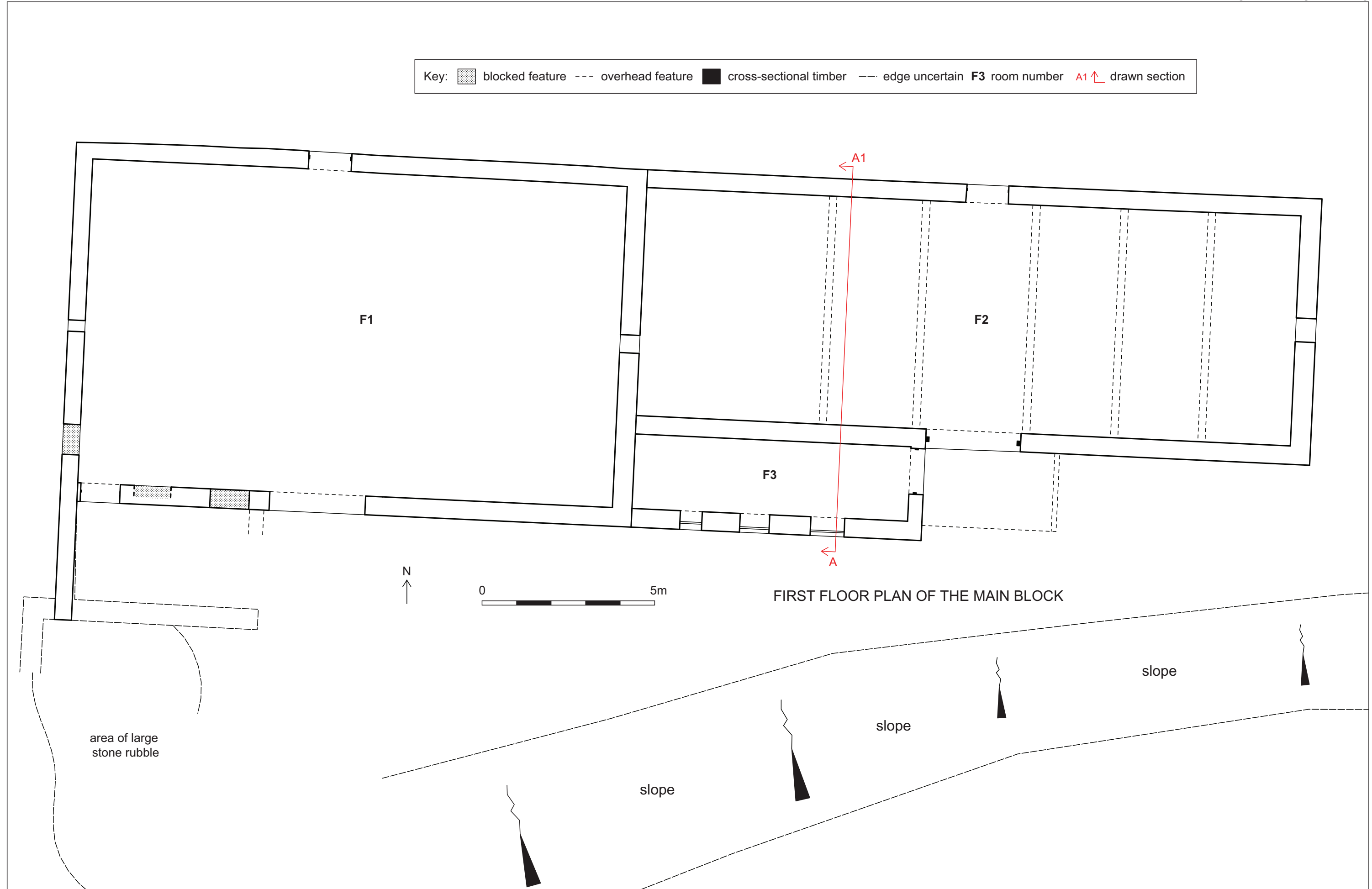


Figure 5: First floor plan of the main block

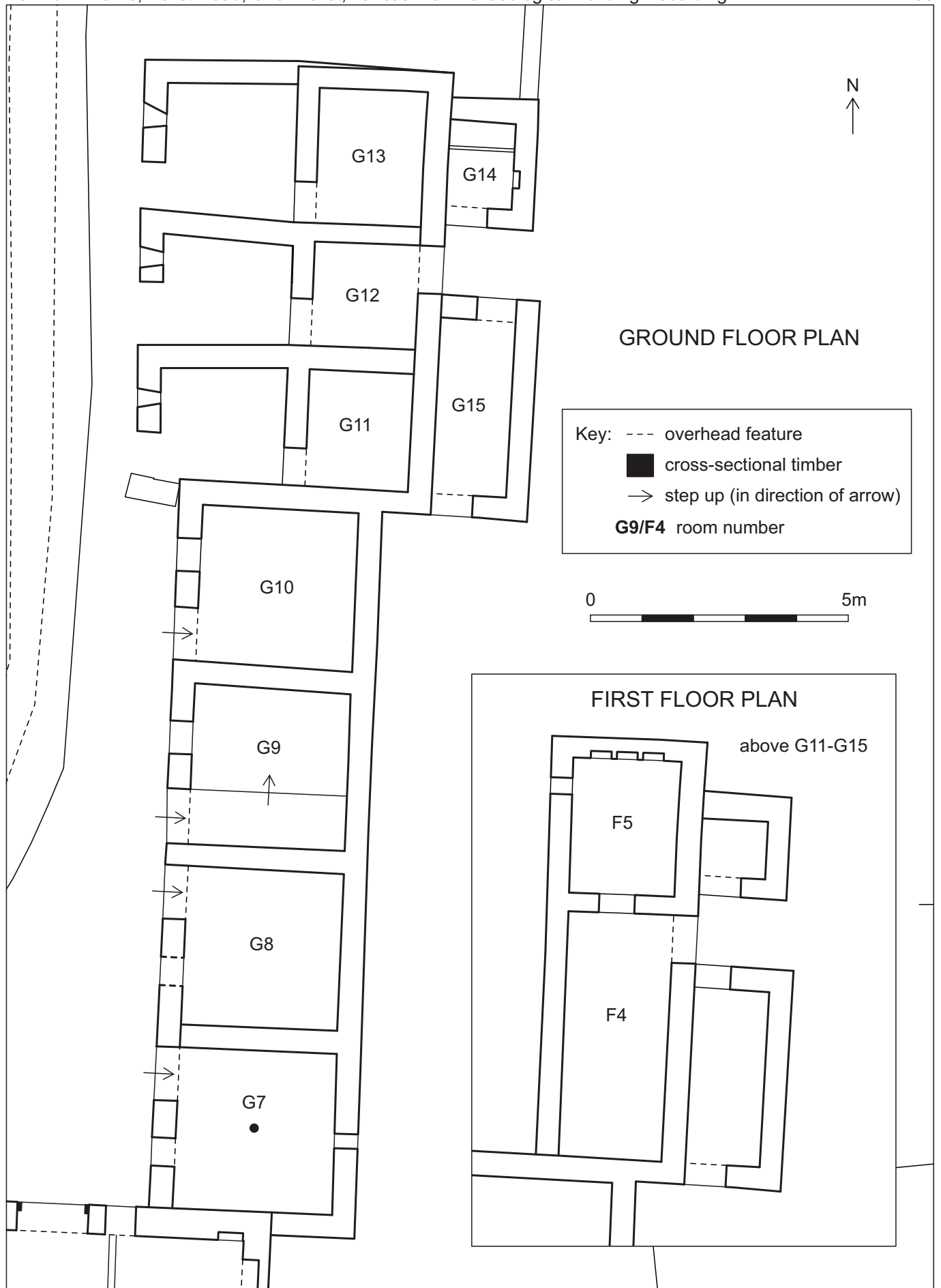
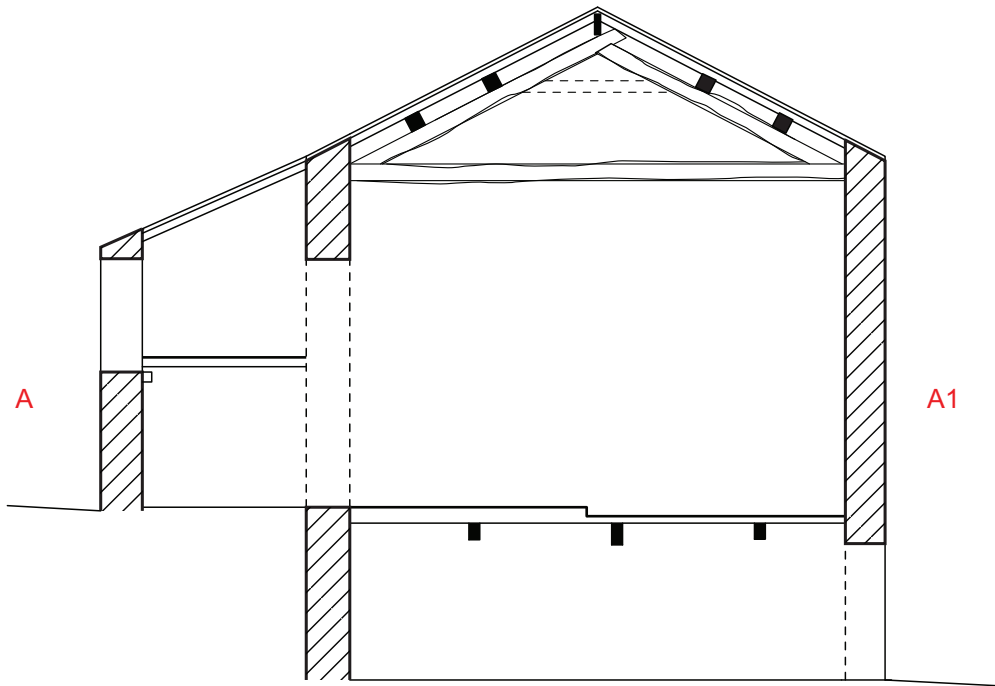


