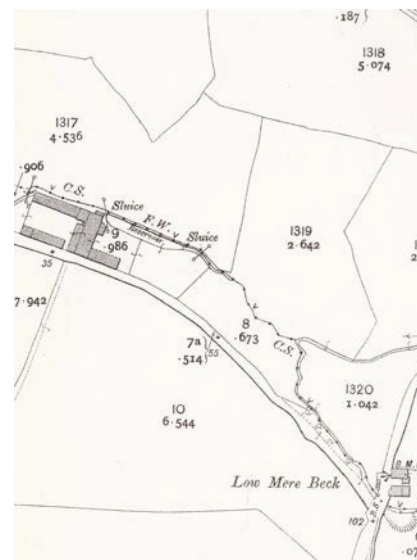


# MARSH GRANGE BARN, DUNNERHOLME, ASKAM-IN-FURNESS, CUMBRIA

## Heritage Statement



Client: Michael Shiers

NGR: 322459 479646

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December 2020



<b>The Site</b>	
Site Name	Marsh Grange Barn, Dunnerholme, Askam-in-Furness
County	Cumbria
NGR	322459 479646

<b>Client</b>	
Client Name	Michael Shiers

<b>Planning</b>	
Pre-planning?	Yes
Planning Application No.	-
Condition number	-
Local Planning Authority	Barrow Borough Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council

<b>Archiving</b>	
Relevant Record Office(s)/Archive Centre(s)	Barrow-in-Furness
Relevant HER	Cumbria

<b>Staffing</b>	
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## Summary

Prior to the proposed to the proposal for a new dwelling at Marsh Grange, Dunnerholme, Askam-in-Furness, Cumbria, Greenlane Archaeology was commissioned to carry out a heritage assessment for the property. This was intended to provide suitable information about the history of the building so that a better understanding of its development could be obtained, which could then be used to assess the impact of any proposed alterations. This followed on from the completion of an earlier archaeological building recording of the site, also carried out by Greenlane Archaeology, in advance of an earlier proposal to convert the building, which was only partially completed. A site visit revealed that the only original fabric to survive comprises the majority of the walls of the main part of the building, the eastern gable of the eastern outshut, and the waterwheel.

The origins of the barn are uncertain, although map evidence proves that it had been constructed by at least the 1830s or 1840s. The limited documentary evidence shows that it was part of the Marsh Grange estate, which had been acquired by the wealthy Wakefield family of Kendal by the early 19<sup>th</sup> century and it seems likely that their investment in the estate resulted in the construction of the building. The earlier building recording revealed three main phases of development of the site, the first probably of early to mid-19<sup>th</sup> century date and including a waterwheel that powered a threshing machine. The core building on the site was enlarged shortly after construction with a monopitch outshut to the west forming animal housing with decorative arched openings, and a further open-fronted extension was added to the east in the late 19<sup>th</sup> century. After the waterwheel fell out of use, probably by the early 20<sup>th</sup> century, the north end of the main part of the barn was rebuilt leaving the waterwheel stood outside.

While the building, as a relatively common example of a threshing barn, is of low significance in itself, the presence of a waterwheel used to power a threshing engine is quite unusual and so makes the site more interesting. Other architectural details present in the building were also of interest, but all of these were lost during the previous, failed, development. The current scheme presents a new opportunity to preserve and bring back into use the core of what survives of the building. It also provides the means by which the waterwheel, which remains the most significant element of the site, can be repaired and consolidated. There is some potential for the proposed ramped access to the garden to impact upon remains such as flag floors present in the original north end of the building, which might require some protection in order to preserve what is there.

## Acknowledgements

Greenlane Archaeology would like to thank Michael Shiers for commissioning the project and his agent Chris Garner at Garner Planning for providing drawings of the proposals for the site.

