

FROSTHWAITE FARM, SIZERGH, KENDAL, CUMBRIA

Architectural Evaluation



Client: Wordsworth Homes
Planning Ap. Refs.: SL/2007/0970-1
NGR: SD 49897 86867

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Non-Technical Summary

Following an application to renovate and extend the former farmhouse at Frosthwaite Farm a request was made for an architectural evaluation to be carried out of the structure, which is Grade II Listed. Frosthwaite is an extremely ancient site, in a landscape filled with evidence of human activity extending over 6000 years. The earliest reference to Frosthwaite is probably in the name Thomas de Forsquayt, who is recorded in the area in 1255, but there are land transactions as early as 1190 that may also relate to it, and the place-name shows Norse origins. A building described as a 'hall' was located on the site in 1344, but was probably rebuilt post-1581. The property was connected to a number of prominent local families, and was owned at different times by several of these, and was occupied by Edward Wilson, who later acquired the Dallam Tower estate. During the late 18th and into the 20th century it was occupied by a succession of families of farmers, including one, the Lancasters, who were connected to the property for over 250 years.

The investigation of the building revealed that the earliest elements related to a typical yeoman farmhouse of the region, which was almost certainly cruck framed and had a large fireplace with a smoke hood supported by a bressumer beam and a spice cupboard at the east end. This building was subsequently raised in height and a two storey extension, with an unusual number of windows in the east side and a cellar was added. Further additions were also made to the east end of the house during the late 18th and 19th centuries, comprising a stable, pig sties, and poultry houses, and a wash house and outside toilet were added during the 20th century.

The building represents not only a very well documented structure with early origins, but it also has possible evidence of a purpose-built extension designed to house handloom workers, the like of which is not thought to have been previously recorded in the county. These are particularly important structures, and, although the later extensions do not detract from the earlier elements, they are less significant.

Acknowledgements

Greenlane Archaeology would like to thank Wordsworth Homes, and in particular Martin Hulme, for commissioning and supporting the project, and their agent, Clare Travers of ADL Ltd for providing copies of the architect's drawings. Further thanks are also due to the staff of the Cumbria Record Office in Kendal for their help, and to Ian Fisher for his assistance on site. Special thanks are due to Stephen Read of the Levens Heritage Project, who provided considerable amounts of information about the site and its history having been able to examine the original deeds (while they were in the possession of the previous owners) and several other documents, without which much of its history would have remained obscure.

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

1. Introduction

1.1 Circumstances of the Project

1.1.1 Following an application by Wordsworth Homes (hereafter 'the client') to renovate and extend the farmhouse at Frosthwaite Farm, Sizergh, Kendal, Cumbria (Planning Applications SL/2007/0970 and SL/2007/0971; NGR SD 49897 86867), an architectural evaluation was requested by South Lakeland District Council. Frosthwaite Farm is Listed Grade II (English Heritage 2001; and see *Appendix 1*), as are the neighbouring outbuildings (*ibid*), and the site is therefore considered to be of historical and architectural importance. A project design was produced by Greenlane Archaeology and following the acceptance of this the on-site examination of the buildings took place on the 12th and 13th of November 2007, following the completion of the first part of the desk-based assessment.

1.2 Location, Geology and Topography

1.2.1 Frosthwaite Farm is situated south of Kendal adjacent to the A590 at the junction with the A591 (Fig 1). It is approximately 1km south of Sizergh Castle, and 1km north-east of the village of Levens. The farm is made up of several buildings, with the farmhouse and attached outbuildings on the north-east side of the yard and agricultural buildings to the south and south-west (Fig 2). The site is at approximately 60m above sea level (Ordnance Survey 2002; Fig 2).

1.2.2 The underlying solid geology is dominated by Dinantian carboniferous limestone (Moseley 1978, plate 1), which is overlain by glacially derived boulder clay (Countryside Commission 1998, 72). The immediate landscape is part of a large undulating coastal pasture extending towards Morecambe Bay to the south, with more rolling fells to the north and west (*op cit*, 70).

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with English Heritage standards (English Heritage 2006), the guidelines of the Institute of Field Archaeologists (IFA 2001), and guidelines prepared by the Association of Local Government Archaeological Officers (ALGAO 1997). In addition a desk-based assessment was carried out in accordance with the project design (*see accompanying CD*), and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Ferguson and Murray n.d.).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out prior to the fieldwork. This principally comprised an examination of early maps of the site, which could demonstrate the basic phasing and development of the building, but additional primary and secondary sources relating to the site were also examined, and more general histories were utilised in order to put the building in its historical and archaeological context. A number of sources of information were used during the desk-based assessment:

- **Cumbria Record Office, Kendal (CRO(K))**: this was visited in order to examine early maps of the site, and other primary and secondary sources;
- **Levens Heritage Project**: the Levens Heritage Project was consulted via Stephen Read regarding additional background information on Frosthwaite Farm. Stephen Read very kindly provided a great deal of information, including copies of documents from the deeds, which he had had access to during the previous owner's residency at Frosthwaite Farm;
- **Cumbria Record Office, Barrow (CRO(B))**: this was visited in order to examine relevant secondary sources, such as information on the previous owners of the site;
- **Greenlane Archaeology**: additional secondary sources held in Greenlane Archaeology's library, used to provide information for the site background, were also examined.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006). This is a largely descriptive investigation, but with a relatively detailed level of interpretation of the phasing and use of the buildings, incorporating evidence compiled during the rapid desk-based assessment. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm 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 presented on the accompanying CD;

- **Drawings:** drawings were produced by hand-annotating 'as existing' illustrations of the building drawn by the client's architect, who provided them in digital form at a scale of 1:1. These comprised:
 - i. 'as existing' ground and first floor plans, at 1:100;
 - ii. 'as existing' elevations of all external aspects, at 1:100;
 - iii. in addition, a cross-section through the larger part of the outbuildings (the former stable) that was due to be altered or demolished was also drawn from scratch on site at a scale of 1:50, as were cross-sections through the house and the extension to the north. A cross-section through the pig sties and poultry houses was not produced as it was considered unlikely that this would add any useful additional information.

2.4 Archive

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

3. Desk-Based Assessment

3.1 History of Frosthwaite

3.1.1 **Prehistoric to Romano-British:** there is a considerable amount of evidence for activity in the area around Frosthwaite Farm from at least 6000 years ago. Archaeological excavations in Levens Park to the south revealed a number of features including lithic artefacts dated to the late Mesolithic (Cherry and Cherry 2000). This were discovered below a low mound, interpreted as a prehistoric ring cairn that had been subsequently re-used (Sturdy 1976); Beaker pottery from the early Bronze Age was certainly recovered from it, although this was not published until some time later (Turnbull and Walsh 1996). Immediately to the west of Frosthwaite, on Sizergh Fell, excavation of burial mounds recorded prehistoric material (McKenny-Hughes 1904a; 1904b), some of which was later re-interpreted as also being of Beaker period (Fell 1953). More recent excavation on the same site failed to discover finds of similar date, or any further burials, but did identify evidence of earlier, Neolithic activity (Edmonds and Evans 2007), and remains of a similar date have also been found in the Levens area (Cherry and Cherry 1987). Recent work within Levens village has also recorded a crouched burial radiocarbon dated to the late Iron Age (OA North 2004), which is an extremely rare discovery within the North West (Hodgson and Brennand 2006, 55). Another burial, perhaps of a similar date, was also discovered on Sizergh Fell, however (McKenny-Hughes 1912a). Remains dating from the Roman period are not plentiful from the general area, although coins have been found in reasonable numbers (Shotter 2004). Evidence of immediately post-Roman activity is also not certain, although burials found near Levens in 1911 may be early Christian on account of their orientation (McKenny-Hughes 1912b).

3.1.2 **Medieval:** Frosthwaite has very early origins; and the place-name indicates that there was activity in the area from the beginning of the medieval period, combining the Norse words 'force', meaning waterfall, and 'thwaite' meaning clearing (Smith 1967, 91); the present name is a corruption and partial inversion of this. Early grants of land from Ketel de Levens to Gervase de Aencurt in 1190-1210 may relate to Frosthwaite (Farrer and Curwen 1924, 115-116), which is perhaps also mentioned again in c1241 (*op cit*, 118). The earliest written record of Frosthwaite is, however, found in the name of Thomas de Forsquayt, who is recorded in 1255 (*op cit*, 119). In 1275-1285 John de Forstewayth is recorded as being granted a moiety of land at 'Le Howis' by Alice de Howis, wife of the late Thomas de Levenes (Farrer and Curwen 1923, 134), and he is mentioned again in 1292, when he is named as a witness to a grant between Thomas de Levenis (*sic*) and Sir William de Strickland (*op cit*, 136). These references do not prove that there was a settlement at Frosthwaite at this time, although it is extremely likely. However, in 1344, on account of his allegiance with 'the King's enemies in France' Robert de Guynes forfeited a 'messuage and 40 acres of land called Forstwaythalle', at that time held of Matthew de Redmane, which was subsequently occupied by Edmund de Tatham and his wife Joan (Farrer and Curwen 1924, 122). These lands were subsequently granted to Aymer Darcy in the same year (*op cit*, 123).

3.1.3 The property was evidently split in some way from this period onwards, with the Lords of Kendal owning the lordship and some of the lands, and the Redmanes of Levens owning a messuage and lands forming a manor within it; that forfeited by Robert de Guynes (see Section 3.1.2 above). An inquest of 1437 states that Frosthwaite was at that time held by the Earl of Bedford (Farrer and Curwen 1923, 44), and there are continual references to this property throughout the 15th century. During this time it was granted to Sir Thomas Parr in 1438 (James 1981, 16), and it remained connected to the Lords of Kendal until the mid-16th century. It is mentioned

a number of times over this period (Farrer and Curwen 1923) and while there is no specific information regarding any property on the site, it is evident that it had become known as Frosthwaite (although with a variety of spellings) by the 1470s (*op cit*, 49). The lands and tenement were granted by Richard Redmane to his son William in 1458 (Farrer and Curwen 1924, 127-128), and are named again in an inquest of 1544 (*op cit*, 132-133). In 1562 the property passed from Richard Redmane to Allan Bellingham (*op cit*, 134), from whose family it passed to Richard Wilson in 1581, at which time it is described as '*Formerly in Tenure of Richard Gayden and... Commonly Called Gaydens Tenement*' (CRO(K) WD D/TD 1 1581). The premises, perhaps that previously referred to as *Forsthwaythalle*, were clearly in a poor condition as Richard Wilson was required by the agreement to '*build up and repair said house late Gaydens*' (*ibid*).

3.2 Frosthwaite Farm

3.2.1 The farmhouse currently standing at Frosthwaite Farm is thought to date to the late 17th century (English Heritage 2001; Appendix 1), but, as shown above, Frosthwaite had been occupied for some time before it was built. At the beginning of the 17th century it is recorded as belonging to Edward Benson, and after his death it was acquired by Edward Wilson (CRO(K) WD D/TD 2 1607), at which time it appears to have been occupied by a Thomas Benson (CRO(K) WD D/TD 3 1607). Wilson perhaps also occupied Frosthwaite for some time before this, however (CRO(K) WD D/HSC 8 1593). During his time at Frosthwaite he also acquired a vast amount of property including Dallam Tower (CRO(K) WD D/TD 23 1608; CRO(B) WD D/Ha 19 1608). He was the father of the more famous Edward Wilson of Nether Levens (Brown 1930), but by September of the same year, 1608, he had died, and the property passed to Sir Thomas Strickland of nearby Sizergh Castle (CRO(K) WD D/TD 4 1608). However, Margaret Wilson, Edward's wife, appears to have remained in occupation after this (CRO(K) WD D/TD 5 1609). Edward Wilson's accounts only seem to have been concluded in this year, and his debts and claims settled (CRO(K) WD D/TD 27B 1609; CRO(K) WD D/TD 26 1609; CRO(K) WD D/TD 28 1609). An inquest taken in 1612 stated that Thomas Strickland of Sizergh was seized of Frosthwaite (Farrer and Curwen 1923, 161-162). The Stricklands were still said to be in possession of the property in 1641-1650, with rents being paid by Henry Bellingham (Farrer and Curwen 1924, 137).