Figure 6: Plans of the north/south block

CROSS-SECTION (LOOKING WEST)



Key: - - - - continuation of line
▨ cross-sectional wall
■ cross-sectional timber



Figure 7: Cross-section A-A1

Client: John Benson

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4.3 Internal Detail

4.3.1 **Ground floor Room 1 (G1)**: the floor is obscured by rubble and debris from the collapse of the roof, the ceiling is gone, and the walls are finished with the remnants of limewash. The north elevation has two doorways with timber lintels and plank and batten doors and a row of joist holes for the first floor. The east elevation is mostly plain, with a central doorway with a timber lintel, but it noteworthy that this wall is built mainly of limestone (Plate 35). The south elevation is mostly plain with machine made brick with frogs used to edge some of the joist holes and to block an opening west of the centre. There is a possible opening on the west side blocked with stone (Plate 36). The west elevation has a splayed vent on the south side that has been blocked externally. In the centre there is a large alcove with a stone lintel and thin stone sill (Plate 37) and at the north end there is a further tall, shallow alcove that evidently acts as a rebate for the door (Plate 38). There are two holes at first floor level that perhaps represent the position of beams.



Plate 35 (left): The east internal elevation, Room G1



Plate 36 (right): The west end of the south internal elevation, Room G1



Plate 37 (left): The west internal elevation, Room G1



Plate 38 (right): The north-west corner of Room G1 showing the doorway and alcove

4.3.2 **Ground floor Room 2 (G2):** the floor is obscured by rubble and debris from the collapsed roof and first floor (Plate 39) and it is therefore open to what remains of the roof. The walls have the remnants of whitewash. The north elevation is dominated by a wagon doorway with a flat voussoir arch and timber lintel internally and strap hinges on pintels but no surviving door. The east and west elevations are only extend to first floor level and each has a central doorway with a timber lintel. The south elevation is plain, with an iron pipe along the top.



Plate 39: General view of Room G2

4.3.3 **Ground floor Room 3 (G3):** this room was not accessible and the floor is again obscured by rubble and debris from the collapsed roof and floor and is open to the roof (Plate 40). The walls have no obvious finish. The north elevation has two doorways with timber lintels, the west reused. The west elevation has a central doorway, while the south and east elevations are plain.



Plate 40: General view of Room G3

4.3.4 **Ground floor Room 4 (G4):** this is also inaccessible and the floor due to an unsafe ceiling and the floor is largely obscured by debris, although there is a dung channel visible as a step in the floor on the east side. The ceiling is supported by three beams orientated east/west, which support joists and all of the timbers are sawn. The walls are finished with limewash and there are three doorways to the north with timber lintels, which are evidently reused, probably former cruck blades, the eastern one with carpenter's mark 'IIII' chiselled into it next to an empty joint hole. The east and west elevations are plain, while the south elevation is mostly obscured but there is an alcove on the west side with a timber lintel.



Plate 41: The dung channel on the east side of Room G4



Plate 42: The alcove on the west side of the south elevation in Room G4

4.3.5 **Ground floor Room 5 (G5):** this has concrete floor and timber ceiling comprised of beams running east/west supporting joists and floor boards, all of which are sawn. The walls are finished with limewash and the east is partially clad with planks, although these are in part blocking openings on this side. The north elevation has a wagon door with a timber lintel, which is chamfered but this doesn't match the opening and so has evidently been reused. The west and south elevations are plain.



Plate 43: General view of Room G5

4.3.6 **Ground floor Room 6 (G6):** this has a cobble floor, obscured by debris on the east side, which has been partitioned off with a roughly constructed wall of stacked thick planks. The remains of stall partitions remain on the west side with stone post pads and stall bases present for three stalls and two

posts still present (Plate 44). The walls are finished with limewash. The north elevation has central doorway with splayed jambs and a double plank and batten door supported by strap hinges on pintels (Plate 45). There are small windows either side and these and the doorway share a single timber lintel that is roughly chamfered. There is a further attached bracket to the east with a timber peg. The east elevation has four chutes built into the wall extending to the floor above, all of which have timber lintels (Plate 46). The south elevation has a central aperture extending to the external ground level with a rough timber lintel and stone sill. The west elevation has four openings all of which extend to the ceiling level and are blocked with planks on the opposite side, one of which has the initials 'T.P.' painted on it (Plate 47).