# 1. Introduction

## 1.1 Circumstances of the Project

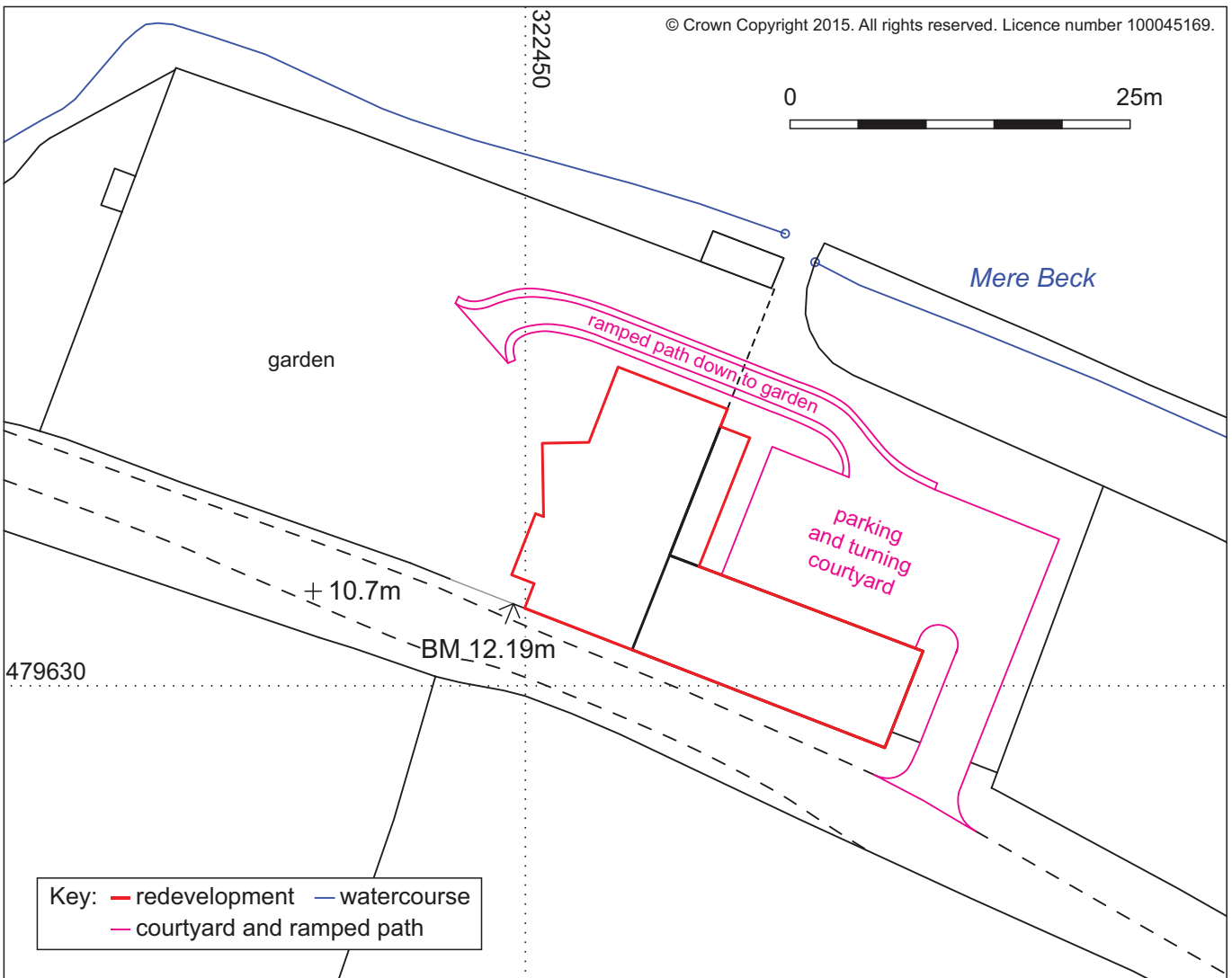
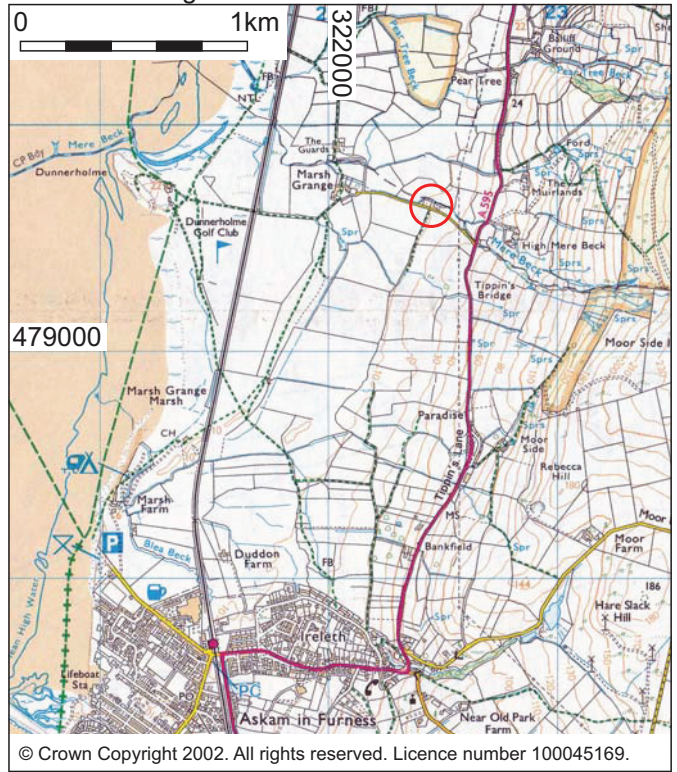
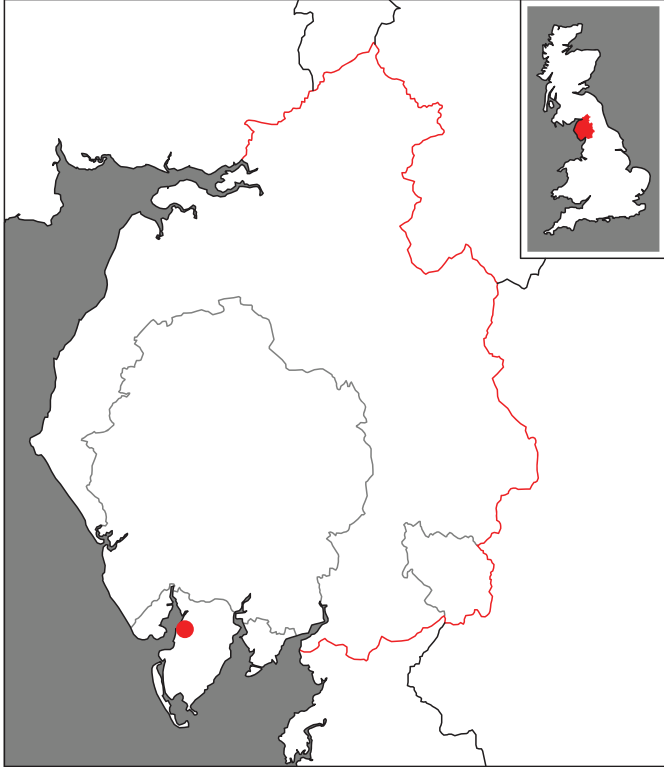
1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.1.2 The site was subject to an earlier archaeological building recording (Greenlane Archaeology 2015) as part of a previous proposed development that was not completed. The building is not Listed or otherwise statutorily protected but can be defined as an 'undesignated heritage asset'.

