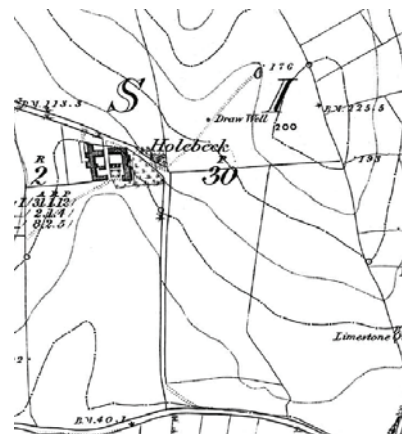


# HOLBECK PROPOSED DEVELOPMENT AREA, LEECE LANE, BARROW-IN-FURNESS, CUMBRIA

## Heritage Impact Assessment



Client: Holker Estates Co Ltd

NGR. 323121 469835

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August 2021



<b>The Site</b>	
Site Name	Holbeck Proposed Development Area, Leece Lane, Barrow-in-Furness
County	Cumbria
NGR	323121 469835

<b>Client</b>	
Client Name	Holker Estates Co Ltd

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

<b>Desk-based Assessment</b>	
Relevant Record Office(s)/Archive Centre(s)	Cumbria (Barrow-in-Furness)
Relevant HERs	Cumbria

<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 potential development of an area of land at Holbeck, off Leece Lane, Barrow-in-Furness, Greenlane Archaeology was commissioned to carry out a heritage impact assessment of the site. Information on all of the designated heritage assets within a study area around the site was collected along with historic mapping and other relevant background information. This would enable the relevant sites to be identified and put in their historical context. In addition, a site visit was also carried out in order to assess the physical and visual impact of the proposals. The work was undertaken in August 2021.

The seven designated heritage assets within the study area comprise two different blocks: two buildings forming part of Stank Farm, and five making up the former Holbeck Farm (now the Crofters pub and associated buildings). All are Grade II Listed Buildings. The historic mapping shows that they have all been in existence since at least the early 19<sup>th</sup> century, although the farmhouse at Stank is thought to be 17<sup>th</sup> century and the barn 18<sup>th</sup> century. Some historical information about Holbeck Farm is also available and shows that it was occupied by the Patterson family for 200 years, as tenants of the Cavendish family of Holker Hall.

The site visit revealed that the assets at Stank are the other side of a hill to the north of the proposed development area and so unlikely to be impacted upon. Those making up the former Holbeck Farm are close to the north-west corner but screened from it by an area of woodland. The impact is therefore relatively minimal in both cases. The requirement for mitigation measures is therefore minor, although additional tree planting in the north-west corner of the proposed development area would be beneficial in terms of screening Holbeck Farm, while retaining the hedge along the northern boundary to further screen the buildings at Stank Farm.

## Acknowledgements

Greenlane Archaeology would like to thank the Holker Estates Co Ltd for commissioning the project, and their agent Tony Hills at Damson Design for additional information.

## **1. Introduction**

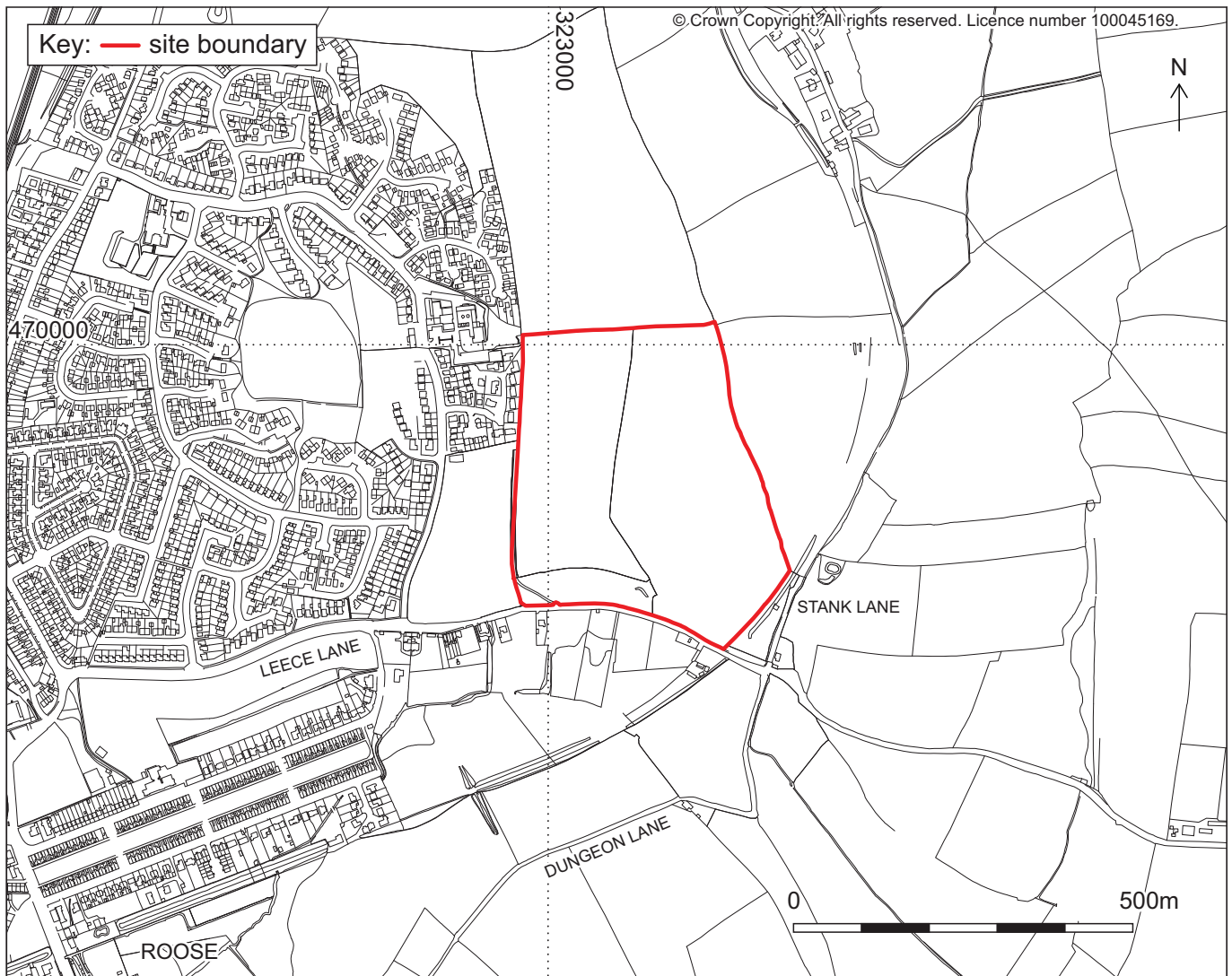
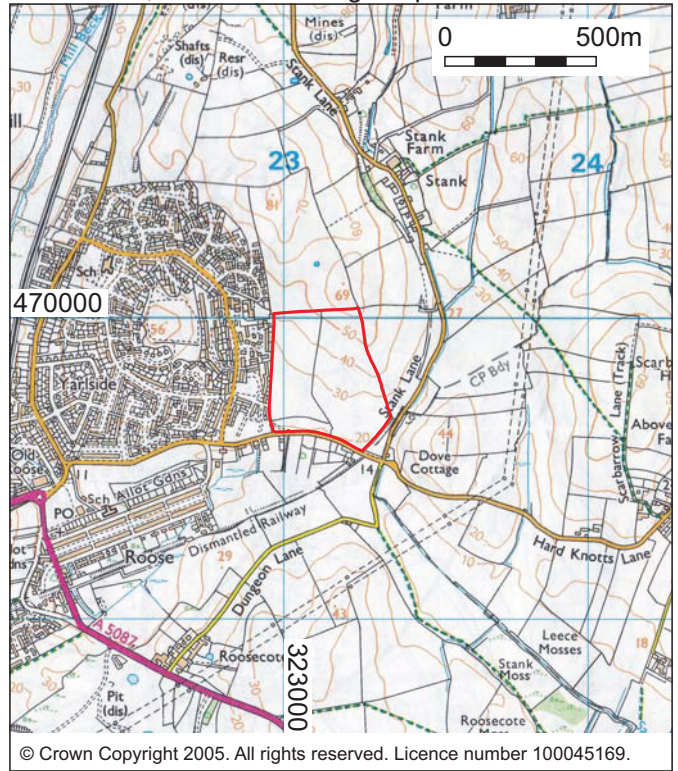
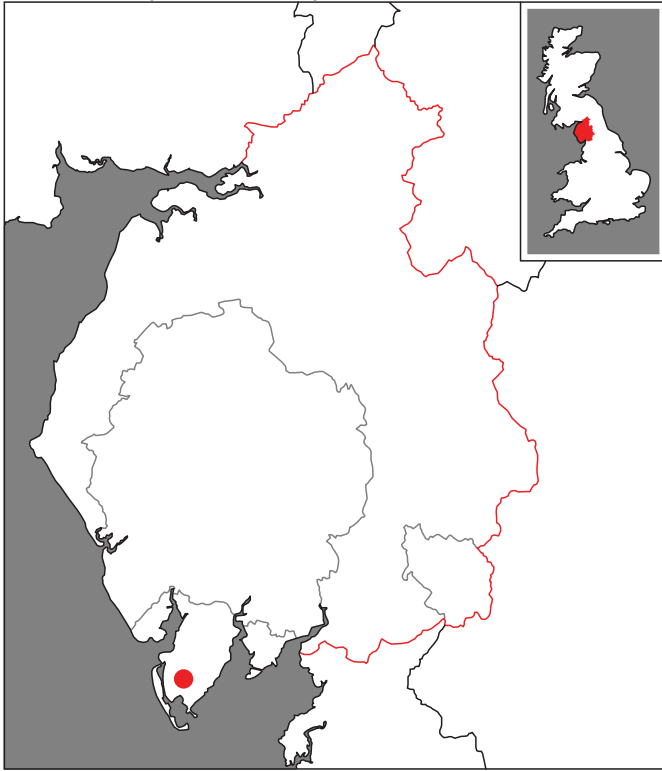
### **1.1 Circumstances of the Project**