Plate 44: Stall partition bases and cobbled floor on the west side of Room G6



Plate 45: The north elevation of Room G6



Plate 46: The east elevation of Room G6



Plate 47: The west elevation of Room G6

4.3.7 **Ground floor Room 7 (G7)**: this is almost entirely obscured by vegetation, the roof is partially collapsed and the walls finished with limewash. It is clearly butting against the wall of the main block to the south, and there is a doorway and window to the west both of which have timber lintels.

4.3.8 **Ground floor Room 8 (G8)**: the floor is obscured by vegetation and the roof comprises just a ridge purlin and a single purlin per pitch and rafters. There is a rough post in the centre of the room fixed to the ridge purlin and the walls are finished with limewash. There is a doorway and window to the west, both of which have timber lintels. There is a small opening in the east elevation but this is probably just collapse.

4.3.9 **Ground floor Room 9 (G9):** this has a stone flag floor, which steps up on the north side leaving a channel along the south side. The roof is mostly collapsed with just a single purlin, the ridge and some of the rafters remaining. The walls are finished with limewash, and the north, east, and south are plain. There is a window and doorway to the west both with reused timber lintels.



Plate 48: The floor of Room G9 showing the raised floor and channel

4.3.10 **Ground floor Room 10 (G10):** the floor is obscured by debris from the collapsed roof, which is mostly missing, with just the purlins and some rafters remaining. The walls are finished with limewash and all plain with the exception of the west, which has a doorway and window both with rough timber lintels.

4.3.11 **Ground floor Room 11 (G11):** the floor is obscured by debris and the ceiling partially collapsed but comprises joists orientated east/west supporting boards. The walls are limewashed and plain apart from the west, which has a doorway with a rough and reused timber lintel.

4.3.12 **Ground floor Room 12 (G12):** again the floor is obscured by debris and the ceiling comprises joists orientated east/west most of which are relatively rough and some reused and support boards (Plate 49). The walls are finished with limewash and there is a doorway to the west with a timber lintel, which is also probably reused.



Plate 49: General view of Room G12

4.3.13 **Ground floor Room 13 (G13)**: the floor is again obscured by debris and the ceiling partially collapsed but constructed from rough joists supporting boards. There is a doorway to the west with a timber lintel.

4.3.14 **Ground floor Room 14 (G14)**: the floor is obscured by rubble from the collapsed monopitch roof, but there is an upright stone slab along the north side defining the edge of a toilet with part of the seat still present. Some limewash remains on the walls but most are plain; the door to the south has a doorway with a stone lintel.

4.3.15 **Ground floor Room 15 (G15)**: again the floor is largely obscured by debris from the collapsed roof. The walls are limewash and largely plain but there are doorways to the north and south with rough timber lintels, plus the remains of a window formed against the building to the west with a stone sill, there is also a small opening above the doorway to the south (Plate 50).



Plate 50: General view of Room G15

4.3.16 **First floor Room 1 (F1)**: this extends over Rooms G1-G3. The floor and roof have collapsed and the walls are exposed stone. The north elevation has square vents along the top and a central winnowing door with a timber lintel, quoins and a plank and batten door. The east elevation is gable end with a square owl hole at the top with a thin stone lintel (Plate 35). The south elevation has row of square vents at the top and a central wagon doorway with a voussoir arch and quoined jambs, and there is a further opening to the west with quoins plus another to the west where the wall has mostly collapsed, although there is some rebuild or blocking at this point in machine made brick (Plate 51). The west elevation is a gable end, extending beyond the line of the room to the south where the wall has collapsed. There is an opening on the south side with a timber lintel blocked with machine made brick with a further patch of rebuild in the same brick below. The south-west corner incorporates lots of limestone and the west elevation also uses lots of red sandstone.



Plate 51: The south internal elevation of Room F1

4.3.17 **First floor Room 2 (F2)**: this extends over Room G4 and could not be fully accessed. It has a timber board floor although this has mostly collapsed on the west side and is raised on the east side, and a large part of the roof still remains, with five trusses still present. These are of basic tie beam type with a collar, and there are two purlins per pitch plus a ridge plank and all of the timber is hand finished (Plate 52; Figure 7). The north elevation has a winnowing door with a timber lintel internally and a double plank and batten door (Plate 53). There is a wagon doorway to the south with a rough reused timber lintel and double plank and batten doors. There are owl holes at the top of the east and west elevations.



Plate 52: Trusses in Room F2



Plate 53: The winnowing door in the north elevation of Room F2

4.3.18 **First floor Room 3 (F3)**: the room could not be fully accessed. The floor is obscured by debris and the upper floor has collapsed leaving just joists and the room open to the monopitch roof, which is

supported by just rafters sat on the north and south walls (Plate 54). All of the timber is sawn, the roof has plaster sarking against the slates, and the walls are finished with rough plaster and limewash. The north elevation is plain with joist holes. The east elevation has doorways on the ground and upper floors with timber lintels. The south elevation has a lower level window with splayed jambs, and two upper level openings with timber lintels, the stone sill of the east one projects from the wall line.



Plate 54: General view of Room F3

4.3.19 **First floor Room 4 (F4)**: this is above Rooms G11-G12 and has a partially collapsed timber board floor supported by joists running east/west. The monopitch has also mostly collapsed and is supported by a single sawn purlin, which is supported by a post midway along (Plate 55). The walls are unfinished; there is an opening to the east, the lintel of which has gone, and an opening to the north with a sawn timber lintel and plain timber surround.



Plate 55: General view of Room F4

4.3.20 **First floor Room 5 (F5):** this is located above Room G13. It has a timber board floor, which is largely collapsed and a monopitch roof with a single purlin. The walls are unfinished and in the north elevation there are three alcoves sharing a single timber lintel and slate sills (Plate 56). The west elevation has a triangular vent on the north side constructed from stone.



Plate 56: General view of Room F5

5. Discussion

5.1 Phasing

5.1.1 **Introduction:** the results of the building recording, although limited in many areas because of the lack of access, provide a reasonably good understanding of the development of the site. When combined with the available documentary evidence, particularly that of the maps, it is possible to provide a considerably more detailed understanding of the dating of this, and five phases of development can be identified.

5.1.2 **Phase 1 (late 18th – early 19th century):** it is clear that the earliest part of the structure comprises the west end of the main east/west range, corresponding to rooms G1-G3 and F1. This was evidently constructed as a combination bank barn built with its long side against the slope, a type frequently found in Cumbria but extending into neighbouring areas (see Whittaker 2001; Brunskill 2002, 105-111). This would have housed cattle in the lower level with a threshing floor above. It clearly originally projected slightly from the west end of the south elevation, a common feature of 'Lancashire barns', although in this case it clearly only extended on part of the upper floor, rather than the space for the cattle below, which is more usual (Grundy 2015). The dating of this phase is difficult in the absence of useful features such as the roof. The use of v-jointed quoins at the west end of the north elevation would suggest an 18th century date, but such a 'polite' feature is out of place in the building and these blocks are almost certainly re-used, as were several other pieces throughout the building, including perhaps the late medieval moulded fragments in the west gable. While bank barns of this form were constructed from the late 17th century until the early 19th century (Brunskill 2002, 109) and this building had certainly been constructed by 1840, it seems more likely to belong to the late 18th to early 19th century, perhaps corresponding to the initial period of ownership by Montague Farrer Ainslie (1759-1830) (see *Section 3.2* above).