## 1.2 Location, Geology, and Topography

1.2.1 The site is situated a little over 2km to the south of Kirkby-in-Furness and a similar distance north of Askham-in-Furness, to the west of the A595 (Figure 1). It is located at approximately 10m-14m above sea level (Figure 1). The surrounding area is characterised by flat improved pasture with hedgerows and occasional patches of woodland and forms part of the West Cumbria coastal plain (Countryside Commission 1998, 25).

1.2.2 The solid geology is typically carboniferous limestone (Moseley 1978, plate 1) and this is overlain by a mantle of boulder clay (glacially-derived till) with, in places, sand and gravel (Countryside Commission 1998, 27).



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Figure 1: Site location

## 2. Methodology

### 2.1 Introduction

2.1.1 The heritage statement consists of three elements, the most important of which is a desk-based assessment, as outlined below (see *Section 2.2*). It also includes a site visit (see *Section 2.3*) and the results of the project are ultimately archived (see *Section 2.4*).

### 2.2 Desk-Based Assessment

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

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available. The information utilised in the production of this section of the report was compiled during the completion of the previous archaeological building recording of the site (Greenlane Archaeology 2015);
- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published sources were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

### 2.3 Site Visit

2.3.1 A brief site visit was carried out in order to provide some basic information about the building, such as its general condition, the extent of any original fabric, and any useful dating evidence in order to better understand its development, as outlined by the desk-based assessment. The site visit was essentially equivalent to a Level 1 historic building recording as defined by Historic England (2016).

### 2.4 Archive

2.4.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014b). In addition, details will be submitted to the Online AccesS to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.



## 3. Results

### 3.1 Desk-Based Assessment

3.1.1 The initial component of the heritage assessment is a desk-based assessment, the results of which have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed (*Section 3.2*). The second purpose of the heritage assessment is to produce a background history of the site, focussing specifically on the known history and development of the building (*Section 3.3*). The compilation of this information then allowed a discussion of the development of the site and its significance to be considered (*Section 4*).

### 3.2 Map Regression

3.2.1 **Introduction:** early maps of the area tend to be relatively lacking in detail and are certainly not specific enough to be useful in understanding the development of the property. However, some useful information can be gleaned from some of them: neither Yates's map of 1786 nor Greenwood's map of 1818 appear to show any buildings in the area, while Hennessey's map of 1830 does, but it is difficult to be certain what was being included in each case. The earliest maps that provide useful information about the development of the buildings are from around the mid-19<sup>th</sup> century onwards, starting with the tithe map of 1842.

3.2.2 **Tithe map, 1842 (CAC(B) BPR 1/1/3/1/2 1842):** at this time the site comprised several buildings forming a rectangular block around a courtyard to the north side of the main road (Plate 1). There are some discrepancies between this and later maps of the site, for example, the outshuts along the west side of the main barn, although apparently shown, appear to be shorter than they are in reality. What is clear, however, is that of the buildings now present on the site only the main barn and outshuts attached to its west side are shown on this map, with the east wing yet to be built. There is also a structure marked in the location of the disused water wheel to the north, along the edge of the beck. The accompanying schedule lists plot C650, which contains all the buildings, as 'farm building cottages and garden'. To the east is an open field (plot C642) named 'Stack Garth', and to the north of this is a small enclosure (plot C641) named 'reservoir'. All of these pieces of land are listed as owned by Edward Wakefield and occupied by John Mason (CAC(B) BPR 1/1/3/1/1 1842).

3.2.3 **Ordnance Survey, 1850:** the footprint of the outshut and the main barn to the east side of the block, which relate to the standing buildings on site, is clear (Plate 2). A porch or small building has been added centrally to the east side of the main barn, and probably also to the west side of the north end against the west outshut, but the east wing has yet to be built (Plate 2; cf. Plate 1). The reservoir associated with the site is still shown, although it is not named.