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

### **1.2 Location, Topography, and Geology**

1.2.1 The site is situated on the south-east edge of Barrow-in-Furness (Figure 1) in an area bordering open fields adjacent to the villages of Stank and Leece. The site ranges from approximately 20m above sea level at the south end to 50m at the north (Ordnance Survey 2011). The landscape is predominantly rural, but with suburban development encroaching from the west, dominated by undulating pasture bounded by hedges and fences (Countryside Commission 1998, 27).

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



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Figure 1: Site location

## 2. Methodology

### 2.1 Relevant Policies

2.1.1 The compilation of this heritage impact assessment and recommendations for any further work arising from the findings, accords with National, Regional and Local Planning Policies which relate to the Historic Environment. National planning policies relevant to heritage asset management are contained within the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government 2019). This document highlights the essential need for applicants to assess the significance of heritage assets, use appropriate expertise, access historic environment records and recommend strategies for the recording and furthering of understanding of heritage assets as part of any proposal that might result in the loss or impact upon a heritage asset.

2.1.2 **National Planning Policy Framework (NPPF)**: chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 189 provides that: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*. In paragraph 190 it goes on to state: *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'*.

2.1.3 **Designated Heritage Assets**: with regards designated heritage assets, paragraph 193 of the NPPF states that: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*. This theme is developed further in paragraph 194: *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'*.

2.1.4 **Undesignated assets**: with regards non-designated heritage assets, paragraph 197 states that: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.

### 2.2 Desk-Based Assessment

2.2.1 A study area of 500m from the edge of the proposed development site was defined and all of the designated heritage assets within it were recorded (Figure 2; Appendix 1).

2.2.2 Relevant background information was extracted from the desk-based assessment carried out as part of the previous phase of work (Greenlane Archaeology 2015a), and also an earlier project on one of the buildings at the former Holbeck Farm (Greenlane Archaeology 2015b), in order to place the known heritage assets in their historical context. This was compiled in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a) and principally comprised an examination of early maps of the site and published secondary sources, collected from the following sources:



- **Cumbria Archive Centre, Barrow-in-Furness (CAC(B))**: primary sources, in particular early maps of the site, were consulted here, as well as secondary sources such as local histories;
- **Online resources**: a variety of online sources were consulted, including original maps;
- **Greenlane Archaeology library**: additional original maps held by Greenlane Archaeology and secondary sources, used to provide information for the site background, were also examined.

## 2.3 Site Visit

2.3.1 A brief site visit was carried out covering the proposed development area. This was intended to assess the impact on the views and settings of the affected designated heritage assets and photographs in digital format were taken in order to suitably illustrate the report.

## 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 ClfA guidelines (ClfA 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.