5.1.3 **Phase 2 (late 18th – early 19th century):** it is clear that the original block at the west end was soon extended to the east with a further, slightly smaller, bank barn again built into the slope to the south (corresponding to Rooms G4-G6 and F2). This too most likely incorporated cattle housing (the sales particulars of 1904 state that the two barns together housed 44 cattle; see *Section 3.2.7* above) below a threshing floor, although G5 may have been a small cart house and G6 incorporated feed chutes at the east end to allow hay to be passed down from the threshing floor to the animals below, with the openings in the west end perhaps working in a similar way or allowing feeding from G5. Again, the map evidence and the form of the surviving trusses, which are more typical of the late 18th to early 19th century (Brunskill 2002, 152-153), shows that this addition was constructed prior to 1840. The datestone of 1693 is almost certainly reused from elsewhere and imported to the site, and this again is fitting for the period of ownership by Montague Farrer Ainslie, who owned a number of other farms in the local area and would therefore have had access to material from other buildings.

5.1.4 **Phase 3 (early 19th century).** a further substantial addition was made to the building in the form of the north/south block, which was added to the east end of the north elevation of the main block. The north end of this clearly comprised a row of three pig sties (G11-G13), with a hen house above divided into two parts above accessed from the east side (F4 and F5); the sales particulars of 1904 mention only two 'piggeries' but do list a 'fowl house' (see *Section 3.2.7* above). The south end was perhaps a row of stables or loose boxes for calves (Rooms G7-10), both of which are mentioned in the sales particulars. This entire block was also clearly added before 1840, but seems to be a more uniform build with better dressed and sawn timbers and so is perhaps early 19th century rather than any earlier. The small two-storey addition in the return between the two sections of the main block (Room F3) probably also belongs to this period, although it is not clear what function this had but it is conceivable that it comprised the root house and perhaps also the engine house mentioned in 1904.

5.1.5 **Phase 4 (late 19th century):** a number of minor additions were clearly made before 1891, including a flight of steps on the east side of the north elevation of the main block, the two small outbuildings on the east side of the north/south block, and the large addition off the west end of the south elevation. The steps were clearly intended to allow external access to the winnowing door above, and while it has been suggested that this was because it was being used as a granary (Studio Hills Ltd 2014, 32) which seems to be confirmed by the sales particulars of 1904 (see *Section 3.2.7* above). The

northernmost of the extensions to the east side of the north/south range was clearly a new outside toilet (Room G14), while the other (Room G15) is of uncertain function but was perhaps a kennel, although a store-house is mentioned in the sales particulars. The extension to the west end of the south elevation is now ruinous and its function is less obvious. Its form suggests that it housed a horse engine (Studio Hills Ltd 2014, 34), and this is essentially confirmed by the sales particulars, which also mention an apparently separate 'engine house'. The rebuild or extension to the wall top in this area probably corresponded to alterations made to accommodate this addition when modifying what would have been a monopitch roof.

5.1.6 **Phase 5 (late 20th century)**: it is clear from the photograph dated 1972 (Plate 7) that at that time the building was still in reasonable condition with an intact roof throughout and with the extension to the south-west still standing. Between that date and the present day the building has clearly decayed very rapidly, with the collapse of much of the roof and the demolition of the extension to the south-west. It is tempting to suggest in the case of the latter that this was carried out in order to allow the horse engine mechanism to be removed, presumably for the scrap value of any iron components by that time. Much of this damage seems to have occurred once the buildings fell out of use in the 1990s (Studio Hills Ltd 2014, 21).

5.2 Significance

5.2.1 The barns at Hall Farm represent an interesting example of a group of farm buildings, built to accommodate a number of uses seemingly over a very short period of time. The association with the Hall Garth estate and the fact that this farm probably served as the home farm for the estate most likely explains this and also the presence of the numerous pieces of reused masonry, almost certainly including the datestone of 1693, as they owned a number of other properties in the local area from which material could have been derived. The continued associations with Hall Garth into the early 20th century also probably accounts for later improvements such as the probable horse engine, which represent a continued investment in improving the property.

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Appendix 1: Project Design

HALL FARM BARNs, KELLET ROAD, OVER KELLET, LANCASHIRE

Archaeological Building Recording Project Design



Client: John Benson

NGR: 357863 472602

Planning application ref 15/00001/CU and 15/00002/LB

January 2018

Client: John Benson

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1. Introduction

1.1 Project Background

1.1.1 Following the submission of a planning application (ref. 15/00001/CU) and Listed Building consent (ref. 15/00002/LB) for the conversion of two barns at Hall Farm, Kellet Road, Over Kellet, Lancashire (NGR 357863 472602) into dwellings, conditions (Nos. 2 and 10 respectively on the different applications) requiring an archaeological building recording was placed on the decision notices. Greenlane Archaeology was appointed by John Benson (hereafter 'the client') via his architect Tony Hills to carry out the archaeological building recording and this project design was produced in response.

1.1.2 The project follows on from the compilation of a Design and Access and Heritage Statement (Studio Hills 2014), which revealed that the barns are probably 18th or early 19th century in origin, although there is a datestone of 1704 that may be reused.

1.2 Greenlane Archaeology

1.2.1 Greenlane Archaeology is a private limited company based in Ulverston, Cumbria, and was established in 2005 (Company No. 05580819). Its directors, Jo Dawson and Daniel Elsworth, have a combined total of over 30 years continuous professional experience working in commercial archaeology, principally in the north of England and Scotland. Greenlane Archaeology is committed to a high standard of work, and abides by the Chartered Institute for Archaeologists' (CIfA) Code of Conduct. The desk-based assessment and building recording will be carried out according to the Standards and Guidance of the Institute for Archaeologists.

1.3 Project Staffing

1.3.1 The project will be managed by **Dan Elsworth (MA (Hons), ACIfA)**, who will also carry out the building recording with appropriately experienced assistance as necessary. Daniel graduated from the University of Edinburgh in 1998 with an honours degree in Archaeology, and began working for the Lancaster University Archaeological Unit, which became Oxford Archaeology North (OA North) in 2001. Daniel ultimately became a project officer, and for over six and a half years worked on excavations and surveys, building investigations, desk-based assessments, and conservation and management plans. These have principally taken place in the North West, and Daniel has a particular interest in the archaeology of the area. He has managed a number of recent projects in Cumbria and Lancashire including several archaeological building recordings. Recent projects include the recording of a former public house in Dalton-in-Furness (Greenlane Archaeology 2011a), lock keeper's cottage in Ulverston (Greenlane Archaeology 2011b), former school in Millom (Greenlane Archaeology 2011c) and industrial and commercial buildings in Barrow-in-Furness (Greenlane Archaeology 2009; 2011d). He is very experienced at building recording, having carried out numerous such projects, mainly in Cumbria and Lancashire, over the past 18 years.