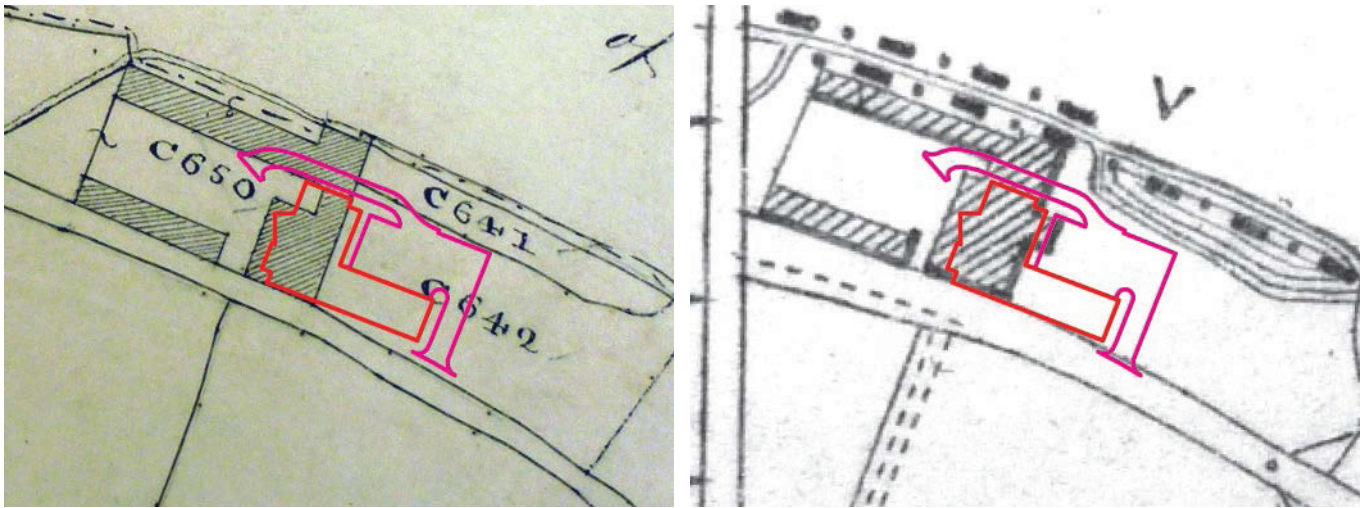


Plate 1: Extract from the tithe map of 1842

Plate 2: Extract from the Ordnance Survey map of 1850

3.2.4 **Ordnance Survey, 1890:** the east wing has been built by this date (Plate 3; cf. Plate 2) and is shown as open sided on the north side, as it is now. The divisions between the outshut and the main barn and the east wing are shown (note that there is no division at the north end of the main barn between it and the area containing the waterwheel and associated gearing; the red line marks the end of the main barn as it is today). The associated buildings to the west are also shown in more detail, with internal divisions depicted, and the reservoir to the east is shown, but not named, although the sluice that presumably fed the waterwheel is labelled.

3.2.5 **Ordnance Survey, 1913:** this map shows a similar arrangement of buildings at the site to the earlier edition of the Ordnance Survey map (Plate 4). The only addition is a small building, probably a porch, which is shown at the north end of the west outshut. Again, the sluice is labelled, and the reservoir is depicted and labelled.