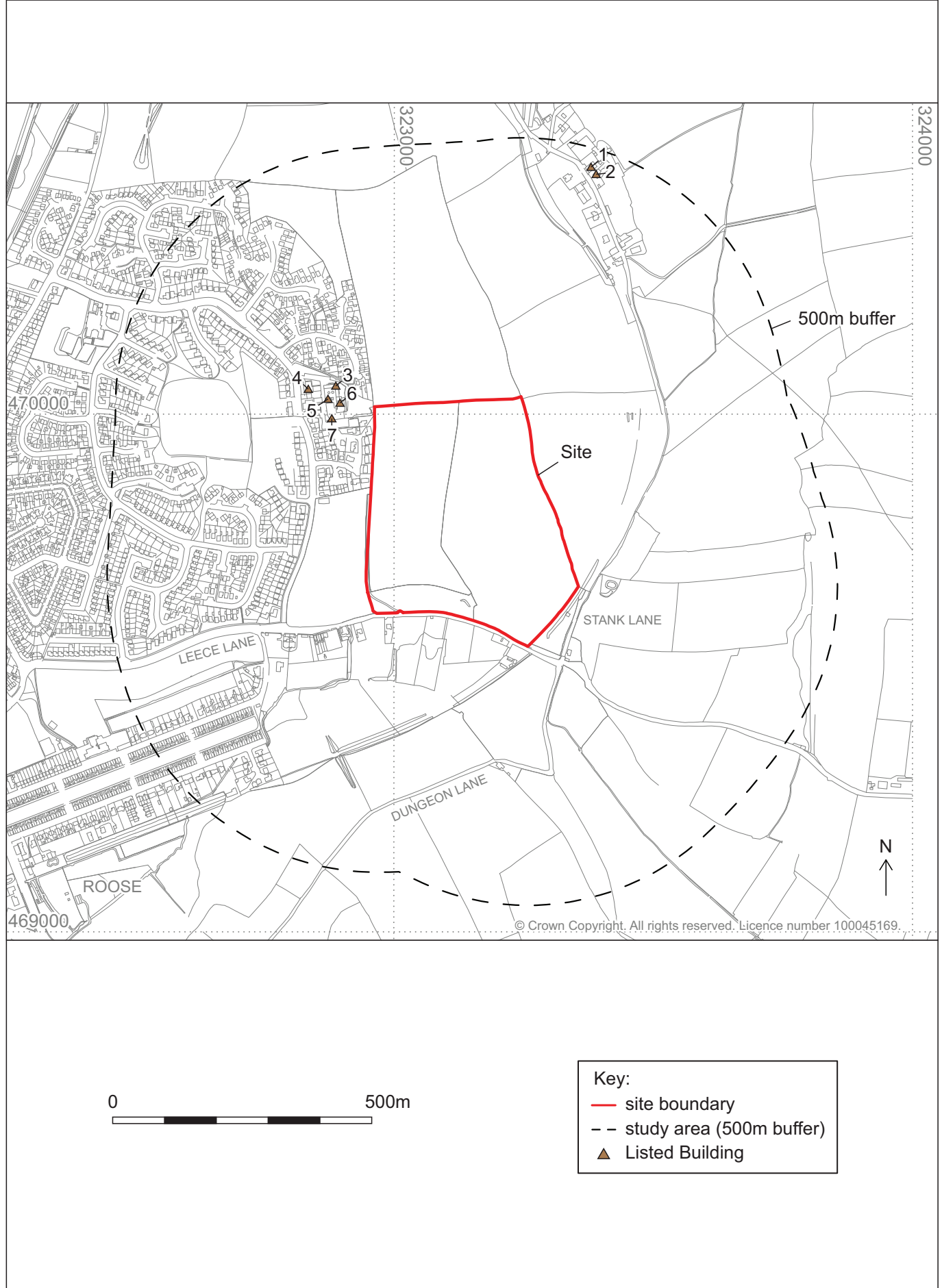


Figure 2: Listed Buildings location plan

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### 3. Results

#### 3.1 Introduction

3.1.2 A total of seven designated heritage assets (Listed Buildings) are present inside the study area, the locations of which are shown in Figure 2 and details of which are provided in *Appendix 1* and summarised in Table 1 below. There are no Registered Parks and Gardens, Scheduled Monuments or World Heritage Sites within the study area.

Site No.	Listed Building entry number	Site name	Grade
1	1197903	Barn on roadside to north-west of Stank Farmhouse	II
2	1292910	Stank farmhouse and attached farm buildings	II
3	1197865	Former cow house and attached shelter shed immediately north of Crofters public house	II
4	1292077	Cow house and barn with attached horse engine house north-east of Crofters public house	II
5	1292080	Group of three former pigsties and midden wall at Crofters public house	II
6	1197864	Crofters public house	II
7	1197866	Wall enclosing garden to front and south side of Crofters public house	II

**Table 1: Summary of the Listed Buildings within the study area**

3.1.2 The results of the heritage assessment have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the designated heritage assets and their associated landscape have physically developed (*Section 3.3*). The second is the presentation of the results of the site visit, which is intended to directly assess the impact of proposals on the designated heritage assets.

3.1.3 Once this information has been compiled the significance of those heritage assets within the study area, and the degree to which they are likely to be affected is considered (*Section 4*) and based on this possible mitigation work is then suggested.

## 3.2 Map and Image Regression

3.2.1 **Introduction:** although there are early, typically county-wide, maps that include the area, they are generally very small scale, do not show individual buildings in any detail, and so the first useful maps of the area do not appear until the early 19<sup>th</sup> century. As a result, it is only maps from that date onwards that are discussed below. Map extracts are reproduced here with the site area marked in red, a buffer of 500m dashed in black, and the Listed Buildings marked and numbered. A consideration of these maps not only demonstrates the presence or absence of the designated heritage assets at any given time, it also puts them into their wider landscape context and shows what other structures, if any, were originally associated with them.

3.2.2 **Chatsworth House plan, 1806:** a plan in the collection at Chatsworth House (Chatsworth House 4130 1806) shows the estates owned by the Cavendish family in what had been land belonging to Furness Abbey and evidently part of an ancient park. It includes the area of the proposed development site but, significantly, does not include the buildings making up Holbeck Farm (**Sites 3-7**), demonstrating that it did not exist at that time. The buildings making up Stank Farm (**Sites 1-2**) are depicted, however. This map cannot be reproduced for copyright reasons.

3.2.3 **Tithe map, 1842:** the tithe map (Plate 1), in this case for the Yarlside division of the parish of Dalton (NA IR 30/18/97 1842), apart from being the earliest detailed map produced at parish level, gives details of all the land owners, occupiers, field names, and uses. It clearly shows that the buildings at Holbeck Farm (**Sites 3-7**) and Stank Farm (**Sites 1-2**) existed at that point much as they do now and the landscape was essentially the same too, although with more boundaries dividing the fields to the north-west of the proposed development site.