2. Objectives

2.1 Desk-Based Assessment

2.1.1 To examine early maps of the site and any other relevant primary and secondary sources in order to better understand the dating and development of the building, and set it in its historic context. This will build on and enhance the work already carried out as part of the previous Design and Access and Heritage Statement (Studio Hills 2014).

2.2 Building Recording

2.2.1 To undertake a programme of archaeological building recording of the building to a Level 2/3-type standard (English Heritage 2006). This will provide a relatively detailed record of the building, as well as providing outline information about its development, form and function.

2.3 Report

2.3.1 To produce a report detailing the results of the desk-based assessment and building recording, which will outline the character, form and development of the historic fabric of the building.

2.4 Archive

2.4.1 Produce a full archive of the results of the building recording.

3. Methodology

3.1 Desk-based Assessment

3.1.1 A rapid examination of easily available sources, particularly maps, relating to the site will be carried out, building on the work carried out as part of the previous Design and Access and Heritage Statement (Studio Hills 2014). These will include:

- **Lancashire Record Office:** the majority of original and secondary sources relating to the site are deposited in the Lancashire Record Office in Preston. Of principal importance are early maps of the site, particularly Ordnance Survey maps. These will be examined in order to establish the date of the building, any periods of alteration, and, where possible, its function in order to set it in its historic context. In addition, any details of the building's architect(s), patrons and owners will be acquired where available;
- **Greenlane Archaeology:** a number of copies of maps and local histories are held by Greenlane Archaeology. These will be consulted in order to provide information about the date of the building, and any obvious phases of alteration.

3.2 Archaeological Building Recording

3.2.1 A programme of archaeological building recording to English Heritage Level 2/3-type standards is required (English Heritage 2006). This is a moderate level of investigation intended to record the form, function, and phasing of the building, without incorporating the results of the desk-based assessment, in order to aid the interpretation of its development. It will comprise three types of recording:

- **Drawn Record:** plans of all of the principal floors will be produced, indicating alterations to the building and the location of each photographed feature of architectural or historic interest. These are compiled through hand measured survey techniques utilising 'as existing' plans and survey drawings. These are then drawn up to produce the final illustrations. In addition, a plan showing the location of the building in relation to other nearby buildings, structures and landscape features will also be produced;
- Elevations and cross-sections will be included where considered useful in explaining the relationship between different elements of the building or showing features of architectural or historic interest. Where photographs show adequate information these may be used instead;
- **Written Record:** descriptive records of all elements of the building will be made on Greenlane Archaeology standard *pro forma* record sheets. These records will describe the building's plan, form, function, age, and construction materials. They will then be used to provide an account of the development of the building. In addition, the landscape and historic setting of the building will be described, in particular its relationship with other nearby buildings, streets, settlements and other structures;
- **Photographic Record:** photographs in colour digital format (RAW files at 12meg resolution) will be taken. These will cover both general and detailed shots of the external elevations, individual rooms and circulation areas, but also scaled photographs of specific features of architectural or archaeological interest. In addition, a record of the associated landscape and nearby buildings will also be made. Digital photographs will also be used for illustrative purposes within the report, and a written record will be kept of all of the photographs that are taken.

3.3 Report

3.3.1 The results of the building investigation will be compiled into a report, which will provide a summary and details of any sources consulted. It will include the following sections:

- A front cover including the appropriate national grid reference (NGR);
- A concise non-technical summary of results, including the date the project was undertaken and by whom;
- Acknowledgements;
- Project Background;
- Methodology, including a description of the work undertaken;
- Results of the desk-based assessment;
- Results of the building recording;

- Discussion of the results including phasing information;
- Bibliography;
- Illustrations at appropriate scales including some or all of the following:
 - a site location plan related to the national grid;
 - a plan showing the location of the building in relation to nearby structures and the local landscape;
 - plans of all of the principal floors of the building showing the location of each photographed feature of architectural or archaeological interest;
 - elevations of the building;
 - a cross-section or cross-sections showing as a minimum the roof structure;
 - photographs of the building, features of architectural/historic interest and its landscape, accompanied by appropriate descriptions;
 - copies of selected historic maps and plans of the building.

3.4 Archive

3.4.1 The archive, comprising the drawn, written, and photographic record of the building, formed during the project, will be stored by Greenlane Archaeology until it is completed. Upon completion it will be deposited with the Lancashire Record Office in Preston, together with a copy of the report. The archive will be compiled according to the standards and guidelines of the CfA (Brown 2007), and in accordance with English Heritage guidelines (English Heritage 1991). 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.

3.4.2 A paper copy of the report will be provided to the client and a digital copy of the report will be provided for the Lancashire Historic Environment Record. In addition, Greenlane Archaeology Ltd will retain one copy.

4. Work timetable

4.1 Greenlane Archaeology will be available to commence the project from **29th January 2018**, or at another date convenient to the client. It is envisaged that the elements of the project will be carried out in the following order:

- **Task 1:** desk-based assessment;
- **Task 2:** on-site building recording;
- **Task 3:** production of draft report including illustrations;
- **Task 4:** feedback on draft report, editing and production of final report;
- **Task 5:** finalisation and deposition of archive.

5. Other matters

5.1 Access and clearance

5.1.1 Access to the site will be organised through co-ordination with the client and/or their agent(s). In addition, the building will be cleared by the client in order to allow internal photographs to be taken without obstructions. Greenlane Archaeology reserves the right to increase the price if the building has not been cleared at the time of recording, if this results in additional time on site to photograph the building's interior once it has been cleared. This also applies if the exterior is not accessible or obstructed to the extent that it prevents the building recording taking place as required.

5.2 Health and Safety

5.2.1 Greenlane Archaeology carries out risk assessments for all of its projects and abides by its internal health and safety policy and relevant legislation. Health and safety is always the foremost consideration in any decision-making process.

5.3 Insurance

5.3.1 Greenlane Archaeology has professional indemnity insurance to the value of **£1,000,000**. Details of this can be supplied if requested.

5.4 Environmental and Ethical Policy

5.4.1 Greenlane Archaeology has a strong commitment to environmentally and ethically sound working practices. Its office is supplied with 100% renewable energy by Good Energy, and uses ethical telephone and internet services supplied by the Phone Co-op. In addition, the company uses the services of The Co-operative Bank for ethical banking, Naturesave for environmentally-conscious insurance, and utilises public transport wherever possible. Greenlane Archaeology is also committed to using local businesses for services and materials, thus benefiting the local economy, reducing unnecessary transportation, and improving the sustainability of small and rural businesses.