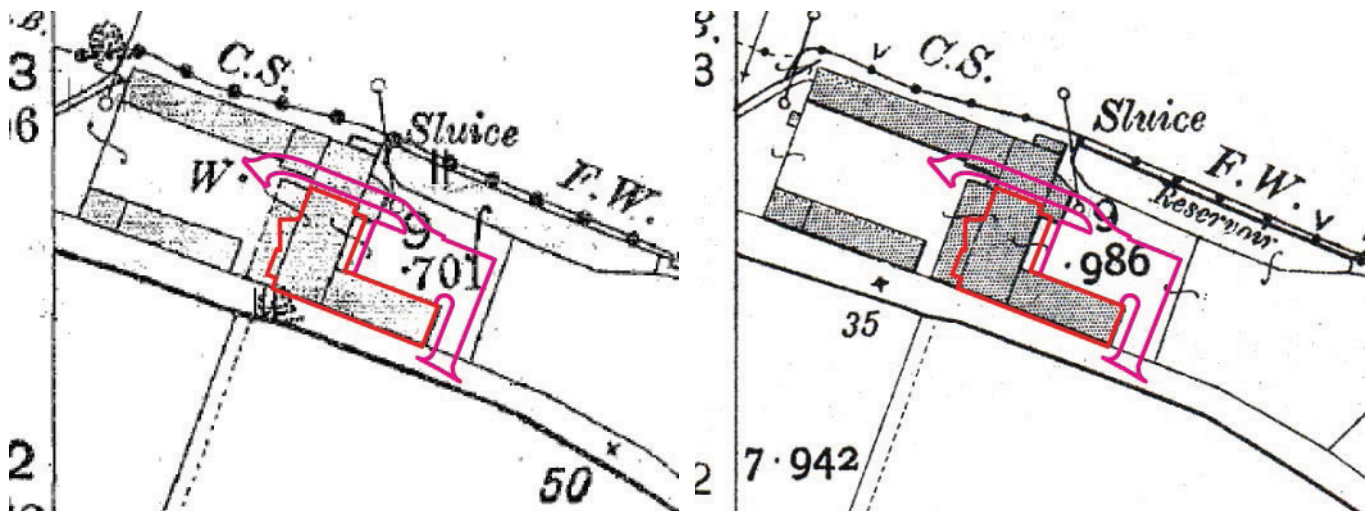


Plate 3 (left): Extract from the Ordnance Survey map of 1890

Plate 4 (right): Extract from the Ordnance Survey map of 1913

3.2.6 **Photograph, 1983:** this photograph (CAC(B) BDP/137/15/2 1983) shows the south end of the west external elevation, at which point the monopitch outshut with decorative arched windows was still extant (Plate 5).



Plate 5: Photograph of 1983

3.2.7 **Photographs, 1995:** there is a collection of further photographs of the building taken in 1995, copies of which were supplied by Charles Rowntree and some of which are reproduced on the History of Kirkby Group website (History of Kirkby Group 2015). These show that the building had changed relatively little since 1983, although they also prove that the area containing the waterwheel and associated gearing was already in derelict condition.

### 3.3 Site History

3.3.1 **Marsh Grange:** the map evidence demonstrates that from the middle of the 19<sup>th</sup> century at least the barn formed part of the Marsh Grange estate. Marsh Grange is a site of considerable antiquity, and is recorded as a possession of the Askew family from at least the middle of the 16<sup>th</sup> century (Webb 1865, 6), although the name would suggest that Marsh Grange originated as a Monastic property, presumably a grange belonging to Furness Abbey (Penney 1920, xii). The origins of the Askew family are uncertain but it is clear that the family had indeed acquired the estate following the Dissolution of Furness Abbey through the custom of tenant right (Brownbill 1910, 334). The site later became famous for its connection with the establishment of Quakerism in the area through the marriage of Margaret Askew to Judge Fell of Swarthmoor Hall; following his death Margaret went on to marry George Fox and he became very active in the establishment of the Quaker movement (see Webb 1865). Details about the owners and occupiers of the estate in the following centuries are not readily available but in the 19<sup>th</sup> century Marsh Grange is listed in directories as being occupied by a number of tenant farmers, including William Denney and Thomas Hartley (who is also described as a lime burner) in 1829 (Parson and White 1829, 711), and John Mason in 1851 (Mannex and Co 1851, 417). A Robert Mason is recorded as tenant in 1893 (CAC(K) WD/AG/62/15 1874-1893).

3.3.2 **The Barn:** it is apparent from the available mapping that the barn once formed part of a larger complex of buildings but it is not named in any of these. However, it is clear from the tithe map that at the



middle of the 19<sup>th</sup> century it formed part of the Marsh Grange estate belonging to Edward Wakefield but was occupied by different tenants (see *Section 3.1.2* above). Edward Wakefield was presumably a member of the Wakefield family of bankers and industrialists based in Kendal (see Bingham 1996, 166-167) and it is clear that the family continued to own the property until at least the early 1890s, from which date there is considerable correspondence from William Wakefield to CC Smith the Town Surveyor for Dalton-in-Furness regarding the installation of new water pipes to supply houses at Marsh Grange, as required by new acts of parliament (CAC(K) WD/AG/62/15 1874-1893). Apart from demonstrating Wakefield's apparent reluctance to carry out the necessary improvements this correspondence does not provide a great deal of useful information, although it does record that the water supply at that time came from a stream that was also used for '*several dwellings & farm buildings*', which is possibly a reference to the site. The Marsh Grange estate evidently remained in the hands of the Wakefield family until at least 1910 as they are referred to as supplying information about the history of the site at that date (Gaythorpe 1910, 337). Shortly thereafter the estate was put up for sale and a set of sales particulars from 1920 list as Lot 1 'Marsh Grange', which includes '*the farm House, farm Buildings, Barns, Outhouses and Outbuildings... now in the occupation of Alfred Penny*' but the map that should have accompanied this document and might have confirmed which buildings were included in this lot is now missing (CAC(K) WDB/35/1/253 1920).