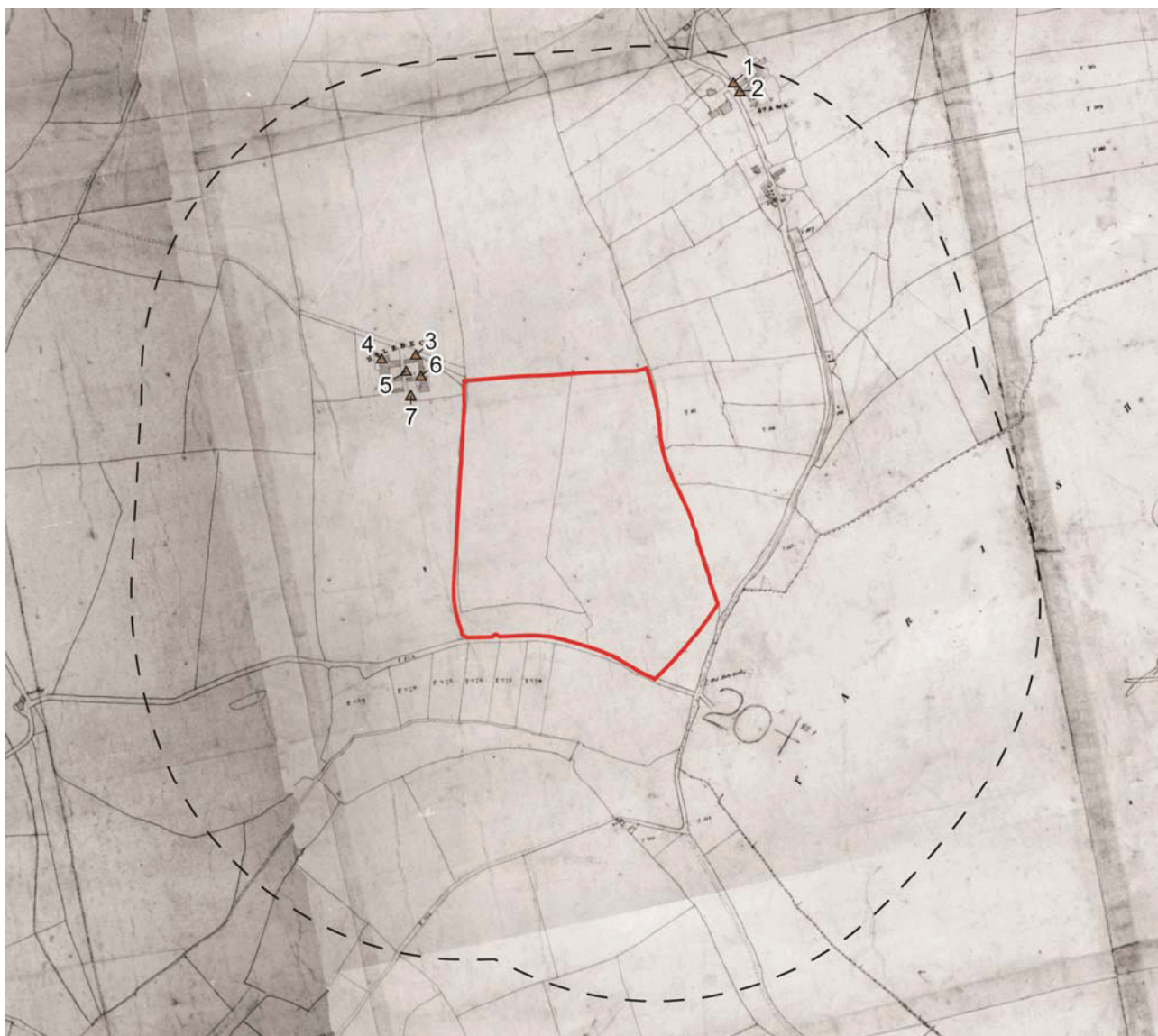


Plate 1: Extract from the tithe map of 1842

3.2.4 **Ordnance Survey 1851:** this shows essentially the same arrangement of buildings at both Holbeck Farm and Stank Farm (Plate 2). The major difference is the presence of a small pond and 'draw well' in the field to the north of the proposed development area, to the north-east of Holbeck Farm.

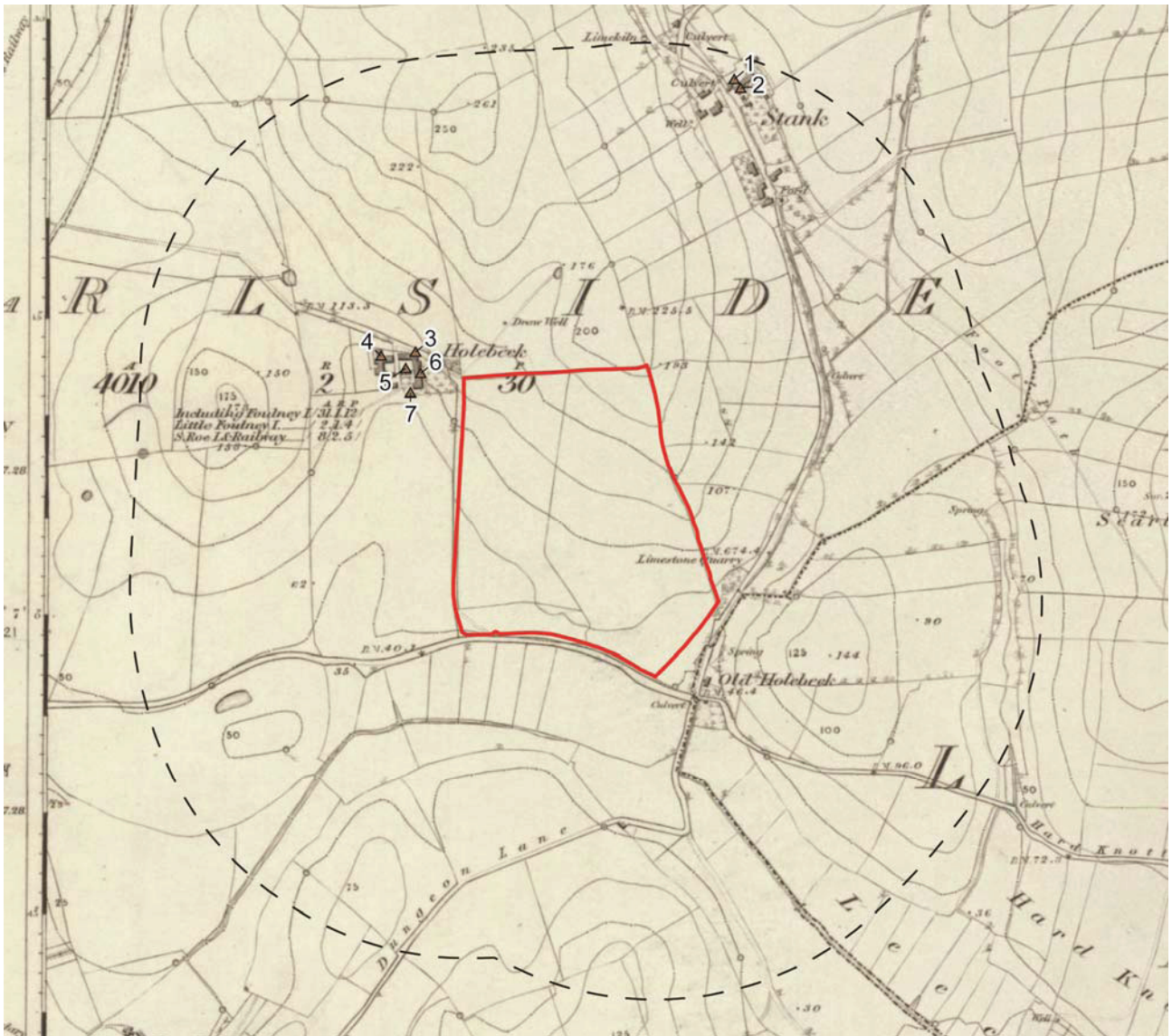


Plate 2: Extract from the Ordnance Survey map of 1851

3.2.5 **Ordnance Survey 1891:** the proposed development site is split over two map sheets (Ordnance Survey 1891; nd), and these show the same arrangement of buildings as the 1851 edition (Plate 3; cf. Plate 2) but in more detail. The major change to the wider landscape is the creation of the Stank branch mineral railway, which has been constructed by this date and passes by to the east and south sides of the site and along the south-west side of Stank.