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Appendix 2: Photographic Register

Photo ID No.	Location	Description	Colour digital
01	External	North elevation, main block, west end	1_01
02	External	North elevation, main block, west end	1_02
03	External	North elevation, main block, east end	1_03
04	External	North elevation, main block, east end	1_04
05	External	North elevation, main block, centre	1_05
06	External	North elevation, main block, datestone	1_06
07	External	North elevation, main block, west end	1_07
08	External	North elevation, main block, reused stone	1_08
09	External	North elevation, main block, reused stone	1_09
10	External	West elevation, north/south block, south end	1_10
11	External	West elevation, north/south block, south end	1_11
12	External	West elevation, north/south block, north end	1_12
13	External	West elevation, north/south block, north end	1_13
14	External	West elevation, north/south block, north end	1_14
15	External	West elevation, north/south block, north end	1_15
16	External	North elevation, north/south block	1_16
17	External	East elevation, north/south block, north end	1_17
18	External	East elevation, north/south block	1_18
19	External	East elevation, north/south block, south end	1_19
20	External	East elevation, main block	1_20
21	External	South elevation, main block, east end	1_21
22	External	South elevation, main block, east end	1_22
23	External	South elevation, main block, east end	1_23
24	External	South elevation, main block, west end	1_24
25	External	West elevation, main block	1_25
26	External	West elevation, main block, reused stone	1_26
27	External	West elevation, main block, reused stone	1_27
28	External	North elevation, main block, door at west end	1_28
29	External	North elevation, main block, door east of west door	1_29
30	External	North elevation, main block, doors at east end	1_30
31	External	North elevation, main block, doors at east end	1_31
32	External	North elevation, main block, door and windows at east end	1_32
33	External	House, south and west elevations	1_33
34	External	House, datestone over west door	1_34
35	External	South elevation, main block, east end	1_35
36	External	South elevation, main block, return near centre	1_36
37	External	South elevation, main block, west end	1_37
38	External	South elevation, main block, centre	1_38
39	External	South elevation, main block, graffiti at return near centre	1_39
40	External	South elevation, main block, moulded window near centre	1_40
41	Internal	Room G1, north elevation	1_41
42	Internal	Room G1, east elevation	1_42
43	Internal	Room G1, south elevation, west side	1_43
44	Internal	Room G1, south elevation, west side	1_44
45	Internal	Room G1, west elevation	1_45
46	Internal	Room G1, west elevation, south side	1_46
47	Internal	Room F1, wagon doorway in south elevation	1_47
48	Internal	Room G1, rebate on north side of west elevation	1_48
49	Internal	Room G2, general view	1_49
50	Internal	Room G3, general view	1_50
51	Internal	Room G3, general view	1_51
52	Internal	Room G4, alcove on west side of south elevation	1_52
53	Internal	Room G4, dung channel on east side of room	1_53
54	Internal	Room G4, general view of centre	1_54
55	Internal	Room G5, east elevation	1_55
56	Internal	Room G5, general view	1_56
57	Internal	Room G6, stall posts on west side	1_57
58	Internal	Room G6, stall posts on west side	1_58
59	Internal	Room G6, stall posts on west side	1_59

Photo ID No.	Location	Description	Colour digital
60	Internal	Room G6, south elevation	1_60
61	Internal	Room G6, stall posts on west side	1_61
62	Internal	Room G6, north elevation	1_62
63	Internal	Room G6, east elevation	1_63
64	Internal	Room G6, east elevation	1_64
65	Internal	Room G6, east elevation	1_65
66	Internal	Room G6, east elevation	1_66
67	Internal	Room G6, east elevation	1_67
68	Internal	Room G6, south elevation	1_68
69	Internal	Room G6, south elevation	1_69
70	Internal	Room G6, west elevation	1_70
71	External	North external, main block, graffiti in east door	1_71
72	Internal	Room G9, floor	1_72
73	Internal	Room G9, west elevation	1_73
74	Internal	Room G12, ceiling	1_74
75	Internal	Room F4, general view	1_75
76	Internal	Room F5, north elevation	1_76
77	Internal	Room G15, general view	1_77
78	External	South elevation, main block graffiti on wagon door	1_78
79	External	South elevation, main block graffiti boat on wagon door	1_79
80	Internal	Room F2, north elevation winnowing door	1_80
81	Internal	Room F2, trusses	1_81
82	Internal	Room F2, trusses	1_82
83	Internal	Room F3, general view	1_83
84	External	Ruined building to south-west of main block	1_84
85	External	Ruined building to south-west of main block	1_85
86	External	Ruined building to south-west of main block, and west elevation	1_86
87	External	Ruined building to south-west of main block, and west elevation	1_87
88	External	Ruined building to south-west of main block, and west elevation	1_88
89	External	Ruined building to south-west of main block, and west elevation	1_89
90	External	South elevation, main block, west end showing raised wall	1_90