3.2.2 Publicly accessible information relating to the property during the 18th and early 19th century is remarkably scarce, and it appears to have been often referred to as part of Sizergh Fellside during this period, which makes it difficult to distinguish from other properties in the immediate vicinity. Frosthwaite is recorded in a survey of 1740, and in 1744 it was sold by a Richard Harrison of Sizergh Fell to Christopher Beck of Barnards Inn, London, and is said to have been formerly in the occupation of Thomas Preston, John Lancaster and at that time it was occupied by Miles Lancaster (Stephen Read pers comm.). A survey of 1747 describes it as comprising a house, barn, cowhouse, and peathouse, while a survey of the land taken in the next year lists large numbers of fruit trees, including apples, pears, plumbs, and cherries (Stephen Read pers comm.). In 1762 the property was let by Christopher Beck to Robert Robinson, and in 1784 a new lease was drawn up between Richard Burn of Westminster and a John Robinson of Beanthwaite Green regarding a '*messuage or tenement and dwellinghouse... known as Frosthwaite with all barns, stables, and other outhouses...*' as well as associated lands (Stephen Read pers comm.); Robert Robinson is said to have been the tenant of Parkhead, which approximately 0.5km to the south-east of Frosthwaite, at this time. In 1787 the farm was sold, at which time the farmhouse and outbuildings are said to have been in good repair (Stephen Read pers comm.). An agreement of 1788 shows that it was purchased from Richard Burn

by John Yeates of Kirkland in Kendal and was still in the occupation of John Robinson, while Robert Robinson still occupied Parkhead (Stephen Read pers comm.). A valuation of Anthony Yeates' property, John Yeates' son, taken in 1820 lists 'house & offices' at Frosthwaite and a declaration made in 1827 by John Robinson, by then living at Helsington and aged 80, states that Tobias Hutchinson was the tenant (Stephen Read pers comm.).

3.2.3 The census returns, beginning in 1841 and available until 1901 (*Appendix 2*), provide some indication of the size of household living at Frosthwaite and their occupations. Two families occupied the farm during this period; the Jacksons and the Lancasters; intriguingly, the Lancaster family were also occupiers during the early to mid 18th century (see *Section 3.2.2* above), and so the family name has been intermittently connected to the property for over 250 years. The Jacksons were present from at least 1841, at which time the property is named Frosthwaite, and they are said to be farmers. By 1851, however, while the occupiers are still farmers, the farm is being named Tawsforth (presumably a mis-transcription). In 1861 the farm is not specifically named but the Jacksons are evidently still present, and described as farming 116 acres, and by 1871 it is listed by the name Frostforth, a name it retains in 1881. By this date there appears to be a slight change in emphasis at the farm as a 'horse trainer/breaker' is listed as working there. By 1885 James Lancaster has evidently taken over the farm (Bulmer 1885, 444; they are thought to have married into the Jackson family, hence their renewed association with the site (Stephen Read pers comm.)), by which time it has become known as Frosthwaite again, and he is listed in the 1891 census. By the 1901 census Henry Lancaster has succeeded him, and he too has a 'horse man' amongst his staff. Henry remained at Frosthwaite until at least 1930 and is listed in several directories (Bulmer and Co c1905, 534; CRO(K) WT/DV/2/40 1910; Kelly's Directories Ltd 1925, 96; Westmorland Gazette 1930, 216).

3.2.4 Specific detail relating to the owner of the farm during the late 19th and early 20th century is generally lacking. The 1910 rating valuation names the owner as C Walker (CRO(K) WT/DV/2/40 1910). In 1920 the farm was sold as part of the Brettargh Holt estate, and the sales particulars (CRO(K) WDB 22/2/1/31 1920) give a relatively detailed account of the buildings making up the farm at this time:

'In the immediate vicinity of the Mansion and Grounds is the home farm known as "Frosthwaite Farm", comprising good House and ample and well-arranged Buildings, with several Closes of Rich and Fertile Meadow, Pasture, and Arable Land.

This Farm has been let off to Mr. Harry Lancaster, at a rental of £111 per annum, and the land bears witness to its being farmed in a careful and thoroughly practical manner.

The Farm House contains Entrance Lobby, Sitting-room, Kitchen, Dairy and Larder, Four Bedrooms, with Bed-Bathroom.

The Farm Buildings comprise Barn (5 Ground Mowsteads and Threshing Bay), Stable (5 Stalls with Loft over), Shippons (35 head), Granary, Carthouse, Poultry House, Piggeries, Boiler House, Middenstead, and two large Concrete Water Tanks.'

3.2.5 The farm was apparently purchased by the Lancaster family following this sale, and they continued to own and occupy it until it was sold to the present owner (Stephen Read pers comm.).

3.3 Map Regression

3.3.1 Several early maps of the site were examined, and were able to reveal a number of pieces of information about its development.

3.3.2 **Enclosure Map 1813**: this shows the road immediately to the west of Frosthwaite Farm and some of the buildings of the neighbouring house (Woodside Cottage) but does not show any details of the buildings at Frosthwaite (CRO(K) WQR/I38 1813).

3.3.3 **Ordnance Survey c1859**: by the time this map was surveyed in 1858 the farm was clearly well developed and has taken much of its present form. The farmhouse is clearly identifiable as an approximately T-shaped building on the north side of the farmyard, with outbuildings extending to the south-east. The south-east end of these is formed by a particularly narrow block, on the south-west side of which two small open enclosures or pens are clearly visible (Plate 1).

3.3.4 **Ordnance Survey 1862**: this map was surveyed at the same time as the previous one, but, because of its scale, it does not show any additional information.

3.3.5 **Conveyance Plan 1882**: a plan accompanying a conveyance of land near to Frosthwaite shows the farm (CRO(K) WD PP/BOX 9 1882). It is evidently based on the earlier Ordnance Survey map, however, and does not provide any additional information.

3.3.6 **Ordnance Survey 1898**: this shows that although the farm has changed relatively little, there are some alterations; it also provides more detail than the earlier maps (Plate 2). The canopy along the front of the farmhouse is evidently depicted, although it is probably present on the early maps, and there are additions to the buildings on the opposite sides of the farmyard. The outbuildings to the south-east of the farmhouse have evidently also been altered, with noticeable extensions to the rear (north-east).

3.3.7 **Ordnance Survey 1920**: by this date there has been little evident change to the farm, although the scale of the available mapping makes it difficult to be certain.

3.3.8 **Sales Particulars 1920**: the farm was put up for sale at this time as part of the estate belonging to Brettargh Holt, a large house to the south-east, now separated from Frosthwaite by the A590 (CRO(K) WDB 22/2/1/31 1920). The accompanying plan is remarkably lacking in detail and quite schematic and so it adds few additional details to the understanding of the property.

3.3.9 **Ordnance Survey 1969**: again, there has been no evident change to the farmhouse and outshuts (Plate 3), however, there have been a number of additions to the buildings on the opposite side of the farm yard.

3.4 Conclusion

3.4.1 The documentary and archaeological information demonstrate that Frosthwaite is situated in a landscape that has been occupied for a considerable length of time, and that some form of dwelling or settlement has been present at Frosthwaite from early in the medieval period. It seems likely that a dwelling, described as a hall, was present on the site from at least 1344, and this may have been rebuilt after 1581. The premises were owned by a number of prominent local families including the Wilsons of Dallam Tower, the Lords of Kendal, the Stricklands of Sizergh, and the Bellinghams of Levens. Two of these families, the Wilsons and the Bellinghams, are well-known for their business interests within Kendal and its environs, particularly in relation to the woollen trade (Bingham 1996, 200), which may of some relevance in understanding the development of the buildings at Frosthwaite.

3.4.2 It is evident from the available mapping that the farmhouse, including the majority of the outshuts, and the other buildings around the farm yard, had been constructed by 1858, and that by 1896 the farmhouse and outbuildings had taken on their present arrangement. The farmhouse is thought to be 17th century in date, and

documentary sources show that it and many of its outbuildings had been constructed by the middle of the 18th century. There are few details about the building and any specific alterations or uses to which it was put prior to this however.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The farmhouse is situated on the north-east side of the farm yard, which is approximately triangular in shape and formed by a stable to the south-west and a barn to the south (Fig 2). The farmhouse is orientated approximately north-west/south-east, although for brevity's sake it will be described as being orientated east/west, with the front to the south. The house is two storeys high and has a two-storey extension to the rear forming a T-shaped block (Figs 4). The east end of the main building is extended by two ranges of outshuts, each becoming progressively smaller.

4.1.2 All of the buildings within the farm complex are constructed from roughly coursed limestone rubble, although some locally derived rounded or rock-face finished slate cobbles and boulders have also been used, and brick has been included in small amounts in certain areas. There are few evident quoins, and details such as window sills have been picked out in neatly dressed slabs, perhaps of sandstone. Flags of soft yellow sandstone have been used for paving (some of the same material has been incorporated into the walls) as have more local grey slate flags. Internally the majority of the timber is hand finished, and there is considerable evidence for re-use in the roof structure of the main part of the house. Externally the roofs are all finished with grey Cumbrian slate, typically finished with v-shaped sandstone ridge tiles.

4.2 External Detail (Fig 3)

4.2.1 **South (front) elevation:** the west end has a large projecting tiered chimneystack, with concrete capping, a narrow string course (possibly made from concrete slabs), and a single modern pot. It has a graduated slate roof, and cast iron gutter and downpipe. The west end is partially obscured by a wash house, which is built against a wall supporting the west end of the canopied porch (see below). The wash house is a small monopitch structure, with whitewashed walls. Its roof slopes down to the west and is finished with felt, and it has a single doorway on the south side with a tongue and groove plank doorway with four lights over. The south end of the wash house is a monopitch gable, which has evidently been re-pointed along the roof line. The south elevation proper has two windows on the first floor, both with plain surrounds, six-light sliding sash casements with horns, and narrow dressed stone lintels (Plate 4). Between them at approximately sill level is a slate drip course, immediately above the top of the canopy covering the ground floor.

4.2.2 The ground floor has two doorways either side of the centre; the west has a tongue and groove plank door, while the east has two moulded panels and two lights above and ogee moulded jambs. Either side of the pair of doorways is a window; both of these are wide, relative to those on the first floor, have flat arched tops and narrow dressed stone sills, and eight-light sliding sash casements with horns. The ground floor is entirely limewashed, and is covered by a monopitch canopy forming a porch. This has a graduated slate roof and is supported by three cast iron columns each with a rectangular plate at the top, through which it is bolted to a beam, which is made of several scarf-jointed sections. The eastern post sits on a rounded limestone plinth, to which it is attached via a rounded plate (Plate 5). The floor within the area covered by the canopy is largely finished with sandstone flags, although this has been augmented with concrete. At the west end there is a shallow sandstone trough raised off the ground with an associated pump, and at the far west end there is a

slate bench on a plinth, built into the wall (Plate 6). Immediately south of this the paving steps down to a drain connected to a tap.

4.2.3 East of the house proper the building is extended by a row of outshuts (Plate 7). The larger and most westerly of these, which was probably built as a stable, is a single storey in height, but its roof, which is finished with graduated slate and sandstone ridge tiles, extends to the first floor of the house. Its south elevation is dominated by a large doorway on the west side, with a sliding door constructed from tongue and groove planks (Plate 7). The wall to the east appears to be filling a gap between the house to the west and the east end wall of this outshut, and is constructed from very small limestone rubble. This projects slightly beyond the line of the wall, has a few quoins evident and a plastic downpipe attached. The easternmost of the outshuts forms a pair of pig sties, with what is evidently a recently replaced roof, which is not graduated and has sandstone ridge tiles. It has a low outer wall forming a courtyard, which is divided into two parts, each of which is accessed by a doorway on the south side with a relatively modern plank door (Plate 7). The south elevation of the pig sties proper is divided into two parts. The west has a low doorway on its west side with a rough limestone lintel, above which is a smaller aperture with a very rough sill and a lintel formed by the wall plate that has been filled with a piece of board (Plate 8). The east side also has a doorway on the west side with a dressed limestone lintel, and there is some patchy rendering and occasional brick within the wall fabric (Plate 9). The outer wall forming the courtyard is butted at the south-east corner by a stone field boundary, which extends eastwards and incorporates a stile.

4.2.4 **East elevation:** this forms several levels, corresponding to the gable ends of the main house, the larger outshut, and the smaller outshut (Plate 10). The house has a chimney at the top, flush with the wall, with a slight string course. It is rendered, has a single square ceramic pot on top, and a projecting drip course on either side. The end of the larger outshut is very plain and is built of very rough rubble courses with some quoins evident on the south side and re-pointing beneath the eaves. The smaller outshut extends to the north forming an irregular gable, and is evidently built at the same time as the courtyard walls. Some green slate is nailed to the wall beneath the eaves on the south side, while the north side has been re-pointed. There is a doorway on the north side, which has been whitewashed around the edges and has some quoins in the jambs and a machine cut timber lintel. The door is constructed from tongue and groove planks with a single light near the top.

