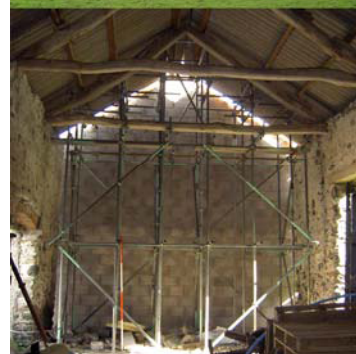


LOW FLAN FARM, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: Mr J Hornby
Planning ref.:
SL/02008/841
NGR: 328751 479866

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October 2009



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Non-Technical Summary

After consultation with Jeremy Parsons, Historic Environment Officer at Cumbria County Council, Kate Lawson of South Lakeland District Council placed an archaeological condition on a planning application to demolish and re-build a fire damaged farmhouse at Low Flan Farm, Ulverston, Cumbria. The condition was to comprise an English Heritage level 2-type recording of the farmhouse prior to its demolition in order to provide a permanent record of the structure, provide information about its historical development, and function. Unfortunately the demolition took place before the archaeological recording could take place, but it was decided to still request as much of a record as was possible based on the available information. This report is therefore based on historical information, external photographs taken prior to the demolition taking place, and 'as existing' drawings provided to accompany the original planning application, and was compiled by Greenlane Archaeology in September and October 2009.

The historical and documentary evidence concerning the site of Low Flan Farm is difficult to interpret, in part because of the impossibility of specifically identifying it in the earliest records. Despite the name 'Flan' appearing in the parish registers from 1595 it is not until the 1850 Ordnance Survey map that Low Flan is actually named. At this time there were two properties in the area, Low Flan and High Flan, however, the 1851 census return describes the farms as East and West Flan respectively. The earliest depiction of the farm at Low Flan is on the 1812 enclosure map, which also shows the rear wing of the house and the adjacent barn. To add to the confusion, a pair of farms one of which was called 'Flan Hill Farm', are also recorded as having been established following the original enclosure in 1799 and corresponding improvements to the land made by John and Joseph Yarker. It seems likely that these correspond to the present High and Low Flan Farms but that if buildings were constructed during this period they must have replaced much older ones.

A detailed interpretation of the building is very difficult, especially without the opportunity to examine the interior. It seems likely, however, that the farmhouse, with its rear wing, and attached threshing barn are contemporary. Their style suggests a later 18th or early 19th century date, which suggests that it was built as a result of the Ulverston commons enclosure of 1799. However, both the documentary evidence and the presence of re-used material indicate that there were earlier buildings on or close to the same site, which had at least 16th century origins.

Acknowledgements

Greenlane Archaeology would like to thank John Hornby for commissioning the project and Alan Wood of Leck Construction Ltd for providing information and 'as existing' drawings of the site. Additional thanks are due to the staff of the Cumbria Record Office in Barrow-in-Furness and the Lancashire Record Office in Preston for help with accessing their archives, and Jo Mackintosh, Historic Environment Records Officer, for providing additional information. Further thanks are also due to Kate Lawson, Planning Officer at South Lakeland District Council, and Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for approving the project design. Special thanks are due to Jack Layfield for providing photographs of the house following the fire (photographs were also taken at the same time by Dan Elsworth). Thanks are also due to the staff of the Ulverston branch of the NatWest Bank for their help with accessing the deeds to the property.

The desk-based assessment was carried out by Steve Clarke and Dan Elsworth and the site visit by Dan Elsworth who wrote the report along with Sam Whitehead. Sam Whitehead and Tom Mace produced the illustrations and Dan Elsworth managed the project and edited the text, which was also edited by Tom Mace and Jo Dawson.

1. Introduction

1.1 Circumstances of the Project

1.1.1 A planning application (Ref. SL/02008/841) was submitted by John Hornby (hereafter 'the client') for the demolition and rebuilding of the farmhouse at Low Flan Farm, Ulverston, Cumbria (NGR SD 37060 80670), following a devastating fire in March 2007 (Walker 2007). Condition 3 of the planning decision stated that:

- Condition (3) Prior to, and during demolition works the existing building occupying the site shall be recorded in accordance with a Level 2 survey as described by English Heritage's document *Understanding Historic Buildings: A Guide to Good Recording Practice*, 2006 and, following its completion, 3 copies of that survey report shall be submitted to the Local Planning Authority
- Reason (3) To ensure that a permanent record is made of the building of architectural and historic interest prior to its demolition as part of the proposed development.