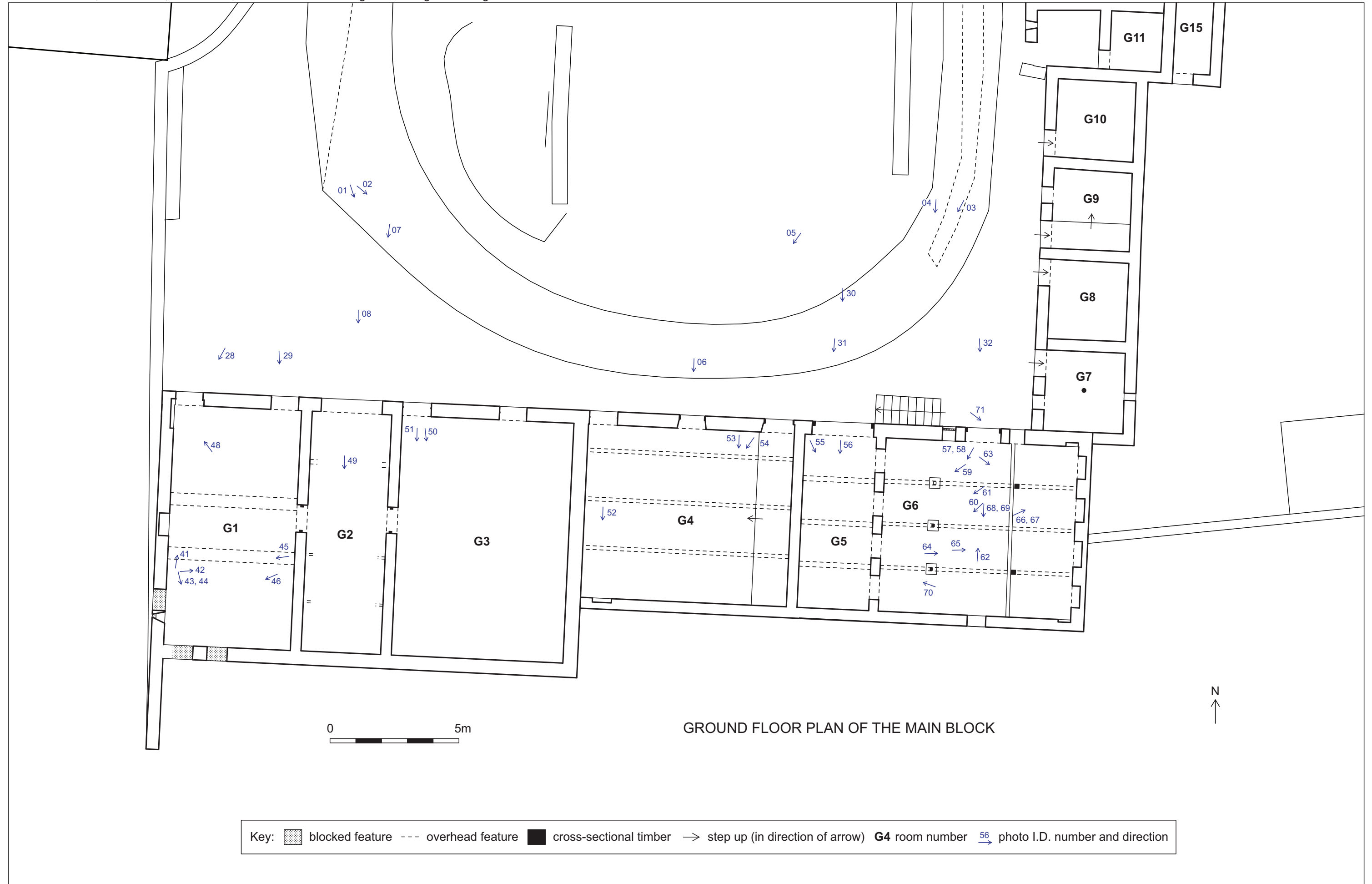


Figure 8: Ground floor plan of the main block, showing the location of photographs taken

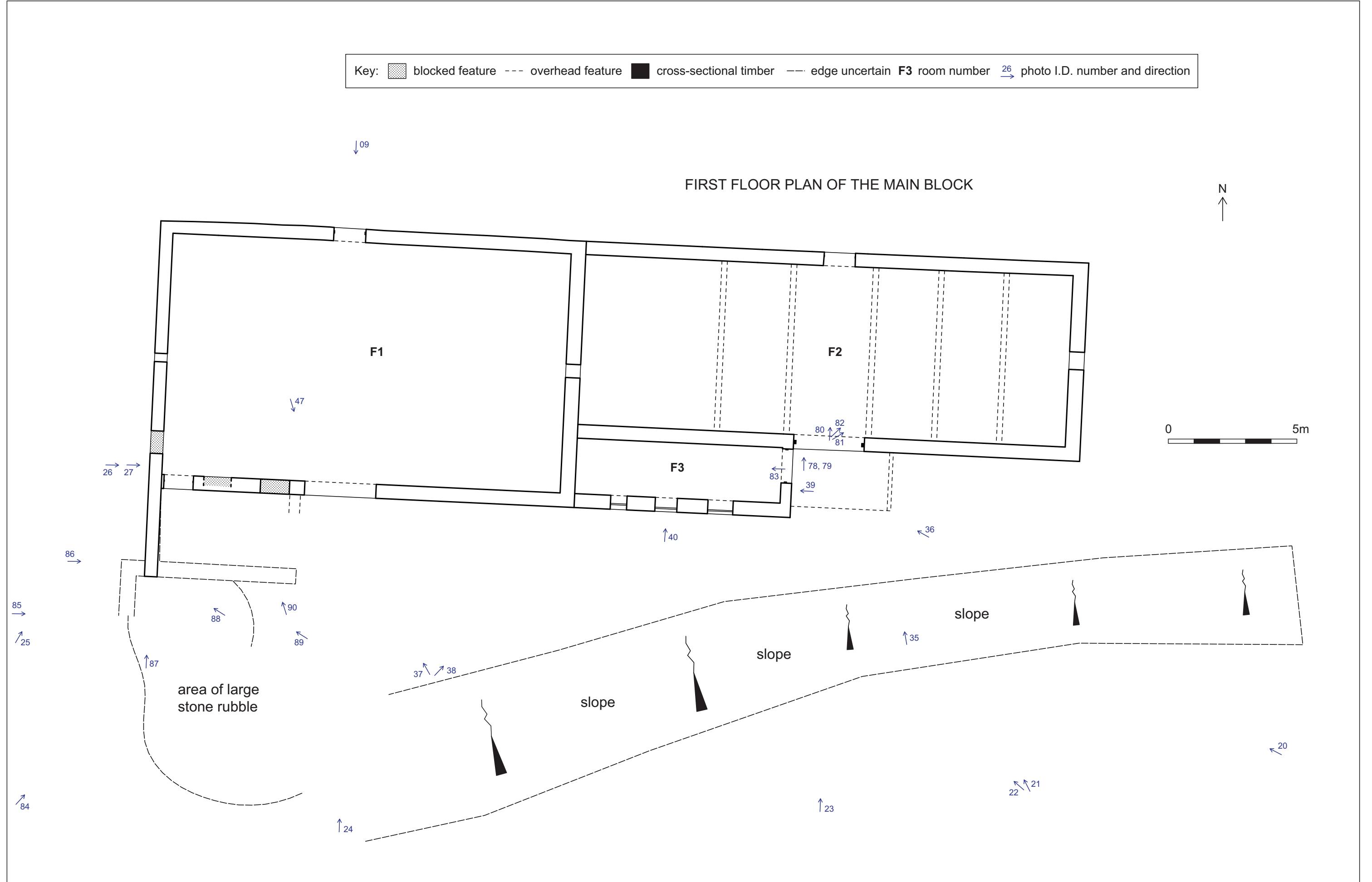
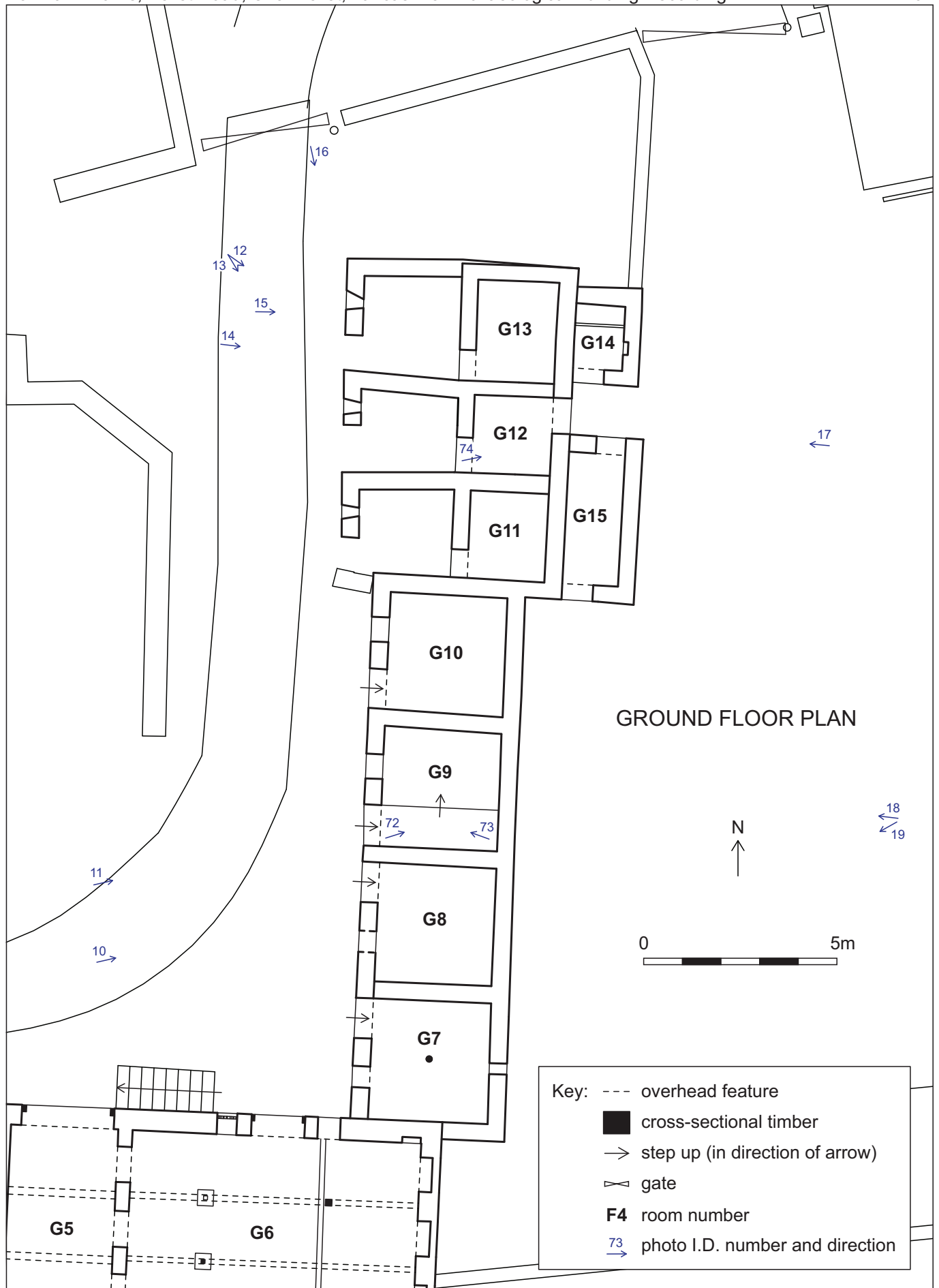