4.2.5 **North elevation:** this too is divided into three parts, beginning with the smaller outshut at the east end. This forms a low elevation as a result of the extension to the north, which is built of the same random rubble courses present elsewhere, with a few quoins. This side is mainly formed by two smaller outshuts, with a recessed area in the centre formed by their returns (Plate 11), and has a doorway to the west of these in the east side, with a beaded timber frame, machine cut timber lintel, and plank door. There is also a small aperture at a low level in the north side of the westernmost of these two outshuts, which is largely obscured by vegetation. To the west, the larger outshut is partially butted by the smaller outshut on its east side. It is largely plain, with occasional throughstones. At the west end it returns to the north where a small monopitch outshut forms an outside toilet. This has a slate roof and the walls are all roughcast and there are iron rainwater goods attached. There is a doorway in the east side with a plain timber frame and a tongue and groove plank door, while in the north elevation there is a small window with a single-light hinged casement and slate sill, and to the west of this is a perforated ventilation brick. The toilet returns to the south at its west end, where it butts the main elevation of the house. This too is finished with roughcast render, and has cast iron rainwater goods attached. There is a window on each floor; the first floor has a plain surround and a modern two-light hinged casement and a narrow stone sill. The one

on the ground floor is slightly to the west, and has a six-light sliding sash casement with horns and a narrow stone sill.

4.2.6 East elevation, northern extension: this extends over two storeys, plus a cellar, and the stonework is partially exposed through rough and patchy render (Plate 12). There are four windows per floor on the first and ground floor, in each case three of these are relatively large and have two-light sliding sash casements with horns. The other is tall and narrow with three lights in a fixed casement. On the first floor the lintels extend to the eaves, while on the ground floor the larger windows have jagged stone voussoirs forming flattened arches and the smaller window has a rough stone lintel. All the windows have narrow dressed stone lintels. At cellar level there is another window on the south side with a similar voussoir arch to those above and a four-light fixed casement. The arch and blocked aperture of another cellar window is evident to the north of this. Immediately north of this '1969' has been scratched into the render. There are some rough quoins at the north end and the north-east corner has a large boulder at its foundation.

4.2.7 North elevation, northern extension: this is relatively plain, and the stonework is obscured by patchy render. It has a chimney stack on top with two square ceramic pots, and on the west side of the top of the gable there is a small window with a two-light casement and a narrow stone sill (Plate 13). At cellar level there are two further windows, each with a two light casement filled with mesh and angular stone voussoirs forming a rounded arch.

4.2.8 West elevation, northern extension: this too is finished with a patchy render but, in comparison with the east elevation, has a much less regular arrangement of windows (Plate 14). There are two on the first floor, one to the north with a two-light fixed casement and cemented lintel, and one to the south with a six-light sash casement and flattened arch top, both of which have narrow dressed stone sills. On the ground floor there are two tall narrow windows, each with relatively modern four-light fixed casements, rough limestone lintels, and narrow dressed stone sills. At cellar level there is another window extending below ground level, with a voussoir stone arch and single-light casement.

4.2.9 North elevation, west end: the north elevation continues to the west of the extension, where there is an iron gutter attached to a barge board. There is a window on the ground floor with a four-light fixed casement, concrete over the lintel and a narrow dressed stone sill. On the first floor a blocked window is evident as a scar in the render and another concreted lintel.

4.2.10 West elevation: this forms the gable end of the main farmhouse. It is dominated by a large chimney south of the centre, which is tiered on the south side and vertical on the north (Plate 14). The chimney and the upper part of the gable are constructed from noticeably smaller stone in randomly laid courses, and the chimney also incorporates some pieces of buff sandstone. A stone staircase has been built against the wall and the north side of the chimney, with stone flanking walls and a modern hand rail attached to the chimney. The steps and walls have been repaired with cement (and some brick in the walls) but are evidently quite early and they access a doorway at first floor level that is apparently inserted and has cement over its lintel. The door is relatively modern and has a single panel and three lights above with a stop chamfer moulded surround. South of the chimney is an attached wall supporting the end of the canopy and the rendered rear of the wash house is attached to the south end of this.

4.3 Internal Detail (Figs 4 and 5)

4.3.1 **Wash house:** internally this is very plain, with a concrete floor, monopitch roof supported by machine cut rafters, and whitewashed walls. There are few other features of note, except for stripped timber shelves attached to the walls with L-shaped iron brackets.

4.3.2 **Outside toilet:** this comprises a single small room, with a concrete floor, painted green, and a monopitch roof constructed from machine cut rafters, which have been whitewashed, as has the felt backing the slates. The walls are all finished with plaster, and are painted off-white. The north elevation has a small window with a single-light hinged casement with rat's tail latches, an ovolo-moulded frame, and a timber lintel. To the west is a small timber-lined aperture connecting to a ventilation brick. The east elevation has a doorway with a tongue and groove plank door with chamfered battens. The south elevation is plain, and the west elevation has a toilet and cistern attached; the cistern is fixed to iron L-shaped brackets that are screwed to a timber board.

4.3.3 **Outshuts to rear (north):** this comprises two buildings, one to the east and one to the west, with an access passage between finished with slate flags. The easternmost has a concrete floor with circular holes on the west side, perhaps originally housing upright posts or for pipes, and slopes down to the east. It has a monopitch roof constructed from machine cut rafters. The walls are all limewashed and constructed from randomly coursed limestone, and all are essentially plain. The east elevation has a doorway on the south side with a stop chamfer decorated surround and machine cut timber lintel, and there is some re-pointing in the north-east corner. The western outshut is slightly smaller and has a slate flag floor; one flag at the north end has been taken up, exposing the earth floor beneath, and leant against the north wall covering the small aperture on this side. The roof structure comprises machine cut timber rafters with felt backing on top. All of the walls are patchily rendered and limewashed and are generally plain. The north elevation has a low but wide aperture in the centre. The east elevation has a small aperture on the north side and a doorway to the south, with a machine cut timber surround and beaded tongue and groove plank door with chamfered battens. The south elevation is plain, while the west has the quoins of the adjoining larger outshut visible on the north side, and the wall butts these.

4.3.4 **Pig sties:** these each comprise a single small room, with a small courtyard to the south. In the eastern pig sty the courtyard has a gravelly concrete floor and in the south-east corner there is a rectangular limestone trough. All of the walls of the courtyard area are built of limestone rubble with the occasional fragment of dark red brick. Inside the eastern part of the pigsty proper the floor is a smoother poured concrete and it is open to the roof, which has a basic structure of machine cut rafters and a ridge purlin with an additional collar attached, and there is felt backing the slates. The lower part of the walls is finished with a coat of limewash and there are joist holes above this indicating the position of an upper floor level. The north elevation is plain, the east has a small aperture or vent above the level of the joists in the north-east corner, with a timber plank lintel, which has been blocked externally. The south elevation has a low doorway on the west side, as per the external elevation, with a collapsing section above perhaps indicating the position of an upper aperture.

4.3.5 The upper part of the west elevation is partially collapsed and, as a result, open to the room to the west. The courtyard of the western pig sty has a similar gravelly concrete floor and there is a pile of loose bricks on the north side marked 'CLAUGHTON MANOR BRICK Co CATON', which are similar in type to those evidently utilised in the walls. Internally the western room also has a smoother

concrete floor and a similar roof structure. All of the walls are constructed from randomly coursed limestone, with the occasional brick inclusion. Again, there are joist holes and whitewash denoting the position of an upper floor. The north elevation is largely plain, although it is partially collapsed along the top and the wall plate is exposed, and there is a partially blocked ventilation slot with splayed jambs in the centre. The east elevation has what appears to be a small aperture on the north side, which has been blocked with dark-red brick and the top of the elevation is broken through into the room to the south. The south elevation has a doorway on the west side with a machine cut timber lintel, above which is a small aperture, which utilises the wall plate for its lintel and is filled with a loose board onto which is painted 'B&B A6' with an arrow pointing left. The west elevation has a patch of mid to dark red brick, presumably a repair, on the south side, and several apparently straight joints in the wall, with a horizontal batten built in, although these do not appear to correspond to recognisable apertures.

4.3.6 **Stable:** this forms a single large room open to the roof, which is divided east/west into two parts by a timber partition wall constructed from upright posts and planks, and with a plank and batten door at the south end (Plate 15). It has a concrete floor, with an impressed grid pattern. The roof structure is supported by a single tie beam truss, the principal rafters of which are notch-jointed together at the apex (Plate 16). There is a possible levelling mark faintly scratched into the south end of the southern principal rafter and a carpenter's mark in the form of a chiselled 'I' at the southern junction between the tie beam and principal. The principals are evidently two halves of a single timber and the tie beam has occasional Baltic timber marks in the centre on the west face (Plate 17; Fig 5); there are others evident on the east face of the southern principal. There are two purlins per pitch, which overlap or are scarf jointed where they meet at the trusses, and a ridge purlin, all of which are hand-finished, as are all of the original timbers. Additional timbers have been added on the west side in the form of a beam orientated east/west, which sits on a trapezoidal block resting on top of the tie beam at the east end and is inserted into the wall at the west end. On top of this two upright 'posts' comprising little more than thick boards have been added between the inserted beam and a purlin, presumably to give extra support. All of these timbers are machine cut, and one of the 'posts' has beaded edges.

4.3.7 The walls of this building are all limewashed to the height of the east and west walls and built of roughly coursed stone. The north elevation is plain, except for an attached metal water trough on the west side, which is marked 'THE CROFT'. Immediately east of the partition wall there is another metal trough, marked 'SANFORDS UTTOXETER', sat on top of a concrete base, and to the east of this, is a lower basin formed by a concrete edge. The east elevation is plain, except for a projecting row of through stones at approximately 2m above ground level. The south elevation has some throughstones on the east side and a large doorway to the west, with a relatively modern sliding door constructed from tongue and groove planks with plain vertical battens. The west elevation is constructed from very small stones, and the purlins and additional beam are inserted into it, as well as two iron bars on the north side.

4.3.8 **Cellar, Room 1:** the floor is constructed largely from smooth concrete, although there are still some slate flags remaining around the east and north-east sides. In addition, there are two square timber blocks bolted to the floor and with bolts projecting up through them, which presumably originally attached some heavy equipment to the floor (perhaps a butter churn and/or wash tub). There are slate benches along the north wall and the northern sides of the east and west walls (Plate 18). The ceiling is finished with plaster and paint and has a single beam orientated east/west, which is hand-finished, covered with whitewash, and sits on small curving

corbels at either end. All of the walls are finished with plaster and whitewash. The north elevation has two windows, one on either side, each of which has a pair of shutters constructed from timber planks and battens, splayed jambs, and slate sills (Plate 18). Between them the base of the hearth above projects through the ceiling.

4.3.9 The east elevation has a timber shelf attached, which sits on chamfered battens and runs across a blocked window to the south that is evident as an alcove with a slate sill. The south elevation is a solid partition wall. There is a doorway on the east side with a beaded tongue and groove plank door held by chamfered battens and with a plain surround. To the west is the scar of a former shelf and beyond this the wall bulges out slightly before apparently butting an approximately square section at the west end (Plate 19). The west elevation is plain, except for a small blocked window evident as an alcove.

4.3.10 **Cellar, Room 2:** this forms a small pantry or store to the south-west of the larger room to the north (C1). The floor is formed from the natural limestone bedrock, while the ceiling comprises the floorboards of the floor above, supported by hand-finished joists orientated north/south, all of which are whitewashed (Plate 20). All of the walls are whitewashed. The north elevation is plain, with a slight bulge on the west side corresponding to that visible in C1, and there is a shelf attached, which is supported by dowels fixed to vertical battens nailed to the joists (Plate 20). The east elevation has a doorway on the south side with a beaded tongue and groove plank door. The south elevation is plain, while the west has a small single-light window with a fixed casement and plain reveals.

4.3.11 **Cellar, Room 3:** this forms a small lobby providing access between C1 and C2 and the ground floor to the south. It has a slate flag floor and slate steps to the south leading up to the ground floor (Plate 21). The ceiling is the same as that in C2, and is again finished with whitewash, as are all of the walls. The north elevation has a doorway on the east side, with a plank door and stop chamfer surround. The east elevation has a small four-light window with a stepped sill and splayed jambs. The south elevation has an aperture leading to the stairs, with an early plank door at the top with chamfered battens and strap hinges (Plate 21). The sides of the staircase are finished with timber planks. The west elevation has a doorway with a plank door and stop chamfered surround.