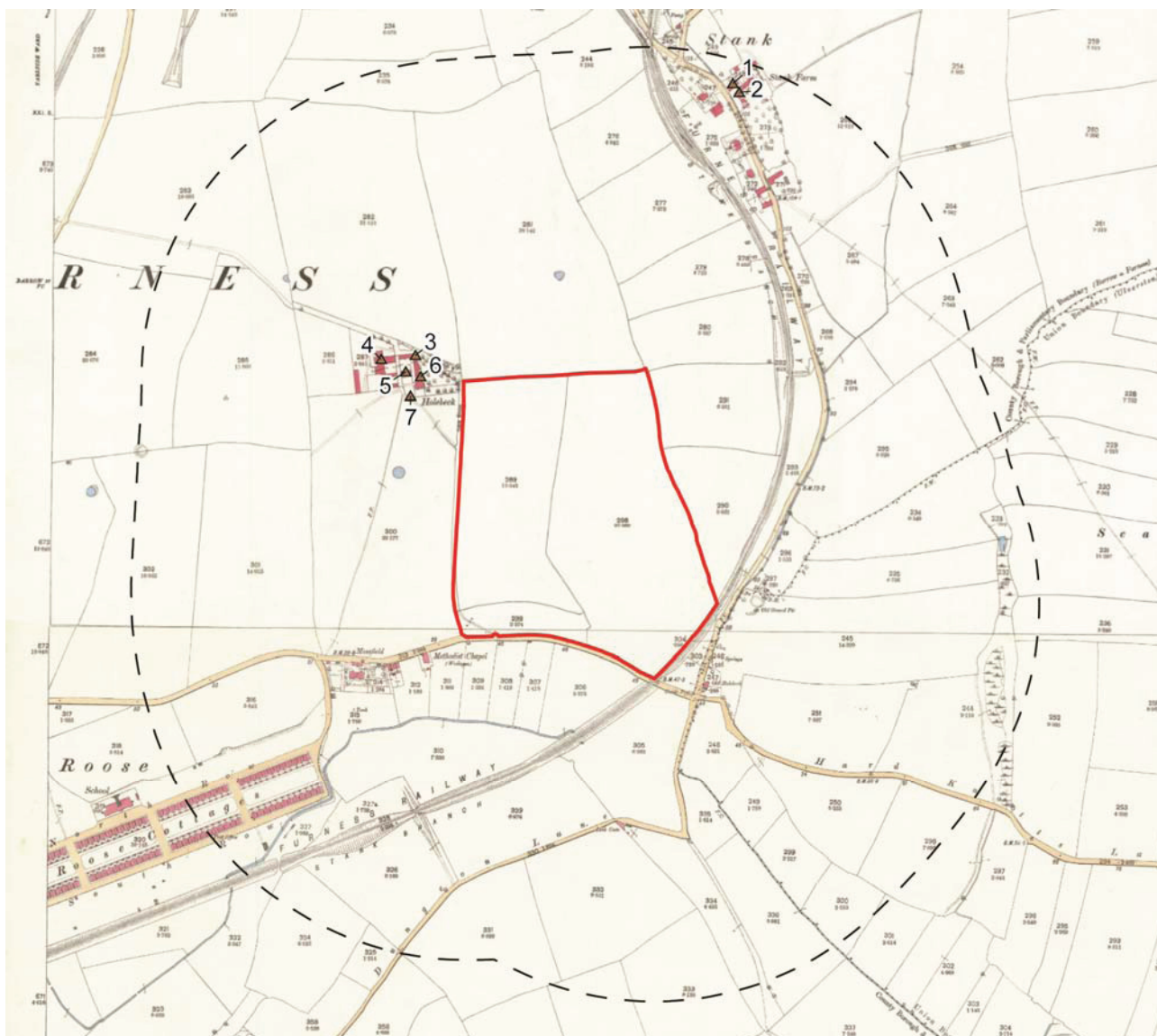


Plate 3: Extract from the Ordnance Survey map of 1891

3.2.6 **Ordnance Survey 1913:** this map is also split over two sheets (Ordnance Survey 1913a; 1913b), and essentially shows the same arrangement as the 1891 edition (Plate 4; cf. Plate 3).