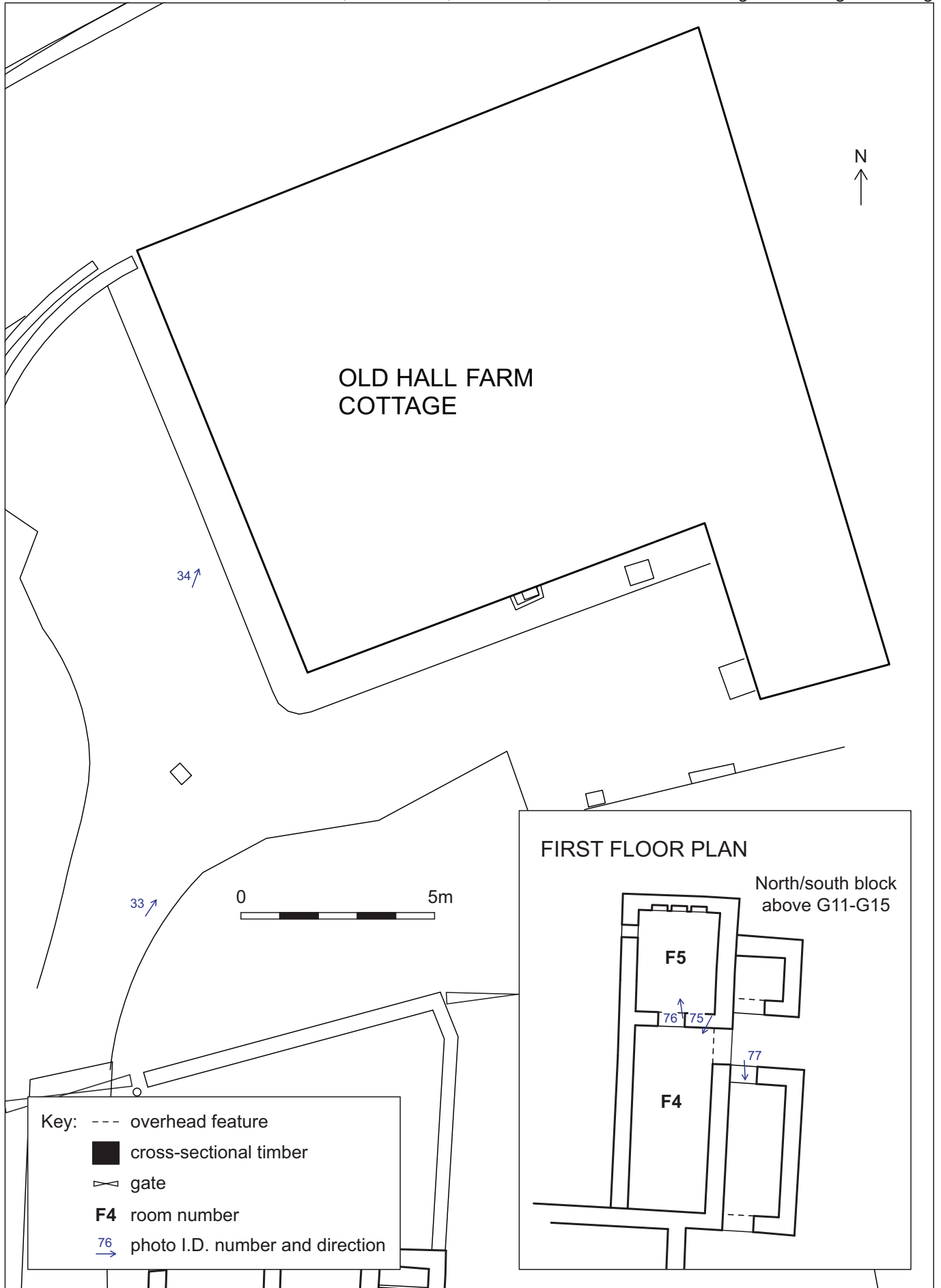
Figure 9: First floor plan of the main block, showing the location of photographs taken



Client: John Benson

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Figure 10: Ground floor plan of the north/south block, showing the location of photographs taken



Client: John Benson

Figure 11: Old Hall Farm Cottage and first floor plan of the north/south block, showing the location of photographs taken © Greenlane Archaeology Ltd, February 2018

Appendix 3: Archive Index

Project name:	Hall Farm Barns, Over Kellet, Lancashire: Archaeological Building Recording		
Project Code:	G1373	Site Code:	HF18
Description	Material	Size	Quantity
Report	Paper, comb-bound	A4 with A3 fold-outs	62 sheets, single- and double-sided
Building investigation fabric record sheet	Paper	A4	2 sheets, double-sided
Building investigation elevation record sheet	Paper	A4	7 sheets, double-sided
Building investigation room description record sheet	Paper	A4	8 sheets, double-sided
Film index	Paper	A4	1 sheet, single-sided
Photo record sheet	Paper	A4	1 sheets, double-sided
Drawing index	Paper	A4	1 sheet, single-sided
Miscellaneous working drawings	Paper	A4	17 sheets, single-sided
Drawings	Drafting film	29 x 32cm	1 sheets, single-sided
Digital archive index	Paper	A4	1 sheet, single-sided
Digital archive	DVD	-	1