4.3.12 **Ground floor, Room 1:** this has a concrete floor, which is raised on the west side by c0.1m, where it is covered by vinyl, and the scar of a partition wall is evident at the change in level. There are modern kitchen units and worktops against the west sides of the north and south elevations. West of the former partition wall the ceiling comprises painted tongue and groove floorboards supported by hand finished joists all of which have a slight chamfer and many with a basic runout stop. To the east of the former partition the ceiling is constructed from earlier floorboards, supported by more basic joists finished with lathe and plaster. There are two large beams orientated north/south. The westernmost of these is neatly adze finished with a broad chamfer with runout stops on the west face (Plate 22). In addition, there are several early large iron nails driven into the west face and a row of small v-cut slots in the south end of the east face (Plate 23). The beam to the east has a much rougher finish, and is only chamfered on the west side. There are also two vertical slots, perhaps for an earlier partition wall or indicating that the timber is reused, and a row of slots in the east side corresponding to the position of the missing partition. The south end of this beam is supported by a rounded and chamfered timber corbel, which projects out of the south wall.

4.3.13 The walls of the room are all finished with paint, apart from the east, which is wallpapered. The north elevation has a window on the west side with an inserted slate sill, hand finished timber lintel, splayed jambs, and four-light fixed casement. To

the east is a similarly sized aperture, which has been blocked to leave an alcove, and also has a hand-finished timber lintel, which includes part of a rail from a partition wall, and a slate sill. There is a slight return to the south at the east end forming an enclosed access to the stairs to the cellar, which is formed by early stud and plank partitioning. The doorway has an early panel door with ogee-moulded panels, pegged surrounds (Plate 24), and an original door hand of probable late 17th to early 18th century date (see Alcock and Hall 2002, 26). Above the doorway sacking has been inserted into the gap below the stairs, and some original pieces of hung wallpaper are still *in situ* beneath this. To the east are the timber stairs accessing ground floor Room 3.

4.3.14 The east elevation is a timber stud partition of perhaps relatively late date. It has an ogee-moulded skirting board attached and returns to the west on the north side. There is a doorway on the north side with an ogee-moulded surround but no door. The south elevation has two doorways on the east side, either side of the easternmost beam and the former partition wall (Plate 25). The eastern doorway has a panelled door with ogee-moulded decoration, while the west has a tongue and groove plank door with chamfered battens and strap hinges with rounded ends. There is a window to the west with an eight-light sliding sash casement, splayed jambs, and an inserted chipboard sill. In the south-west corner there are two conjoined rounded alcoves, probably former bread ovens with slate sills (Plate 26). The west elevation is dominated by a large fireplace on the south side, which has been considerably altered to house a wood burning stove (Plate 27). There is a large slate shelf at the rear and the lintel of the enlarged aperture is formed out of a re-used limestone drain slab. The jambs of the fireplace project outwards, and the stonework above is exposed.

4.3.15 **Ground floor, Room 2:** this has a stone flag floor and the ceiling is finished with plaster and wallpaper. There are two beams orientated north/south; the westernmost is adze-finished, decorated with a chamfer with runout stops like those in G1, and has been scored for the application of plaster. The easternmost beam is most likely the original bressumer beam, and is neatly finished, has evidently been cut with a saw, and has corbels carved into each end, which are decorated with a chamfer and runout stops on the south end of the west face (Plate 28). There is a slot cut in the underside of the north end, perhaps for an upright post, and an additional piece of timber has been added on top of the beam filling the gap to the ceiling. To the east of this beam there are east/west orientated joists on the north and south sides (two on the north and three on the south), which denote the location of the original smoke hood (Plate 29). All of these are hand finished and roughly chamfered. The walls are all finished with textured wallpaper, and have an early roll-moulded skirting board. The north elevation has a window on the west side with splayed jambs, a timber sill, and a six-light sliding sash casement. The east elevation has a central chimney breast with a tiled 20th century fire surround, to the north of which there is a spice cupboard set into the wall with an early door with a beaded and ogee-moulded surround and brass handle (Plate 30). Internally, the single panel of the door is bevel raised and fielded. Inside it two shelves remain. The south elevation has a central window with an eight-light sliding sash casement, splayed jambs, and a timber seat with panelling over the lower part, which is beaded along its top edge. The west elevation is a plain partition, with a doorway on the north side with an ogee-moulded surround.

4.3.16 **Ground floor, Room 3:** this forms the ground floor of the northern extension to the main part of the house, above the cellar and at a considerably higher level than the rooms to the south. It has original wide floorboards orientated east/west. The ceiling comprises the wide floorboards of the floor above supported by neatly hand-

finished joists orientated north/south and three beams orientated east/west (Plate 31). All of the joists have a slight chamfer and the north and central beams are adze-finished with a wide chamfer: the central beam has a relatively basic runout stop on both faces, while the northern beam has more of a scrolled or lamb's tongue stop (see Alcock and Hall 2002, 36) on the south side only. The third beam is hidden from the main part of the room by an original stud partition wall forming a small room on the south side. This is not as neatly dressed as the rest or chamfered.

4.3.17 All of the walls are finished with plaster and textured wallpaper, and there is a scar where the skirting board has been removed. The north elevation has a chimney breast in the centre; the outer fire surround has been removed leaving the original opening exposed. This has splayed jambs and a brick arch and has been partially infilled to accommodate the later surround with rubble and a ceramic back (Plate 32). There are painted ceramic(?) blocks forming the hearth with a timber fender surrounding these.

4.3.18 Either side of the chimney breast there are cupboards set into the wall, the surrounds and doors of which have been removed. Each of the cupboards has one original shelf remaining and timber sills and lintels. The east elevation has a row of windows, three of which have two-light sliding sash casements and timber sills, and one of which, at the south end, with a three-light fixed casement and a slate sill, would have provided light for a lobby onto the stairs. The south elevation has an original stud partition wall forming a large cupboard on the west side, with a doorway in the centre with an ogee moulded surround. Inside the cupboard the east elevation is also an original stud partition wall, while the south elevation proper is a solid wall with a shelf attached, which sits on hand-finished chamfered brackets that are jointed to upright timbers (Plate 33). The west elevation has a narrow window with a modern four-light fixed casement providing light into the cupboard on the south side. To the north there is a single window with a four-light sliding sash casement, timber sill, and splayed jambs.

4.3.19 **First floor, Room 1:** this now forms a large open space, effectively extending into F2 to the north, although it was originally sub-divided by partition walls. The floor is divided into two parts by the scar of one of the partitions. The west side is later tongue and groove floorboards, while the east is earlier very wide floorboards, some with the original timber pegs remaining. There has evidently also been some replacement of floorboards against the east wall, corresponding to the position of the original smoke hood. The room is open to the roof, but there are scars indicating that it originally had a suspended ceiling or even an attic floor. The roof structure comprises two tie beam trusses with a collar. In both of these the principal rafters are notch jointed and the collars are attached to the west face. Almost all of the timbers in the trusses are reused and most are evidently fragments of former cruck blades, with numerous empty sockets, slots, and peg holes (Plate 34), and even relict assembly marks in the form of hammered crescents in groups of two and three. There are two purlins per pitch, all of which are hand-finished but show less evidence of reuse. They overlap or are butt-jointed at the trusses. The ridge purlin and the rafters are later and machine cut. The western tie beam sits on a rounded corbel, which projects from the south wall and at its north end it rests on an upright post, which sits on the floor of F2, which is higher relative to F1, and is attached to the tie beams of this truss and the southern truss in F2 with large iron bolts.

4.3.20 All of the walls have been plastered and finished with wallpaper, and there is a scar for a skirting board throughout. The central part of the north elevation comprises a large opening leading into F2 as the partition wall that divided the two and evidently extended to the full height of the roof (see *Section 4.3.19*) has been removed. West of this opening the wall remains and there is an alcove within this

denoting the position of a blocked window. The end of the west wall of the northern extension is visible and forms a straight joint with the north elevation (Plate 35). In the centre the wall survives below the large opening and forms the base of the raised floor level of F2. On the east side the timber stairs leading from G3 and up to F2 are present, and it is evident that these have been inserted through the wall between the main house and the extension to the north. The stairs have an original(?) banister on the east side formed by plain square spindles and posts with a square cut and chamfered handrail (Plate 35).

4.3.21 East of the large opening, the south end of the east wall of the northern extension is evident, forming an almost straight joint with the remainder of the north elevation to the east. Within this section is an evidently inserted or at least enlarged window, with brick in its splayed jambs, a concrete lintel, and a timber sill. The east elevation is dominated by a large chimney breast, which has been added and butts against the wall. The scar of a former smoke hood is visible in this elevation, with some of the heaviest sooting evident behind the attached chimney breast, which extends to the original corbelled stack at the top (Plate 36). The line of the original gable is also visible below the eaves, and this was evidently originally much steeper and has been raised by up to 2m to its present height. The sawn off end of at least one purlin remains *in situ*. The south elevation has a scar along the top denoting the position of the original ceiling/attic floor, and there is the scar of a possible partition wall near the centre. There is a window at either end, with a six-light sliding sash casement and timber sill, in the south-west corner there are scars for attached cupboards or shelving, and below the eaves two ceramic drainage pipes have been inserted through the wall, presumably to provide ventilation. The west elevation has the corresponding original steep gable scar and raised wall on top and the sawn off end of a purlin (Plate 37). There is a doorway on the north side with a modern door.

4.3.22 **First floor, Room 2:** this is the upper floor of the extension to the north of the main house, although it is evident that it originally had an upper, attic floor. The floor comprises early wide floorboards as per the room below, although a section has been replaced on the south side adjacent to the stairs, which probably corresponded to an earlier configuration of the access or formed a hatch to the floor below. The plain banister is situated at the top of the stairs adjacent to this, and there are the cut off remains of posts associated with the replaced boards. The southern post associated with the banisters has iron pintels attached to it, suggesting that it originally held a door, and slots for an original partition wall are evident along the southern edge at the boundary with F1.

4.3.23 The room is open to the roof, which is supported by two trusses of simple tie beam type, each constructed of hand-finished timber. The principal rafters are attached with a notched joint and there are slots cut into the tie beams for the joists of the former attic floor. The southern truss has upright posts between the tie beam and the principals denoting the position of lathe and plaster walling extending the partition wall below to the roof, and the principals were evidently originally both part of a single timber (Plate 38). The northern truss has several marks on the south face of the east principal; these appear to be to mark out the position of the slots for housing the purlins, and include straight and curved lines, which are perhaps Baltic marks, although they appear to consistently correspond to the position of the junction with the purlins. There are two purlins per pitch, which overlap at the trusses and they, plus the trusses, are all hand finished. The ridge purlin and rafters are all later machine cut timbers.

4.3.24 The walls are all finished with plaster and wallpaper, and there are scars denoting the position of a skirting board and partition walls throughout. The north elevation has an off-centre chimney breast, the surround of which has been removed

revealing the original opening. This has a rubbed brick voussoir arch and splayed jambs, which has been partially in-filled with rubble to house the later surround (Plate 39). It has painted ceramic blocks forming the hearth and a moulded timber fender. There is a row of joist holes denoting the position of the attic floor and above this, either side of the chimney breast, there is a small window. The western window is open and has a two-light fixed casement while the east is blocked but its original two-light casement remains *in situ*.

4.3.25 The east elevation has three two-light windows with sliding sash casements, two of which share a single piece of hand-finished timber that forms the lintel and all of which have timber sills. South of these is the scar of a partition wall, south of which is a three light window with a fixed casement and timber sill. The south elevation is open to F1 and has timber stairs on the east side. The west elevation has a window on the south side with a six-light sliding sash casement and timber sill, which projects onto chamfered brackets. There is a scar for a partition wall to the north of this below the tie beam of the northern truss, to the north of which is another window, with a two-light fixed casement, splayed jambs, and rough hand-finished lintel, although its sill has been removed.

4.3.26 **Loose fittings:** a number of loose fittings were present within the buildings, which appear to have been original. These had been removed prior to the investigation of the building and were stockpiled, presumably for reuse, in the stable to the east of the farmhouse and in G2. The stable had a large number of doors of various types and dates, some of which were evidently 20th century and some of which were perhaps 18th century. These were typically of plank construction, and the earlier examples had strap hinges. Of particular interest was a small cupboard door with an ovolo-moulded pegged surround, only part of which survived, and a single central panel, also with ovolo-moulding (Plate 40). A pair of strap hinges remained, almost identical to other examples recorded in South Cumbria and dated to 1661 and 1672 (Alcock and Hall 2002, 24), although the style of the moulding is perhaps a little later. The dimensions of this door would suggest that it came from one of the two cupboards in G3 (see Section 4.3.18). In G2 there was a pair of cast iron fire surrounds of probable 19th century date, each decorated with foliage, acanthus leaves, engaged columns, egg and dart, and similar motifs (Plate 41). Their size corresponds to the scars visible at the north end of G3 and F2 (see Sections 4.3.18 and 4.3.24 respectively).