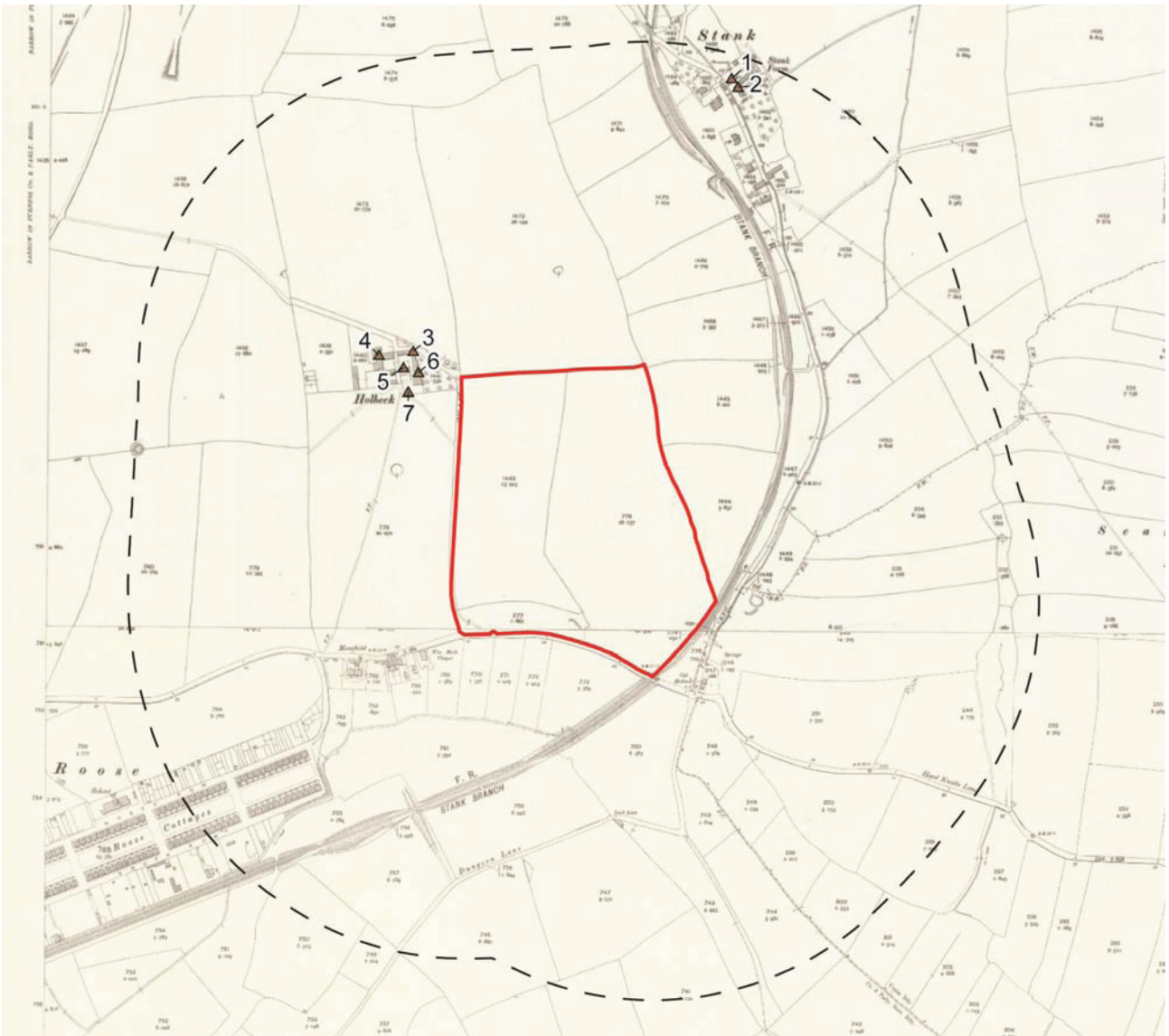


Plate 4: Extract from the Ordnance Survey map of 1913



### 3.3 Site History

3.3.1 **Introduction:** the most useful source for understanding the historical development of the designated heritage assets near the site is the map regression (see *Section 3.3* above) and the Listed Building details (see *Appendix 1*). In addition, information relating to Holbeck Farm, as the most significant block of designated heritage assets, has also been included.

3.3.1 It is apparent from the map evidence (see *Section 3.3*) that the site was formerly a farm, named just as Holbeck but latterly also known as Holbeck Farm, was constructed between 1806 and 1842 in land that originally formed part of a park belonging to Furness Abbey. There is relatively little information in other sources about the origin of the site; the listed building entry (see *Appendix 1*) and the style of the farmhouse have been taken as indicating that it has at least 18<sup>th</sup> century origins, although it is evidently early 19<sup>th</sup> century in date. Remarkably the farm was occupied by a single family, the Pattersons, for over 200 years. They were evidently tenants of the Cavendish family of Holker, who had acquired the land, although there is contradictory information about when the Pattersons first arrived at the site. One source states that they were there from the 1830s (CAC(B) BDX/183/4 nd), while pedigree of the family describes John Rowell Patterson, who was born in 1770 and died in 1830, as of Holbeck (CAC(C) Z/354/36 nd), in which case they must have been there before 1830. In addition, there is an account book of John and Robert Patterson (who are said to have been the nephews of John Rowell; *ibid*) that runs from 1817 until 1835 (CAC(B) BDX/183/1) so they must have been there from at least that date and the pedigree is therefore presumably incorrect. The Patterson brothers, John and Robert, was apparently well known as ‘progressive agriculturalists’:

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

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

3.3.2 According to the pedigree the farm was later run by John Rowell Patterson II, the son of John (brother of Robert), who was born in 1843 (CAC(B) Z/354/35 nd). Subsequent details are less forthcoming although there are further account books from 1866-1874 (CAC(B) BDX/183/2 1866-1874). The property is not apparently named in the local directories before the 1870s, although this is possibly because many individual farms are not named. By at least the 1870s it was occupied by the Patterson family, who remained at the site until at least 1930. The available details of the occupiers, as laid out in the directories between 1876 and 1930 are presented in below, although in the earlier entries it is referred to, presumably mistakenly, as ‘Hall Beck’:

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

**Table 2: Occupiers of Holbeck Farm as listed in the directories from 1876-1930**

3.3.3 Later documents also provide some information about the family, but not necessarily more about the site; an account of the estate of Sarah Jane Patterson dated December 1923 lists only money and

personal possessions, although as they were tenants this is perhaps not surprising, but it names her descendants as John Rowell Patterson and William Gradwell Patterson (CAC(B) BDX/183/3 1923). A later account book is of interest for giving details of a compensation claim for war damages following a 'Blast from a land mine dropped about 25yds from front of house' on the morning of May 5<sup>th</sup> 1941, which lists each item damaged in each room of the house, but does not mention the outbuildings (CAC(B) BDX/183/5 1941-1962). Of more interest in terms of the outbuildings is a series of photographs from 1973 and 1981 (CAC(B) BLC/265/HOL 1-31 1973 and 1981) that show the site still as farm buildings, although some perhaps disused. They do not show the house in much detail although they do show the datestone of 1828 (images can be viewed online starting at <http://www.archiveweb.cumbria.gov.uk/CalmView/Record.aspx?src=CalmView.Catalog&id=BLC%2f265%2fJ%2fHOL+1&pos=2>). It is evident that the farm buildings were converted into the present public house and former community centre (now converted for domestic use) sometime after 1983, probably in response to the gradual encroachment of modern housing developments immediately to the west (CAC(B) BA/S/BC/250 1971).

### 3.4 Site Visit

3.4.1 **Introduction:** the site visit was intended to provide a visual record of the current setting of the designated heritage assets within proximity to the proposed development, essentially the former farm buildings at what was Holbeck Farm (**Sites 3-7**), now the Crofters pub and neighbouring buildings. A further pair of farm buildings in Stank (**Sites 1-2**) have also been taken into consideration. Photographs were taken of the views to and from these buildings and the proposed development area in order to assess the impact that the proposals will have.

3.4.2 **Holbeck Farm:** the buildings making up what was Holbeck Farm still comprise an essentially square complex arranged around a former courtyard, although the south-west corner has lost some original buildings and now comprises a car park (Plate 5 and Plate 6). While the original farm house (**Site 6**, with its associated boundary wall; **Site 7**) now comprises the pub, it has retained much of its original form (Plate 5 and Plate 6). The former pigsty (**Site 3**) is now apparently disused (Plate 5). The other buildings (**Site 4** and **Site 5**) were originally barns and are now converted into dwellings, the former fairly recently – it was subject to archaeological recording in in 2015 (Greenlane Archaeology 2015c).