### 3.4 Previous Archaeological Work

3.4.1 The barn was subject to an earlier archaeological building recording as part of a previous proposed development scheme (Greenlane Archaeology 2015). This concluded that the building was probably first constructed in the early to mid-19<sup>th</sup> century as a threshing barn powered by a waterwheel, which is a relatively rare survival in the region. The original simple barn was enlarged shortly after it was constructed by a monopitch outshut on the west side forming animal housing. The building was extended again in the late 19<sup>th</sup> century, with an open-fronted addition to the east supported on iron columns made by Salmon Barnes and Co of Ulverston. The waterwheel probably fell out of use in the early 20<sup>th</sup> century and the main part of the building was partially rebuilt, removing its north end and leaving the waterwheel stood outside.

### 3.5 Site Visit

3.5.1 The site visit revealed that since the completion of the previous archaeological building recording in 2015 the barn had been partially redeveloped and was still partially scaffolded. The west side of the main part, and the monopitch outshut, had been demolished and new foundations put in place (Plate 6), while the southern wall of the open-fronted extension to the east had been totally rebuilt and a new concrete floor installed (Plate 7 and Plate 8). Throughout the roof had been removed, although the trusses and slates were still stored on site (Plate 9); however, the iron columns that supported the roof of the eastern outshut were not visible.



**Plate 6: The main barn viewed from the west, showing the missing west wall and new foundations**



**Plate 7: The outshut to the east, viewed from the north-east, showing the new wall and concrete floor**





**Plate 8: The rebuilt south wall of the eastern outshut, viewed from the south-east**



**Plate 9: Roof trusses lose on site against the west boundary wall, viewed from the east**

3.5.2 The iron waterwheel to the north was still extant, although the timber starter box on top was missing (Plate 10) and the wall dividing the wheel from the gears to the south had collapsed or been removed, leading to active erosion of the bank containing the water feed pipe coming from the east (Plate 10). The retaining wall to the east was also evidently in poor condition (Plate 11).





**Plate 10: Water wheel to the north of the main building, viewed from the south-west**



**Plate 11: Retaining wall to the east of the water wheel, viewed from the south-west**

## 3.6 Conclusion

3.6.1 The available map evidence shows that the site had taken on its present form by the mid-19<sup>th</sup> century, when farm buildings enclosed three sides of a courtyard to the north side of the main road. These had already been built by the time of the earliest Ordnance Survey mapping, including the north/south barns (to the east side of the former courtyard), and therefore must predate 1850. Most of these elements are shown on the tithe map of 1842, but there are some discrepancies between this and the earliest edition of the Ordnance Survey mapping. The standing buildings on site include the whole of the westernmost of the two north/south barns (i.e. the west outshut, forming the east side of the courtyard as it once stood) shown on the Ordnance Survey map of 1850 and the south end of the north/south building adjacent to that to the east (comprising the main barn). The block of buildings to the east side of the courtyard (comprising the present-day main barn and west outshut) is shown much longer between the 1850s and 1890s than it appears today and was foreshortened after 1913. It is unclear how, if at all, it used to be subdivided as no subdivisions are shown on the Ordnance Survey maps or the tithe map. The east wing adjoining the main barn to the east side was built between 1850 and 1890 and was apparently open on the north side from the beginning. Stub walls of many of the other buildings at the site still remain but the bulk of these other structures have since been removed (after 1913).

3.6.2 The tithe map and other available documentary sources show that during the 19<sup>th</sup> century the site was owned by the Wakefield family of Kendal, although it was occupied by tenants, and formed part of the Marsh Grange estate.