5. Discussion

5.1 Introduction

5.1.1 The phasing and discussion of the farm buildings is largely reliant on the results of the physical investigation of the building undertaken. It is evident from historical sources that a building has existed at Frosthwaite since at least 1344 (see *Section 3.1*), but the earliest documentary sources and maps are too late or too vague to provide enough detailed information about the early history of the property. By the time of the first Ordnance Survey map the majority of the buildings making up the site had been constructed, although smaller additions were made after this (Plates 1-3). The earliest phase (Phase 0) cannot, therefore, be recognised within the current building, while the latest ones (Phases 4-6) can be directly associated with cartographic sources and dated quite accurately.

5.2 Phasing (Fig 6)

5.2.1 **Phase 0:** the early references to the site refer to a structure at Frosthwaite from at least 1344, at which time it is described as a 'hall'. This may indicate the type of building, one which had a hall-type plan, rather than its status (see Brunskill 2000, 104-105). However, it is not possible to be certain about its exact location and there do not appear to be any standing remains of this structure. Additional investigation such as excavation or dendrochronology might identify its location, although it could have been constructed in timber and so been completely demolished and/or re-used elsewhere on site.

5.2.2 **Phase 1:** the main body of the house, comprising G1, G2 and, to a lesser extent, F1 represent the earliest surviving elements of the standing building. This was undoubtedly a cruck-framed structure, of perhaps three bays in length (two pairs of crucks) with a bressumer beam and smoke hood and a spice cupboard at the east end in the typical arrangement of small cottages and houses in the general area (Denyer 1991, 55). The position of the original entrance is not certain, although it would often, but not necessarily, be in the gable end next to the fireplace (*ibid*). It is likely, instead, that the main doorway was the easternmost of the two in the south elevation. The date of construction of this building is uncertain, but the documentary evidence suggests that an earlier structure, perhaps the medieval 'hall', was extensively repaired or rebuilt shortly after 1581. There is little internal detail within the building with which to provide additional information, although the chamfered decoration to the beams in G1 and G2 is indicative of a late 16th or 17th century date (Alcock and Hall 2002, 36).

5.2.3 **Phase 2:** the original small house was considerably rebuilt, enlarged, and extended, probably at a relatively early date. This principally comprised the addition of the large two storey (plus cellar) extension to the north and the raising in height of the original house to its current level. This resulted in large amounts of rebuilding to raise the wall heights, with additional windows added, and the loss of the original crucks, which were incorporated into the new trusses. A new staircase was added to link the original house and the new extension, which cut through the upper part of the original wall, and the upper part of the northern extension was effectively built on top of the ground floor walls of the original house. In addition, a new projecting chimney stack for a fireplace incorporating bread ovens was added to the west end of the building, with a corresponding staircase, which allowed access to be controlled between different parts of the ground and first floors.

5.2.4 Internally, various stud partition walls were added, which divided the space into several rooms and also controlled access. The original smoke hood was also

removed from the east end of G2, a stone chimney breast was inserted, and the associated spice cupboard door was probably replaced with the present one. The dating of this phase is not certain, although it evidently has to be later than Phase 1. The presence of re-used timbers is not a good indication of date, as this practice was widespread from at least the 16th century as reserves became scarce in the region (Tyson 2000, 41). As already noted, the style of the hinges on the cupboard door presumed to have come from G3 are late 17th or perhaps early 18th (see *Section 4.3.26*), and the handle on the door to the stairs in G1 is perhaps of a similar date (see *Section 4.3.13*). The presence of bread ovens in G1 indicates an 18th century date, when the baking of wheat bread (as opposed to oat, although this was still frequently made in much of the North West into the early 19th century (Crosby 1997)) became more common (Denyer 1991, 26-27). The style of the trusses also suggests an 18th or perhaps 19th century date (Brunskill 2002, 152-153). The general consensus provided by the evidence indicates a late 17th or 18th century date.

5.2.5 Phase 3: following the major alterations to the building in Phase 2, the building was extended to the east with the addition of the larger of the two outshuts. This probably formed a stable, although the documentary sources indicate that a peathouse also existed during the early to mid 18th century, which this structure could have been built as. Dating this phase is also difficult but it again it has to be later than Phase 2 so as to have been completed before the house was raised in height. The presence of Baltic timber marks suggests a late 18th or early 19th century date (Greene 1995; 1996; although these have been identified in much later buildings too), while the presence of a levelling mark would suggest a date no later than the end of the 18th century (Miles and Russell 1995, 34). This phase might also correspond with the construction of the barn on the opposite side of the yard, which is of a broadly similar style and date (English Heritage 2001), although without detailed investigation this is difficult to confirm.

5.2.6 Phase 4: following the construction of the larger outshut the building was further extended to the east with the addition of the pig sties and their associated walls forming courtyards. This evidently took place after Phase 3 but before the survey of the first edition Ordnance Survey map in 1858. There are no other documentary references to indicate when the pig sty was constructed as it is not mentioned by name until the sale of 1920 (see *Section 3.2.4*). The earlier, Phase 3, stable may also have been modified at this time, as it appears, although this is not certain and could have happened at a later date, that the original wide entrance on the south side was reduced to its current width. It is possible that the canopy along the front of the house was also added at this time (the early 19th century), in part because it is unlikely that cast iron would have been used in building construction before this time (Richards 1967, 46), and also because it appears to respect the modified doorway into the stable.

5.2.7 Phase 5: the cartographic evidence provides detailed information about the development of the building in its later phases, which seems to have been concentrated at the east end. It is evident that the pig sties were further enlarged with the addition of two small outshuts on the north side. These probably formed the poultry house mentioned in the 1920 sales particulars, and were evidently added in the late 19th century, perhaps between 1862 and 1896. Minor alterations were probably also made to the pigsties during this phase, which appear, in some cases, to have utilised bricks that were probably made in Claughton. These also act as dating evidence as the Claughton Brick works did not commence operation until c1887 and were not known as the Claughton Manor Brick Co until 1901 (Hudson 2000, 58). Inside the house some minor alterations were probably also made, but the only evident ones were the addition of cast iron fireplaces in G3.

5.2.8 **Phase 6:** during the 20th century the cartographic sources show that the wash house was added between the sale of 1920, which does not mention it, and the surveying of the Ordnance Survey map of 1969 in 1968. The outside toilet does not appear to have been added until after 1969. Internally it is evident that some modernisation has taken place, principally the addition of a tiled fire surround in G2 and more recent changes to the fireplace in G1. Otherwise, there have been relatively few major changes made to the building during the later 20th century, perhaps as a result of it being granted Listed status in 1984 (*Appendix 1*). The commencement of the present development has, however, resulted in a number of significant changes to the building, including the removal of almost all of the original partition walls, doors, and other fittings, as well as the walls being stripped of plaster in many areas.

5.3 Function

5.3.1 Establishing the function of the various parts of the building or of the building as a whole, would not generally be an area of great difficulty. It is evident that throughout most of its life the building has formed part of a farmstead with associated stables, barn, piggery, and poultry houses demonstrating the nature of the work that took place here. There are, however, some unusual elements to the site, principally the two storey addition to the north. This is peculiar because it has far more windows than is practically necessary on its east side, on both the ground and first floor, all of which appear to be original. It is also associated with major changes to the access of the building, with a separate external staircase leading specifically to the west end of F1, which was not necessarily accessible from the rest of the building. Parallels for this type of arrangement are not well-known in the local area, or even the county, and there is nothing evident in the documentary sources that explains it. However, a comparison with evidence from other areas provides a possible explanation. The presence of so many windows suggests an interest in admitting large amounts of light into the building, which indicates the presence of handloom weavers.

5.3.2 Examples of weavers' garrets are known in Kendal (Satchell 1986, 50) and other urban areas, and it is recorded that at least some weavers had workshops attached to their houses in such areas (*op cit*, 63), but they have not been widely recorded in rural Cumbria, if at all. They are found in rural settings elsewhere, however, such as the Castleshaw area in Greater Manchester (Redhead 2003, 71-74), and there are several examples of areas specifically built or adapted to provide room for weaving in buildings in the Lancashire Pennines at this time, some of which had alternate access via a separate staircase (Pearson 1985, 97-99). In at least one example in south Lancashire access between the weaving shop and the rest of the house was also separate, which was taken as perhaps indicating that people other than members of the family worked there (Miller 2002, 96). Such properties would have seen the end of their useful lifespan end by the 18th century, when the introduction of first water powered and then steam powered spinning mills would have made them uneconomical to operate.

5.3.3 Although there is no documentary evidence to support the suggestion that the site was utilised by weavers, such as wills, at least some of the people connected to the property, Edward Wilson and Allan Bellingham, were well connected to the woollen trade (Bingham 1995, 200). In addition, the production of linen was common in the wider area from the 16th century onwards (Pidcock 2000), and even took place in high status buildings such as Swarthmoor Hall near Ulverston (Pidcock 1995). A recent building recording at Black Beck Hall, Ayside, near Cartmel, also revealed physical evidence for weaving taking place within a building, that was substantially altered in the late 18th or early 19th century (Greenlane Archaeology 2006), and a farm at Newland Bottom near Ulverston of similar form to Frosthwaite, with fireplaces

at both ends, each with paired bread ovens, has both physical and documentary evidence for linen production and weaving taking place on site (LRO(P) R366b/8 1749; LRO(P) DDMC 22/12 1829).

5.3.4 The purpose of the v-shaped slots cut into the western beam in G1 is uncertain; similar examples have recently been recorded at a farm in Baycliff in Furness (Greenlane Archaeology 2007), in what appeared to be a re-used bedpost (Elsworth forthcoming). Their purpose in this instance was assumed to be for measuring the heights of children, although this evidently is not applicable at Frosthwaite. They most likely represent some form of tally system.

5.3.5 The dating of this phase of expansion is not certain but it would seem most likely to belong to the late 17th or early 18th century. Ownership of the building at this time is uncertain, but it seems likely to have belonged to the Stricklands of Sizergh, and rented to Henry Bellingham, or Richard Harrison (see *Section 3.2.1 – 3.2.2*). At present this information does not, however, provide any additional information with regard to the function of the building, and the surveys and inventories of the early 18th century make no mention of accommodation for weavers.

5.4 Significance

5.4.1 The remarkably well documented early history of the site and the well-preserved structures make Frosthwaite Farm an important group of buildings. The house has retained evidence for its early origins and its subsequent enlargement, which appears to have been purpose-built, perhaps for the use of handloom weavers, although this cannot be confirmed through reference to the primary sources. In addition, a number of original features have survived within the various parts of the site. The buildings under investigation can be broken into four main elements, listed in order of their significance:

5.4.2 ***The extension to the north:*** this potentially represents a very important addition to the site added to provide accommodation for handloom weavers, and is therefore a rare survival. Prior to the commencement of the present development it was in an almost original condition, having been little altered in perhaps 300 years. It represents a major redevelopment of the building at an early date and is an unusual structure and is therefore of the highest significance. It still retains several original features such as the roof structure, floor (including boards and chamfered beams and joists), a cupboard formed by stud partition walls (at the south end of G3, possibly with the original shelf), the fireplace apertures, and, until the present development began, cupboards with panelled doors at the north end of G3.

5.4.3 ***The house:*** the core of this structure is probably of late 16th or early 17th century date, although it has been much altered. It is of high significance to the understanding and historical interest of the site for this reason, but also because it represents a link to the medieval origins of Frosthwaite, which can be traced in some detail in the documentary sources. This too retains a number of original features such as the bread ovens, roof structure (incorporating re-used crucks and with scars showing the changes to the roof height), the floor (also including floorboards, some of which are later replacements, joists and chamfered beams, and the spice cupboard with door (although this is perhaps slightly later). The canopy to the south supported on iron columns, while probably not original, is an architecturally interesting feature and still quite early.

5.4.4 ***The stable to the east:*** this also represents a relatively early extension to the original house, but was perhaps only added to provide additional accommodation for horses or as a cart shed. It probably relates to the major modifications that took place following or as part of the addition to the north, but is not as significant. This retains

its original roof structure as well as early modifications such as the timber partition wall and added beams.

5.4.5 *The pig sties, poultry houses, and other outbuildings:* these represent relatively late additions to the site, at a time when it was being used exclusively as a farm, which was clearly diversifying its activities during this period, and as a result of modernisations and improvements. These are the least significant parts of the site, although they are generally in reasonable or good condition in most cases and do not detract from its overall character. These probably had few original features of interest and there is little remaining internally.