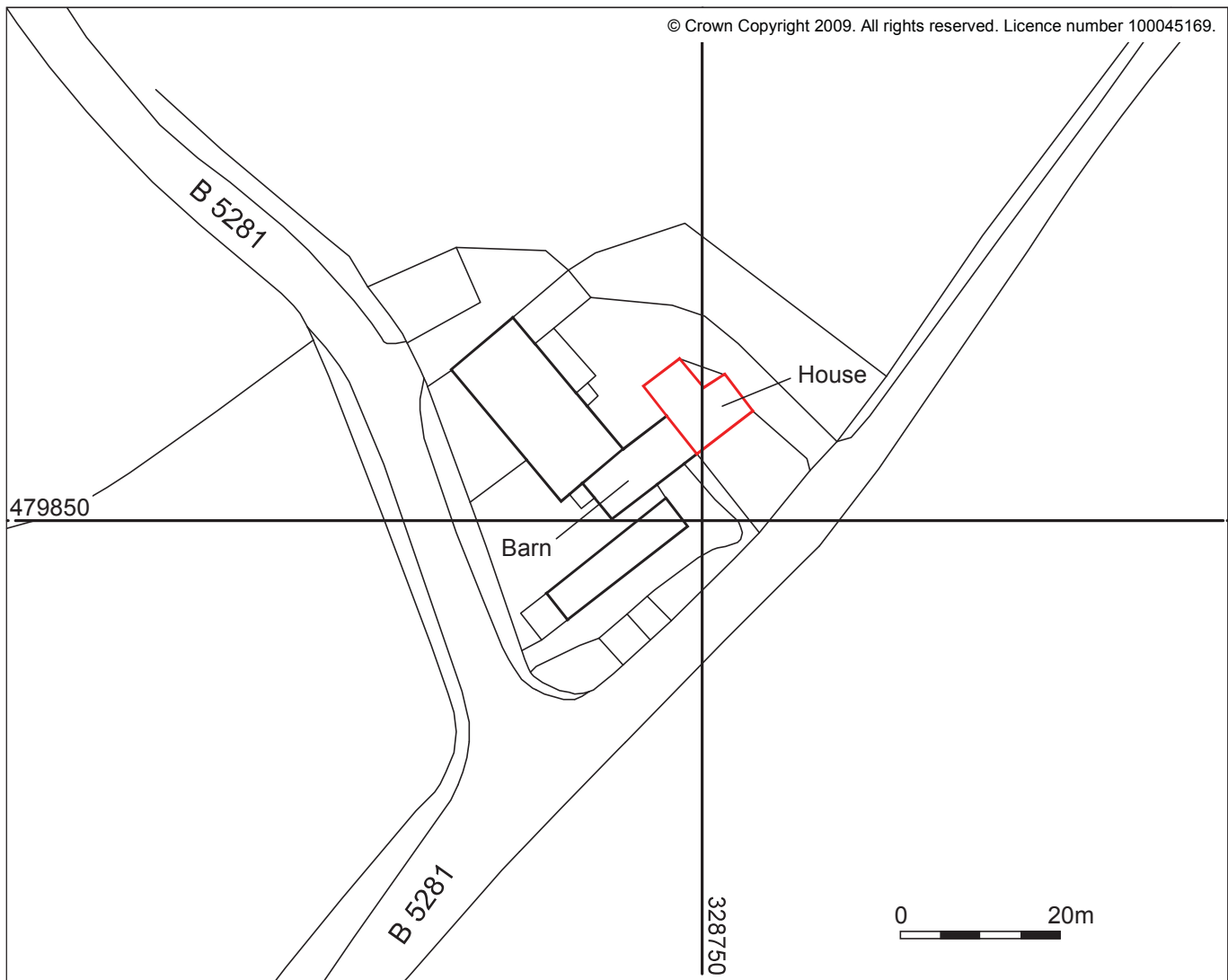
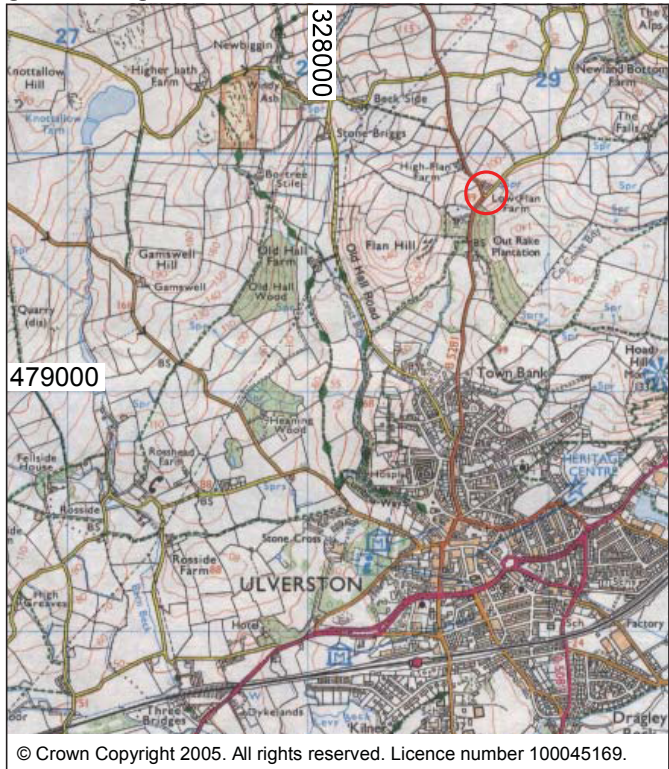
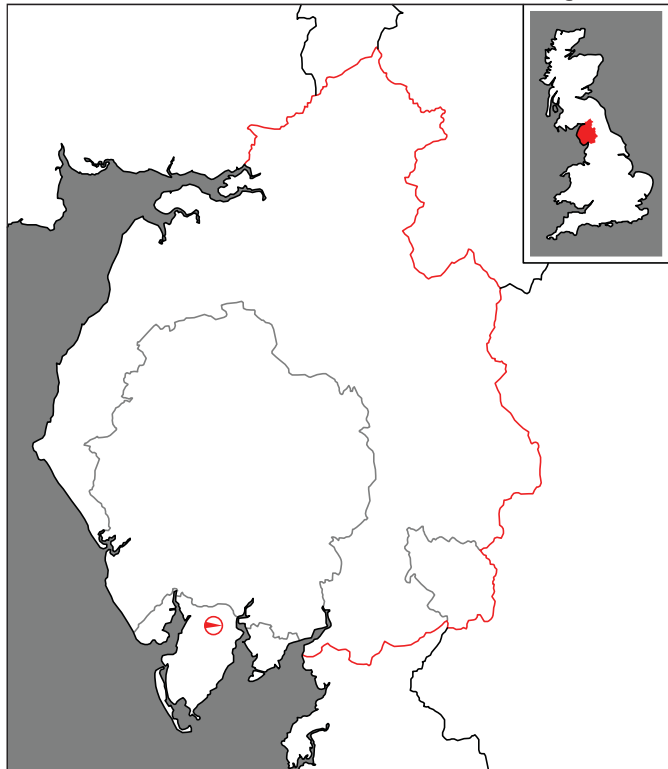
1.1.2 Unfortunately, the building was demolished before this condition could be acted upon. As a result a requirement was placed that a Level 2 record of the building be produced based on the evidence available and a report produced containing the results of this. Following discussion with Jeremy Parsons and Kate Lawson a project design was submitted by Greenlane Archaeology outlining the manner in which this would be carried out (Greenlane Archaeology 2009).