3.6.3 The site visit revealed that only the core of the main barn had survived the previous failed development, and part of the outshut to the east, although the waterwheel to the north had remained essentially intact. New footings and floors had been put in place within the barn and outshut to the east and the south wall of the latter had been rebuilt.



## 4. Discussion

### 4.1 Introduction

4.1.1 Both the documentary evidence and previous archaeological building recording demonstrate that the building was constructed by at least the 1830s or 1840s. It was evidently connected to the Marsh Grange Estate but there is otherwise relatively little information available about its origins. The map information and evidence from the structures on site demonstrate that it was extended in the 19<sup>th</sup> century and had gone out of use sometime in the 20<sup>th</sup> century.

### 4.2 Significance

4.2.1 In itself, the building is not particularly unusual and it is not Listed or otherwise statutorily protected. It represents a relatively common example of a threshing barn with a range of outshuts forming ancillary functions (see Brunskill 2002, 99-113). The, now missing, monopitch outshut to the west was undoubtedly used to house animals, probably cattle, a common feature in many such buildings, although often in the form of bank barns with animal housing in a lower floor (Brunskill 2002, 105-113). What made this element more interesting was the use of decorative stone arches for the doorways; unfortunately, this entire section was demolished during the previous failed development. The open-fronted extension to the east is also of some interest because of the locally-made iron supporting columns identified during the previous building recording (Greenlane Archaeology 2015, 11 and 28), although the whereabouts of these is now not known. The most historically significant element of the building is the iron waterwheel, associated gear wheels, and feed pipe, to the north of the main part of the building. These remain in essentially the same condition as they were in 2015, apart from the loss of the starter box and some of the retaining wall. This was evidently used to power a threshing machine inside the original north end of the building, which was later rebuilt leaving the wheel outside. Evidence for water power for threshing is relatively rare in the region; it represented a considerable investment at the time, and was probably only used for a short period, before portable steam engines became more readily available (Brunskill 2007, 53).

### 4.3 Impact

4.3.1 Following the previous failed development only part of the main block of the building and the east gable end of the eastern outshut remain standing. Fortunately, the iron waterwheel to the north remained largely untouched, although the decorative western monopitch outshut was demolished. The current proposals would essentially preserve what remains of the historic fabric of the main building and also provide an opportunity to consolidate and conserve the waterwheel. It is possible that there might be some impact on the area immediately adjoining the north end of the main block due to the creation of the ramped path connecting the parking area to the east to the garden to the west; some original flagged flooring was observed in this area during the earlier building recording, which would have been inside the original north end of the building as it came to meet the waterwheel (Greenlane Archaeology 2015, 14). The impact would, however, depend on the construction method used and whether the creation of the ramp involved any excavation in this area or whether the ground would be primarily built up.

### 4.4 Conclusion and Mitigation

4.4.1 The proposed development would be ultimately beneficial in giving the remains of the building a new lease of life and therefore preserving them. It also provides an opportunity to carry out suitable work to consolidate the waterwheel – this could be as little as clearing it of vegetation, cleaning the metalwork of the most severe corrosion and coating it with a suitable preservative, and stabilising the associated walls. It is not clear from the earlier building recording whether the waterwheel would have originally been internal and so protected from the elements, but this seems unlikely. Therefore, if it was preserved and left uncovered, essentially as a garden feature, it would ideally require some ongoing maintenance. More concerning is the evident erosion to the bank housing the water feed pipe, probably caused by the loss of part of the adjoining wall, and to a lesser extent the associated retaining wall to the east. If this is

not addressed it is possible that parts of the bank could collapse, causing considerable damage to the waterwheel. In addition, some mitigation, ideally through suitable design and the positioning of a protective layer, might also be necessary in order to protect any features present in the original north end of the main part of the building (now external to the north wall) that would be affected by the construction of the access ramp to the garden. More generally, sympathetic design of any new build elements would be particularly important in terms of the over all impact on the surviving original fabric, and could be carried out through the reuse of materials on site such as the original grey roofing slate, and use of matching stone and mortar where there are repairs and additional stone walls, to that already present in the building.

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