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*CRO(K) WD D/Ha 19, 1546-1697 *Deeds of Wilson Purchases with Related Documents: [2nd. file]. 1608 Conveyance [?Mortgage] by Rowland Thornburgh of Hampsfell, Lancashire, esq. to Edward Wilson of Forsthwait, yeoman of Capital Messuage etc. Called Dallam Tower and Demesne Lands in Haverbrack and Other Houses and Farms at Haverbrack and Meedopp or Medoppe, and at Cartmel for £800.1629 Licence to Alienate Granted by Henry Parker, esq. to Edward Wilson, gent.*

*CRO(K) WD D/HSC 8, 1593 *Bond Between Jonathan Prearman of Over Levens and Edward Wilson of Forswhat [Forsthwaite] in Levens*

*CRO(K) WD D/TD 1, 1581 *Conveyance: James Bellingham, esq., Lord of Overlevens; to Richard Wilson, Premises - all That Messuage and Tenement with Appurts. at Frustwhait in manor of Overlevens, Formerly in Tenure of Richard Gayden and now of Richard Wilson, and Commonly Called Gaydens Tenement, to be Held According to Custom of Tenantright Paying 6s. 10d. Yearly and Rendering one Cock and Five Hens and all Suits, Fines and Services; Richard to Build up and Repair Said House Late Gaydens*

*CRO(K) WD D/TD 2, 1607 *Conveyance, 23 November 1607 Thomas Benson of Bolten in Isle of Axam [Axhelme] co. Lincoln, Singleman; to Edward Wilson of Netherlevens, Yeoman. Premises: Estate, Title, Right, Interest, Possession, Challenge, Claim and Demand of Tennantright of One Messuage and Tenement With Appurts. on West Side of Kent Late in Occupation of Uncle, Edward Benson, Deceased*

*CRO(K) WD D/TD 3, 1607 *Bond in £100, 23 November 1607 Thomas Benson of Belto[n] in Isle of Axam, co. Lincoln, Singleman; to Edward Willson of Netherlevens, Yeoman. Condition: Performance of Covenants in Deed of Same Date*

*CRO(K) WD D/TD 4, 1608 *Conveyance, 24 September 1608. William Benson of Beltofte, co. Lincoln, Servant of Edmond, Lord President of the Council in the North; to Sir Thomas Strickland of Sizergh. Premises: all That Messuage and Tenement With Appurts. in Frostwhat, Late in Possession of Edward Wilson, Deceased and Now of Wife of Edward, Being Parcel of Lands of Sir James Bellingham and to be Held According to the Custom of Tenantright. Consideration: £6 13s. 4d. Paid in Performance of Order of September 1 James I Made by Council in North in Full Recompense of all Interest, Right, Tenantright, Claim, etc*

*CRO(K) WD D/TD 5, 1609 *Quitclaim, 19 June 1609. Thomas Benson of Beltofte, co. Lincoln, Singleman in Respect of Messuage at Forsetwhat, Late in Occupation of Edward Benson, his Uncle, Deceased and Now in Occupation of Margaret, Wife of Edward Wilson of Nether Levens, Deceased, on Payment of £4 Being Remainder of Sum of £13 6s. 8d.*

*CRO(K) WD D/TD 23, 1608 *Mortgage, (by Feoffment) 20 January 1608. 1. Rowland Thornburgh of Hampsfell, co. Lancaster, esq. 2. Edward Wilson of Forsthwait, Yeoman. Premises: all That Capital Messuage and Tenement with Appurts. Called Dallam Tower and all Demesne Lands and Grounds Belonging, Which Were Sir*

William Thornburgh's, Deceased, Late Grandfather of (1), Situate in Haverbrack in Parish of Bethome; Also all Those Messuages Tenements or Farmholds with Appurts. Now or Late in Tenure of Robert Hudson Being of Yearly Rent of 18s., of John Hudson (Yearly Rent 7s.), Robert Dicconson (Yearly Rent 13s), Thomas Hudson (Yearly Rent 20d.), William Smith (Yearly Rent 20.), Lawrence Burrowe (Yearly Rent 3s. 2d.) all in Haverbrack and Certain Lands and Grounds with Appurts. Now or Late in Tenure of Richard Sill of Yearly Rent of 10d. and all Other Lands and Hereditaments in Haverbrack Aforesaid Which Were Sir William Thornburgh's and which Descended to William Thornburgh, esq. Deceased, late father of (1); and Also all that Messuage and Tenement with Appurts. in Haverbrack called Wandhouse Which (1) Holds According to Tenantright and is of Inheritance of Sir Francis Duckett as Parcel of Rectory of Bethome; and also all that Messuage and Tenement With Appurts. Called Powhouse in Meedoppe [Meathop] Which (1) Holds According to Tenantright and is of Inheritance of Thomas Middleton of Leighton, co. Lancaster, esq.; and Also One Parcel of Ground in Cartmel, co. Lancaster, on West Side of Water There Called the Powe Belonging to Powhouse of Inheritance of the King. Consideration: £800

*CRO(K) WD D/TD 26, 1609 Bond in £1200 [Cancelled] 1 December 7 James I. John Morley of Halnaker, co. Sussex, kt., John Myddleton of Horsham, co. Sussex, esq., Edward Morley of City of Chichester esq. and Richard Wyatt of City of London, Carpenter; to Edward Wilson of Frosthwaite. Condition: payment of £640 on 25 January Next at the Inner Temple Hall in or Near London

*CRO(K) WD D/TD 27B, 1609 Letters of Attorney, 8 January 1609, Authorising his Friend James Bradley of Blackwell Hall, London, Clother, co. Middlesex, (Factor for Mr George Wilson of Gressegarth, co. Westmorland, Clother and Roberte Sidgwick of Sedberge, co. York, Clother) at Act on Behalf of Edward Wilson of Forcethwaite [Frosthwaite], Yeoman and Receive £640 from Sir John Morley, Richard Morley, John Myddleton and Richard Wyate, Gents.

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Plate 30: Modern fireplace and spice cupboard, east side of G2

Plate 31: Ceiling and west elevation, G3

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Plate 39: The fireplace and attic level windows in the north elevation of F2

Plate 40: Loose door with early strap hinges in the stable

Plate 41: Loose cast iron fire surrounds in G2

Appendix 1: Listed Building Details

From: English Heritage 2001

IoE Number: 75533

Date listed: 16 November 1984

Date of last amendment: 16 November 1984

Grade: II

Farmhouse and attached store. Probably late C17 with later alterations and additions to rear and right. Roughcast stone rubble walls, lower half of house limewashed, graduated greenslate roof with stone ridge and 2 end chimneys, that to left massive protruding stepped stack. T-shaped plan to house. 2 storeys to front, 3 storeys to rear: split level. 2 windows irregular, late C19 casements with vertical glazing bars and segmental arched heads to ground floor. 2 adjacent doors, left boarded, right part-glazed 4-panelled door, under lean-to slated canopy running full width of building supported on 3 cast-iron columns. Interior has heavy chamfered oak beams and joists (especially to rear bedrooms), C17 doors, old pegged oak floors, panelled C18 cupboard doors. Victorian cast-iron fireplaces to bedrooms, oak dog-leg stair.

Appendix 2: Census Details

Name	Age	Occupation
1841 Census (HO 107/Piece 1159/Folio 8/Page 8)		
Joseph Jackson	50	Farmer
Betty Jackson	35	-
Jane Jackson	15	-
Thomas Jackson	14	-
Mary Jackson	11	-
John Jackson	9	-
Ellen Jackson	6	-
Betty Jackson	3	-
James Trotter	30	Agricultural labour
Thomas Stonehous	15	Agricultural labour
Daniel Bainbridge	13	Agricultural labour
1851 Census (HO 107/Piece 2442/ Folio 469/Page 9; CFHS 1993)		
Joseph Jackson	61	Farmer of 120 acres
Betty Jackson	44	-
Thomas Jackson	24	Employed on farm
John Jackson	18	Employed on farm
Eleanor Jackson	16	Employed on farm
Betty Jackson	13	Scholar
Joseph Jackson	9	Scholar
William Jackson	5	Scholar
Ann Jackson	2	-
William Jackson	76	Pauper
Daniel Bainbridge	23	Servant in agriculture
1861 Census (RG 9/Piece 3972/Folio 72/Page 6)		
Joseph Jackson	71	Farmer of 116 acres
Betty Jackson	54	-
Betty Jackson	23	-
Joseph Jackson	19	-
William Jackson	15	-
Anne Jackson	12	Scholar
Joseph Jackson	9	Scholar
William Douthwaite	5	Scholar
Jane Wilson	17	House servant
1871 Census (RG 10/Piece 5290/Folio 16/Page 7)		
Elizabeth Jackson	65	Farmer of 124 acres
Anne Jackson	22	Dairy maid
Joseph Jackson	19	General servant
William Douthwaite	15	Scholar
1881 Census (RG 11/Piece 5215/Folio 83/Page 11)		
Joseph Jackson	39	Farmer of 109 acres
Elizabeth Jackson	42	Farmer's wife
John C Jackson	17	Farmer's son
Mary Ann Jackson	14	Domestic servant
Elizabeth Jackson	12	Scholar
Joseph Jackson	10	Scholar
Thomas W Jackson	7	Scholar
Isabella GB Jackson	4	-
Joseph Jackson	29	Horse trainer/breaker

Name	Age	Occupation
1891 Census (RG 12/Piece 4334/Folio 73/Page 11)		
Henry Lancaster	34	Farmer
Margaret Lancaster	23	-
Isabella Hudson	10	Scholar
Joseph Sharp	14	Farm servant
Joseph Jewitt	21	Farm servant
1901 Census (RG 13/Piece 4914/Folio 135/Page 7)		
Henry Lancaster	45	Farmer
Margaret Lancaster	32	-
James Lancaster	8	-
Henry Lancaster	4	-
Ruth Lancaster	2	-
Thomas Greatorox	19	Horse man on farm
George Canada	14	Cow boy on farm
Annie Bayliff	18	General servant (domestic)