Plate 5 (left): General view of the former Holbeck Farm (Site 6) from the south-west

Plate 6 (right): General view of the former Holbeck Farm (Site 6) and pigsty (Site 5) from the west



**Plate 7 (left): View of former farm building at Holbeck Farm (Site 5), from the north-west**



**Plate 8 (right): View of former farm building at Holbeck Farm (Site 3), from the north-west**

3.4.3 Views of the buildings at the former Holbeck Farm from the proposed development site to the south-east are almost entirely obscured by a wooded area immediately to the east of the former farmhouse (**Site 6**) (Plate 9 and Plate 10). The former farm is otherwise now surrounded on all but the east side by new housing.



**Plate 9 (left): View from the proposed development area towards Holbeck Farm, from the east**



**Plate 10 (right): Distant view from the proposed development area towards Holbeck Farm, from the east**

3.4.4 **Stank Farm**: the designated heritage assets at Stank Farm (**Site 1** and **Site 2**) are a considerable distance from the proposed development site – almost 500m from its north-east corner. They are not visible from the site as they are to the north of the top of the hill, which is in the field to the north of the proposed development area, and nor is it possible to view the site from them.



**Plate 11 (left): View towards Stank Farm from the north end of the western field of the proposed development area, from the south-west**

**Plate 12 (right): View towards Stank Farm from the centre of the eastern field of the proposed development area, from the south**



**Plate 13: The view from the field to the north of the proposed development area towards Stank, from the south-west**

## 4. Discussion

### 4.1 Introduction

4.1.1 The purpose of the heritage impact assessment is two-fold: firstly, to consider the significance of the recorded designated heritage assets, and secondly to assess the impact of the proposed developments on them. From this, suitable mitigation work for dealing with such remains is then identified.

### 4.2 Significance

4.2.1 There are seven designated heritage assets, all Grade II Listed Buildings, within the study area. All these sites are statutorily protected and of at least local significance. Full descriptions of these sites are presented in *Appendix 1*. It is apparent that of these, the group making up the former Holbeck Farm (now the Crofters pub and associated buildings; **Sites 3-7**) have already been impacted upon by the construction of housing on three sides and redevelopment of the buildings themselves, which has reduced their significance. The two buildings at Stank (**Sites 1-2**) have been less affected by recent development, although historically they were impacted by the construction of the mineral railway, which damaged their otherwise rural setting. Within themselves, however, all of these structures have retained large amounts of historic fabric and their original appearance, at least externally, and represent important aspects of what was historically a rural landscape.

### 4.3 Impact

4.3.1 The elements making up Stank Farm (**Sites 1-2**) are at a considerable distance from the proposed development area and the other side of a hill and so there is essentially no impact on them either physically or in terms of their setting.

4.3.2 The structures at the former Holbeck Farm (**Sites 3-7**) are close to the north-west corner of the proposed development area but, as the site visit demonstrated, screened from it by an existing area of woodland and also the modern housing immediately to the south. The impact on their setting is therefore relatively minimal. Given the separation from the proposed development site and lack of direct access the potential for physical impact, such as from construction traffic, is also very low. These buildings have already been impacted upon by the encroachment of modern housing to the north, west, and south, as well as the creation of a car park to the south-west, and yet retain a remarkably internal integrity as an enclosed group of former farm buildings.

### 4.4 Mitigation

4.4.1 Taking into account the impact on the setting of the designated heritage assets there is limited need for mitigation work. However, retaining the tall hedge along the northern boundary of the proposed development site would maintain the separation between it and **Sites 1-2**. In addition, the creation of additional screening in the form of tree planting in the north-west corner of the proposed development site would be of benefit in further protecting the setting of **Sites 3-7**.

### 4.5 Conclusion

4.5.1 The desk-based assessment has demonstrated that all of the designated heritage assets were in existence by at least the early 19<sup>th</sup> century, although those at Stank Farm are known to be much earlier. They were all located in what was an entirely rural landscape until the gradual encroachment of housing in the late 20<sup>th</sup> century; Stank has seen less development in this regard, although it was considerably more industrialised by the early 20<sup>th</sup> century than it is now.

4.5.2 The proposed development is likely to have a very minimal impact on the two designated heritage assets in Stank given their distance from it and the local topography. The impact on those making up the former Holbeck Farm is also relatively low given their current situation – surrounded by

modern housing on three sides and screened from the area to the east by an area of woodland. Nevertheless, additional tree planting in the north-west corner of the proposed development area and the retention of the hedge boundary along the northern edge would help to maintain this division and allow the buildings at Holbeck Farm to retain their historic integrity as a farm based around a courtyard.

## 5. Bibliography

### 5.1 Primary and Cartographic Sources

- CAC(B) BA/S/BC/250, 1971 *Holbeck Park Estate Phase 4 and 5 Extensions*
- CAC(B) BDX/183/1, 1817-1835 *The Account of J & R Patterson Holbeck*
- CAC(B) BDX/183/2, 1866-1874 *Account Book Including List of Artificial Manure Used*
- CAC(B) BDX/183/3, 1923 *Typescript Account of the Estate of Mrs Sarah Jane Patterson of Hallbeck, Barrow-in-Furness, who Died 23 September 1923*
- CAC(B) BDX/183/4, nd *Newspaper Cutting Regarding Patterson Brothers*
- CAC(B) BDX/183/5, 1941-1962 *Account Book of Mr J Patterson*
- CAC(B) BLC/265/HOL 1-31, 1973 and 1981 *Photographs of Holbeck Farm*
- CAC(B) Z/354/36, nd *Patterson Pedigree*
- Chatsworth House 4130, 1806 *Furness Abbey Park*
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## Appendix 1: Gazetteer

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**Site Number: 1**
**NGR:** SD 23380 70477

**List Entry Number:** 1197903

**Source:** Historic England 2021a

**Date first listed:** 06-May-1976

**Statutory address:** BARN ON ROADSIDE TO NORTH WEST OF STANK FARMHOUSE, STANK

**Description:** barn now cow house. Mid-18<sup>th</sup> century. Yellow sandstone rubble, graduated slate roof. Tall single storey, six bays. Quoins. Cart entrance on left with blockwork infill below wooden lintel; small doorway on right has oak lintel; two rows of rectangular vent holes. Right return: loft door reached via external stone steps. Left return: vent holes in three rows and another below gable apex. INTERIOR: five principal-rafter trusses, two having collars. Later lean-to against rear not of special interest.