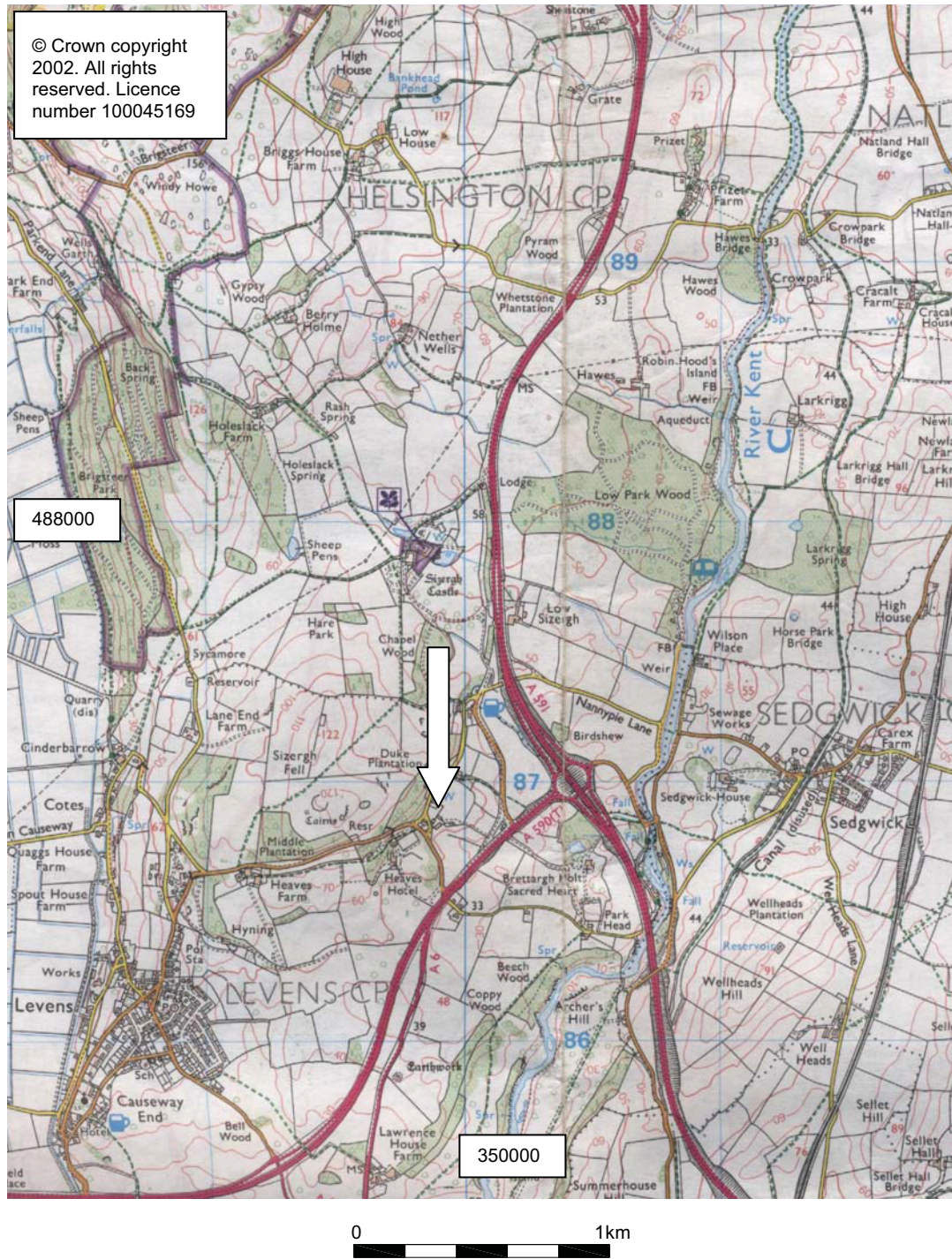
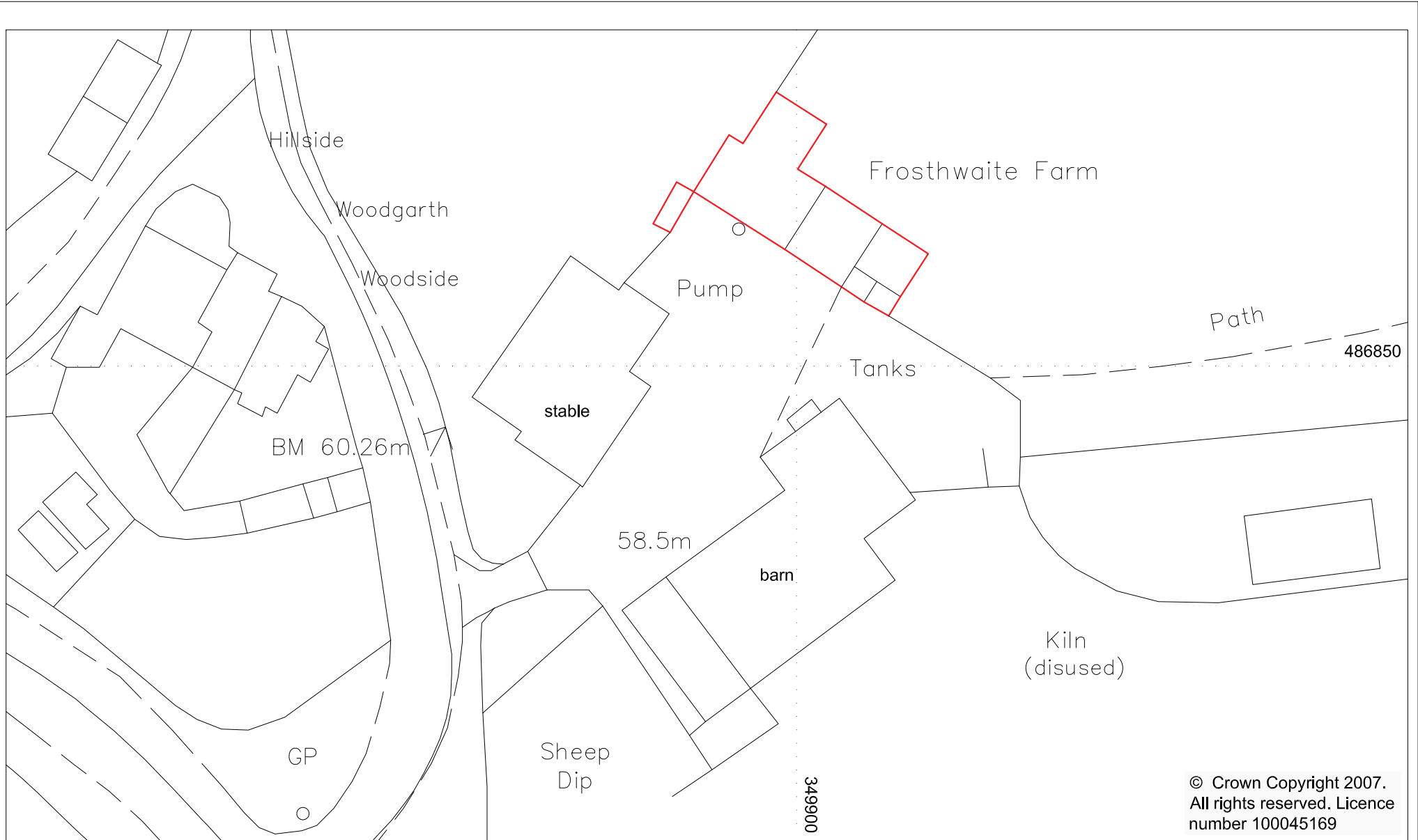


Figure 1: Site location



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<p>Project: Frosthwaite Farm, Sizergh, Kendal Cumbria : Architectural Evaluation</p>	<p>Project Code: G1065 Site Code: FF07 Date: November 2007</p>	<p>Key:  Proposed development area</p>	<p>0  15m</p>	<p>N ↑</p>	
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Figure 2: Detailed site location plan



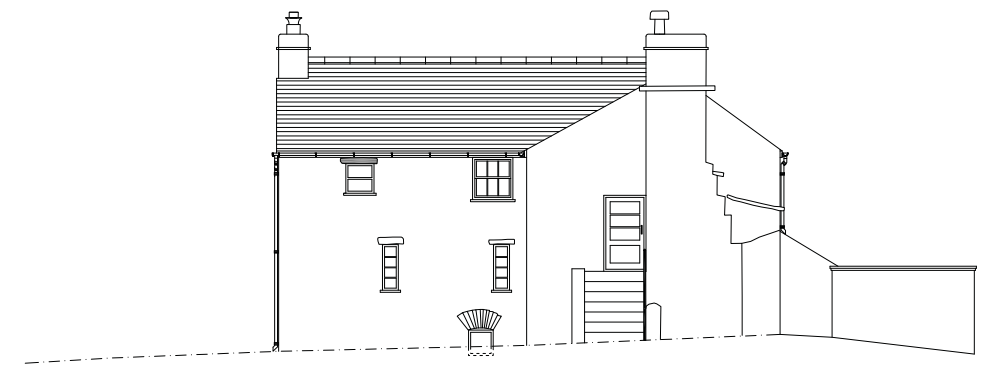
South elevation



East elevation



North elevation



West elevation

Project:
Frosthwaite Farm, Sizergh,
Kendal, Cumbria:
Architectural Evaluation

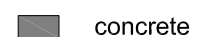
Project Code: G1065

Site Code: FF07

Key:



iron



concrete



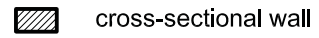
projected line



ground line



blocking



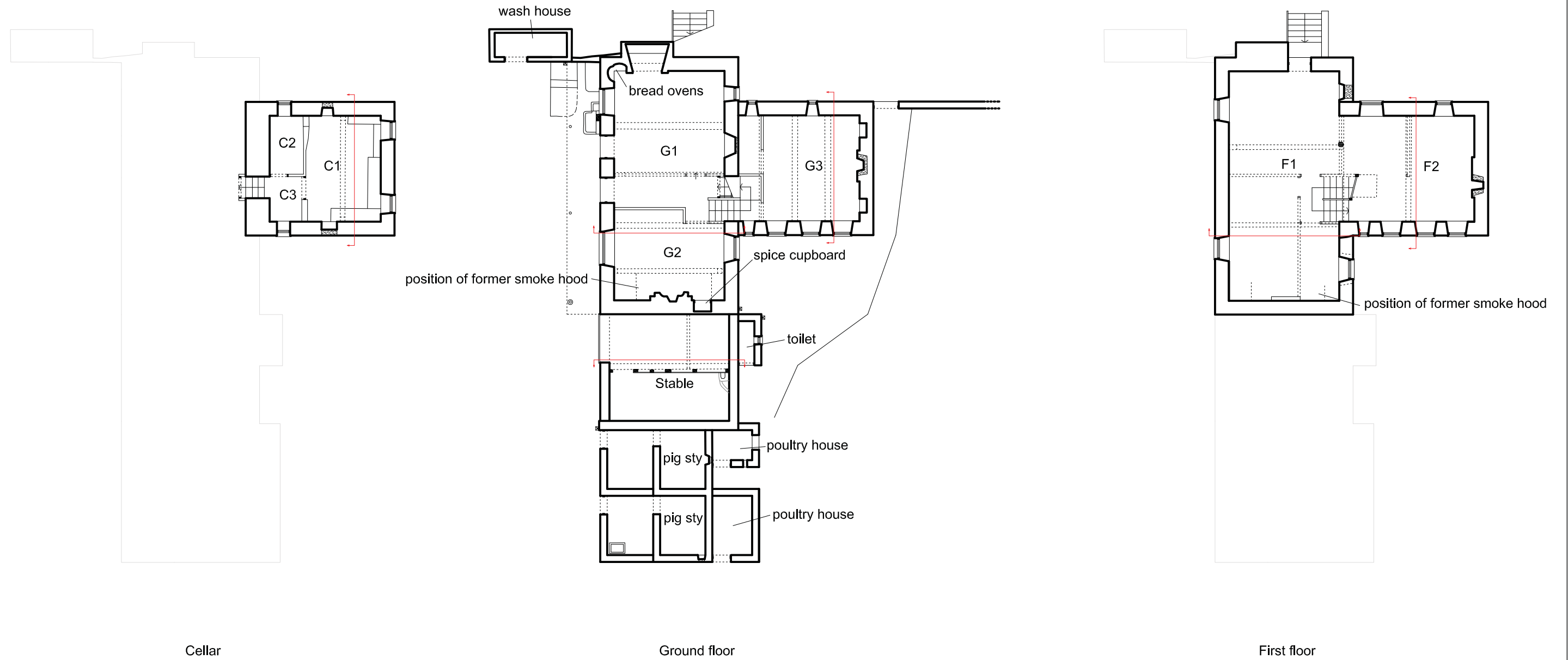
cross-sectional wall



Date: November 2007



Figure 3: External elevations



Project:
Frosthwaite Farm, Sizergh,
Kendal, Cumbria:
Architectural Evaluation

Project Code: G1065

Site Code: FF07

Key:

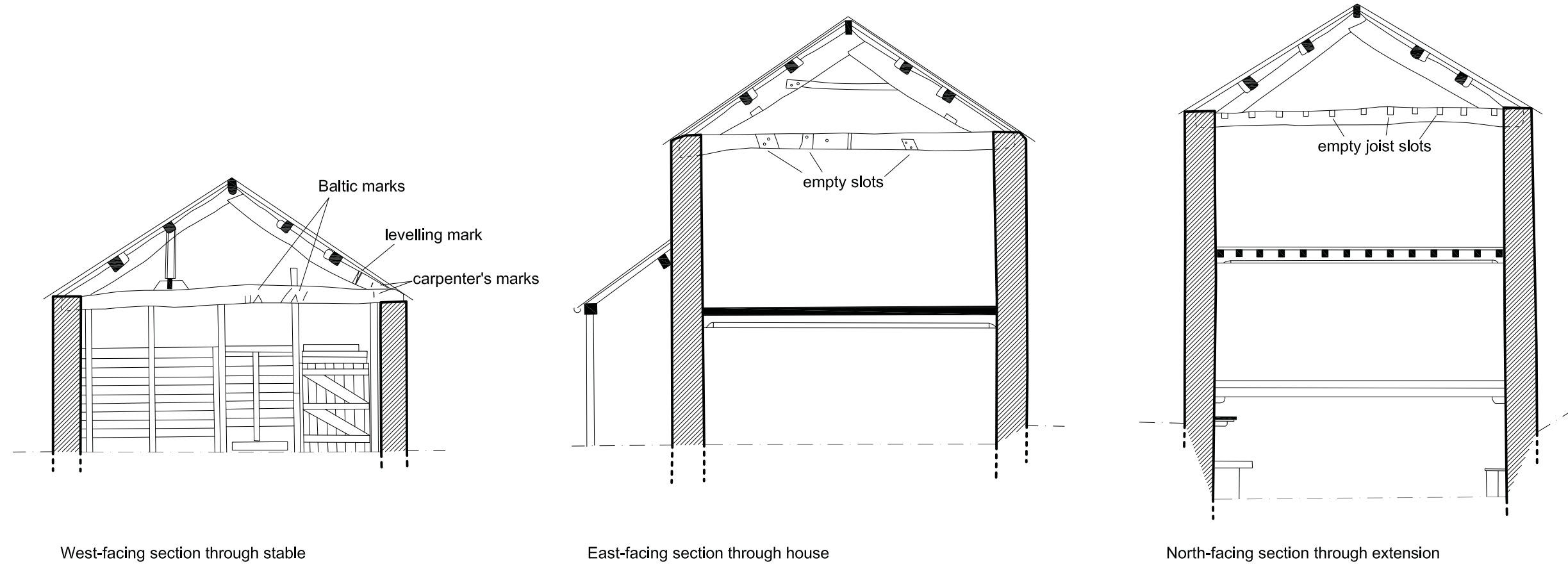
- | | | | | | | | |
|--|------------------------|--|----------|--|----------------|--|----------|
| | blocking | | concrete | | projected line | | steps up |
| | cross-sectional timber | | beam | | section | | |



Date: November 2007



Figure 4: Plans



Project:
Frosthwaite Farm, Sizergh,
Kendal, Cumbria:
Architectural Evaluation

Project Code: G1065

Site Code: FF07

Key:

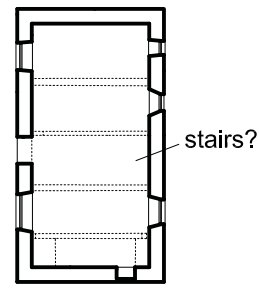
—	concrete	-----	projected line	- - -	ground line
■	cross-sectional timber	▨	cross-sectional wall		



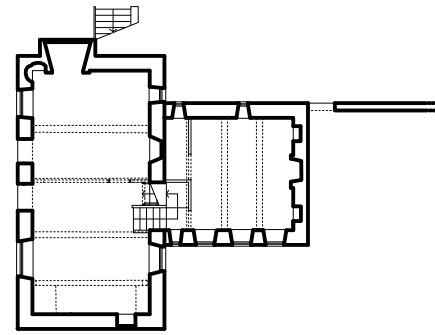
Date: November 2007



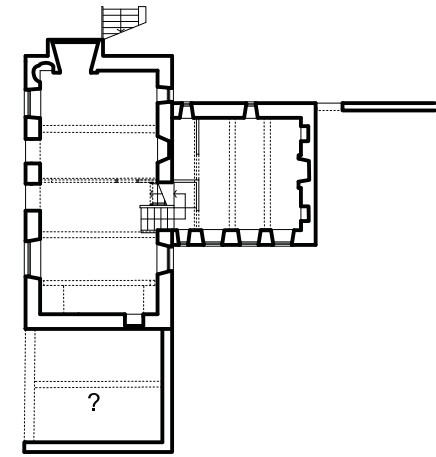
Figure 5: Cross-sections



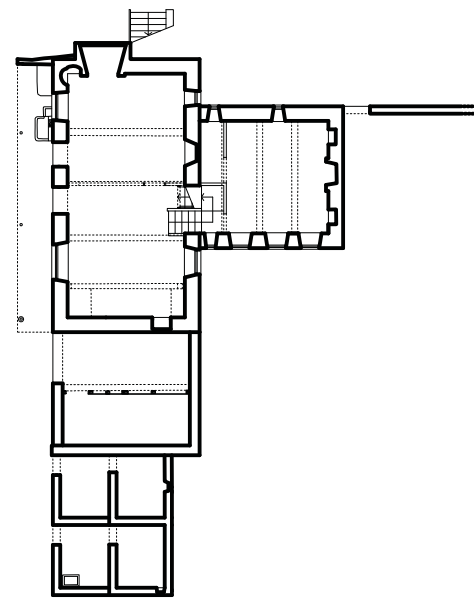
Phase 1: Late 16th - early 17th century



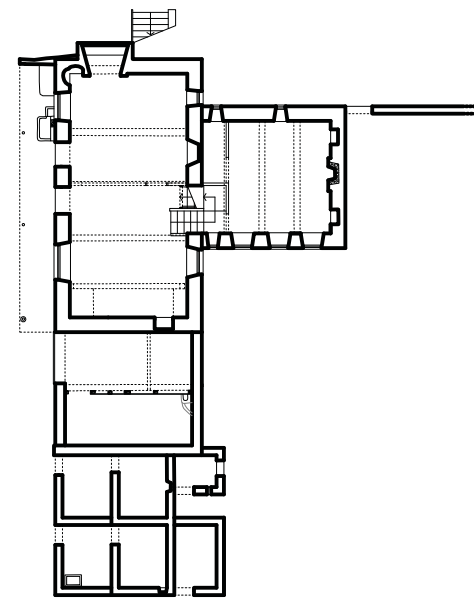
Phase 2: Late 17th - early 18th century



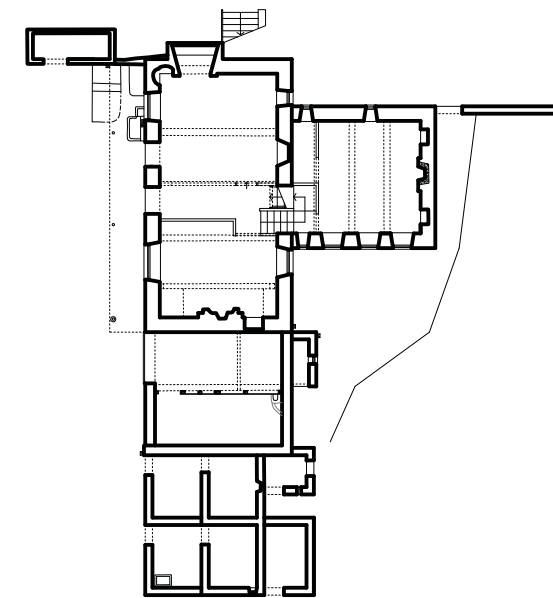
Phase 3: Late 18th - early 19th century



Phase 4: Early 19th century



Phase 5: Late 19th century



Phase 6: Late 19th century to present

Project:
Frosthwaite Farm, Sizergh,
Kendal, Cumbria:
Architectural Evaluation

Project Code: G1065

Site Code: FF07

Key:



blocking



concrete



projected line



steps up



cross-sectional timber



beam



Date: November 2007



Figure 6: Phase plans



Plate 1: Part of the Ordnance Survey map of c1859 showing Frosthwaite



Plate 2: Part of the Ordnance Survey map of 1898 showing Frosthwaite

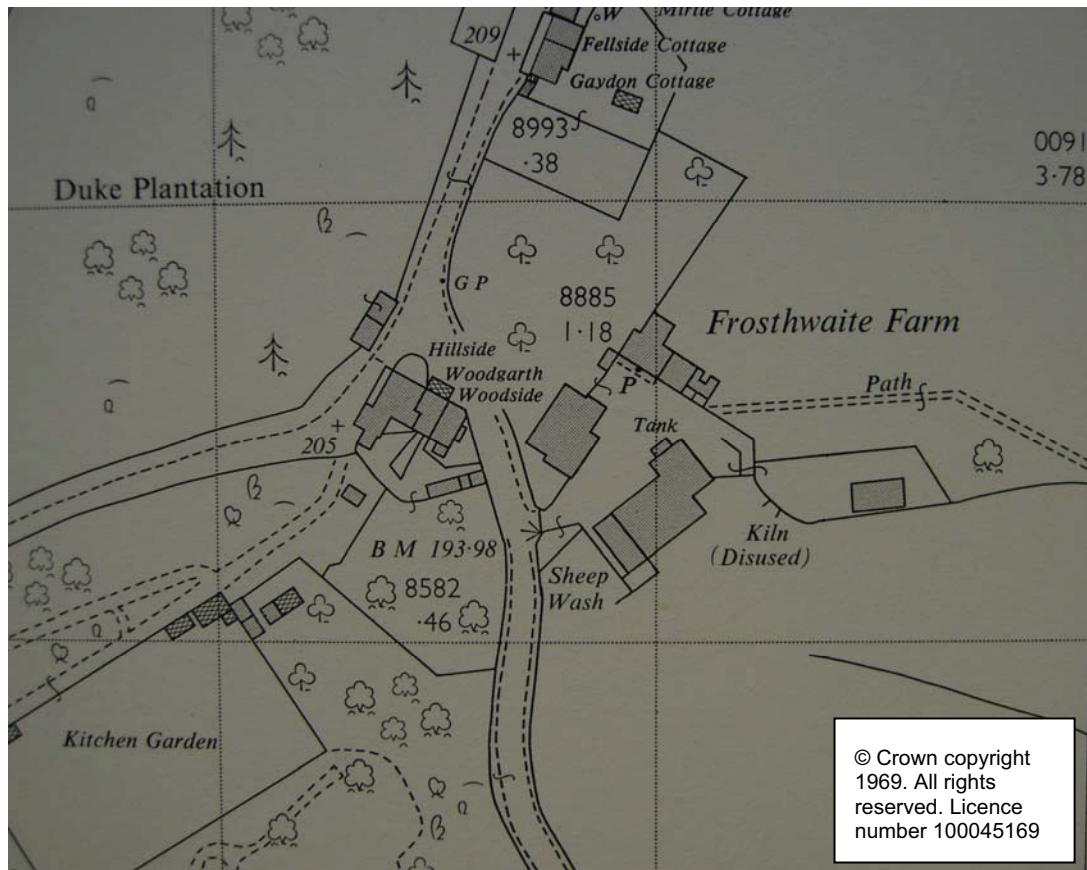


Plate 3: Part of the Ordnance Survey map of 1969 showing Frosthwaite Farm



Plate 4: Front (south) external elevation of the farmhouse



Plate 5: Detail of the canopy



Plate 6: Detail of the pump and associated trough



Plate 7: South (front) external elevation of the stable and pig sties



Plate 8: Detail of the doorways into the western pig sty



Plate 9: Detail of the doorway into the eastern pig sty



Plate 10: East external elevations of the outbuildings



Plate 11: North (rear) external elevations of the outbuildings



Plate 12: East external elevation of the northern extension



Plate 13: North external elevation of the farmhouse and northern extension



Plate 14: West external elevations of the farmhouse and northern extension



Plate 15: Timber partition wall in the stable



Plate 16: Truss and inserted beam with supports in stable



Plate 17: Baltic timber marks in west face of tie beam in stable



Plate 18: North side of C1 showing slate bench and shuttered window



Plate 19: South-west corner of C1 showing bulge in wall, beam and blocked window



Plate 20: West side of C2 showing bedrock floor and shelf along north wall



Plate 21: Steps to ground floor from south side of C3



Plate 22: Detail of stop chamfer, north end of westernmost beam, G1

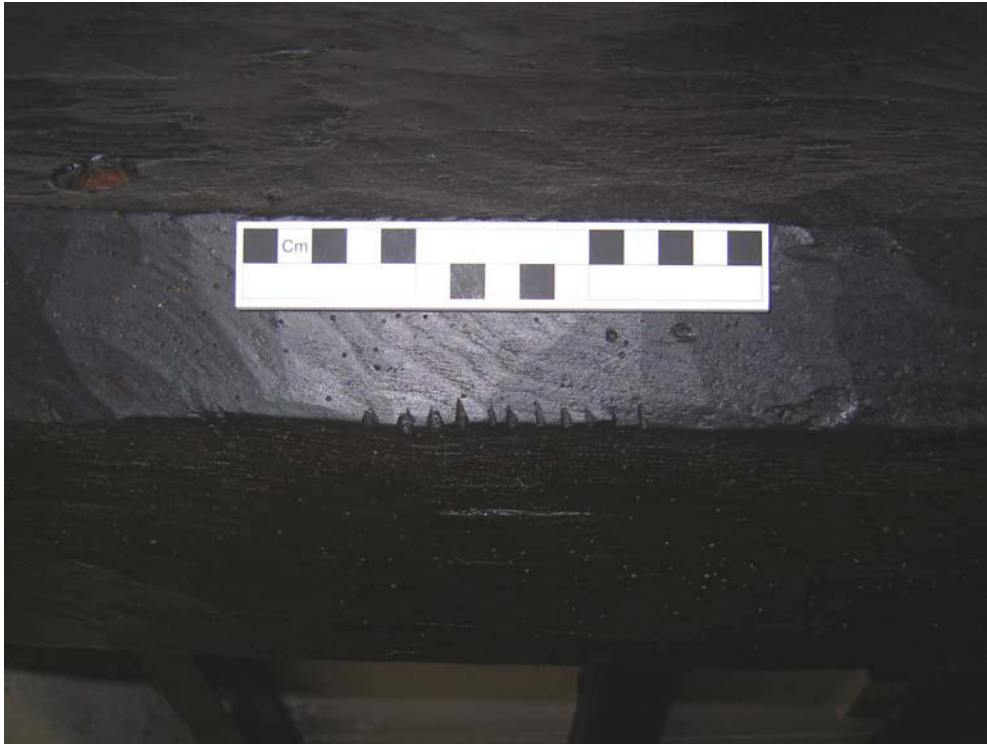


Plate 23: V-shaped notches in the south end of the east face of the westernmost beam, G1



Plate 24: Door to cellar, north-east side of G1



Plate 25: Doors either side of beam on the south side of G1



Plate 26: Bread ovens in south-west corner of G1



Plate 27: General view of west end of G1



Plate 28: Detail of stop chamfer at south end of easternmost beam in G2



Plate 29: Beams in south-east corner of G2 indicating position of smoke hood



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