**Grade:** II

**Site Number: 2**
**NGR:** SD 23390 70463

**List Entry Number:** 1292910

**Source:** Historic England 2021f

**Date first listed:** 06-May-1976

**Statutory address:** STANK FARMHOUSE AND ATTACHED FARM BUILDINGS, STANK

**Description:** farmhouse and attached farm buildings. 17<sup>th</sup> century cruck-framed core altered and extended 18<sup>th</sup> century and 19<sup>th</sup> century. Mixed rubble and yellow sandstone, graduated slate roofs. Elongated range of four builds stepping up hillside. Upper end to left is of two storeys and attic, two bays and deep plan; 17<sup>th</sup> century part to right is two storeys, three bays with stair outshut to rear; converted single-bay outbuilding to right then a two-storey, three-bay farm building with partial outshut to rear. Upper end: later stone porch encloses chamfered doorway; six-pane sash on left and two four-pane sashes to first floor, all having projecting stone sills and plain lintels; ashlar end stacks with plinths and bands. 17<sup>th</sup> century range: altered exterior has part-glazed door to right, another doorway (now casement) and four-pane sashes; paired gutter blocks; ashlar end stack on right with plinth and band. Adjacent outbuilding: casement below boarded doorway. Farm building: central, quoined doorway to each floor; casement under stone arch on left; altered window to right; slit vents beneath eaves raised in red sandstone. Right return: blocked doorway with voussoirs; vent holes. INTERIOR of 17<sup>th</sup> century part: beamed ceilings, spiral stair of solid oak treads. First floor: splat-balusters to landing; oak floor boards and ledged oak doors. One pair of cruck blades visible. A complex building that deserves more detailed study.

**Grade:** II

**Site Number: 3**
**NGR:** SD 22887 70054

**List Entry Number:** 1197865

**Source:** Historic England 2021d; Greenlane Archaeology 2015b; 2015c

**Date first listed:** 05-May-1978

**Statutory address:** FORMER COW HOUSE AND ATTACHED SHELTER SHED IMMEDIATELY NORTH OF CROFTERS PUBLIC HOUSE, HOLBECK PARK AVENUE

**Description:** cow house and shelter shed now disused community centre and also part of public house. Early 19<sup>th</sup> century, altered. Red sandstone rubble; graduated slate roofs. L-shaped range: two-storey, eight-bay cow house attached to one-storey, seven-bay shelter shed. Cow house: large quoins; three boarded doors and three casements under segmental arches; slit vents and two round-arched pitching

holes to first floor. Rear: two round-arched doors reached by 20<sup>th</sup> century ramp and stairs. INTERIOR not inspected. Timber-buttressed at time of survey. Shelter shed: four open-fronted bays with monolithic limestone piers; bay five infilled, bays six and seven altered to form part of Crofters public house (**LB 6**). Principal-rafter trusses. The buildings form part of a planned farm group.

**Grade:** II

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**Site Number: 4**

**NGR:** SD 22834 70048

**List Entry Number:** 1292077

**Source:** Historic England 2021b

**Date first listed:** 05-May-1978

**Statutory address:** COW HOUSE AND BARN WITH ATTACHED HORSE ENGINE HOUSE NORTH EAST OF CROFTERS PUBLIC HOUSE, HOLBECK PARK AVENUE

**Description:** cow house and barn with attached horse-engine house. Late 18<sup>th</sup> century and early-mid 19<sup>th</sup> century, altered. Yellow and red sandstone rubble, slate and corrugated sheet roofs. L-shaped range: two storey barn with lower cow house attached at right angles; one-storey horse-engine house adjoins north end of barn, whilst west side has lean-to addition. Barn: late 18<sup>th</sup> century: chamfered plinth, large quoins, slit vents and square vent holes. East side, facing yard, has four doorways with basket arches of alternating yellow and red voussoirs; the doorway on right is at first-floor level above a horizontally-sliding door. Gabled end has incomplete owl hole (indicates lowered roof). Cow house: south side to yard has five doors and five windows with projecting sills; all have square heads and all boarded up at time of survey, left door and window are within an in-filled arch; three incomplete ridge vents. Horse-engine house: rectangular with three segmentally-arched openings in gabled north end. INTERIORS: cow house has pattern-book king-post trusses. Horse-engine house has massive king-post truss from which two parallel beams link to the barn. Barn roof has later iron trusses.

**Grade:** II

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**Site Number: 5**

**NGR:** SD 22872 70029

**List Entry Number:** 1292080

**Source:** Historic England 2021e

**Date first listed:** 05-May-1978

**Statutory address:** GROUP OF 3 FORMER PIGSTIES AND MIDDEN WALL AT CROFTERS PUBLIC HOUSE, HOLBECK PARK AVENUE

**Description:** group of three pigsties and midden retaining wall; now features on public house terrace. Early 19<sup>th</sup> century. Red sandstone rubble, graduated slate roofs. Pigsties: one-storey single-celled and set in line with wing walls enclosing open yards between. Original front opening to each; enlarged gable openings onto the yards. Wing walls incorporate three original slop stones. Former midden retaining wall attached to rear-left of left end pigsty. Included for group value as part of planned farm layout.

**Grade:** II

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**Site Number: 6**

**NGR:** SD 22895 70021

**List Entry Number:** 1197864

**Source:** Historic England 2021c

**Date first listed:** 05-May-1978

**Statutory address:** CROFTERS PUBLIC HOUSE, HOLBECK PARK AVENUE

**Description:** farmhouse now public house. Dated 1828, partly rebuilt late 19<sup>th</sup> century. Roughcast with red, ashlar sandstone dressings; slate roof. T-shaped plan with porch in angle. Two storeys and attic, 4:1 windows to first floor. Porch has chamfered round arch and hipped roof. Main range to left: quoined and

chamfered mullioned windows with wooden casements; ground floor windows of three and four lights; those to first floor of three, one, three and two lights. Cross-wing on right has tall, two-light window in same style to ground floor and another two-light window to the attic. Gutter blocks; oversailing verges. Tall sandstone stacks with offsets: end stacks on left and to cross-wing: ridge stack to left on main range. Right return: date plaque; later fenestration. The proportions of the building suggest an 18<sup>th</sup> century origin.

**Grade:** II

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**Site Number:** 7

**NGR:** SD 22879 69991

**List Entry Number:** 1197866

**Source:** Historic England 2021g

**Date first listed:** 05-May-1978

**Statutory address:** WALL ENCLOSING GARDEN TO FRONT AND SOUTH SIDE OF CROFTERS PUBLIC HOUSE, HOLBECK PARK AVENUE

**Description:** garden wall. Early 19<sup>th</sup> century. Red sandstone rubble with limestone copings and gate posts. Irregular wall approx 1m high encloses garden to front and south side of Crofters public house (**LB 6**). Principal openings opposite Crofters front porch and in right return have limestone gateposts. Copings are of rough limestone slabs. Included for group value.

**Grade:** II

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## Appendix 2: Significance Criteria

After DCMS 2013, Annex 1: '*Principals of Selection for Scheduled Monuments*'

- i) *Period*: all types of monuments that characterise a category or period should be considered for preservation;
- ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;
- iii) *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;
- iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;
- v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;
- vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;
- vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high-quality features, others because of a single important attribute;
- viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.