1.2 Location, Geology, and Topography

1.2.1 Low Flan Farm is situated approximately 1 kilometre north of Ulverston and 0.5 kilometres south of the village of Mansriggs. The farm lies in a valley on the north-west side of the Flan, a large hill on the west side of the Leven estuary.

1.2.2 The underlying solid geology is Silurian Bannisdale slate and Coniston grits (Moseley 1978, plate 1). The solid geology is overlain by glacially derived boulder clay within the valleys (Countryside Commission 1998, 64).

1.2.3 Low Flan Farm is at the south end of the Cumbria High Fells within the Furness Peninsula (Countryside Commission 1998, 32), at a height of approximately 90m above sea level. Low Flan is within the lower fells with its sloping valley sides of improved and semi-improved grasslands (*op cit*, 35).



Client: Mr J Hornby

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Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprises three separate elements intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006) and the guidelines of the Institute for Archaeologists (IfA 2008a; 2008b). The desk-based assessment and building recording were carried out in accordance with the project design (Greenlane Archaeology 2009), 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; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Institute for Archaeologists (IfA 2008a). 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 desk-based assessment:

- **Cumbria Record Office, Barrow (CRO(B))**: this was visited in order to examine primary sources, particularly early maps and plans of the site, and relevant secondary sources;
- **Lancashire Record Office, Preston (LRO)**: as the area was formerly part of Lancashire, some primary records relating to the site are held at the Lancashire Record Office. These were examined, along with other secondary sources;
- **Deeds**: the deeds to the property, which were held at the NatWest Bank in Ulverston, were examined principally in order to provide information about the owners;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background;
- **Other sources**: information held by local historians was consulted where possible, including photographs of the building following the 2007 fire.

2.3 Building Recording

2.3.1 As the building under investigation had already been demolished the interpretation of the actual building was limited to only an examination of photographs of the structure before demolition but after the fire, and 'as existing' drawings produced after the fire.

2.3.2 A programme of archaeological building recording to Level 2-type standards was originally required (English Heritage 2006). This is a relatively low-level form of investigation intended to record the form, function, and basic phasing of the building, with minimum interpretation. As the building has been demolished no on-site recording of it was possible. However, an attempt was made to provide a record of the building to as close to Level 2-type standards as possible using the following techniques:

- **Drawn Record**: a basic record of the structure was produced using 'as existing' plans and elevations of the building. This is intended attempt to identify areas and features of historical and archaeological interest and show approximate relationships of the different parts of the building where possible. In addition, a plan showing the location of the building in relation to other nearby buildings, structures, and landscape features was produced;
- **Written Record**: a descriptive account of all of the elements of the building was made based on available photographs of the building taken prior to and after demolition, as well as any details elucidated by the available drawings. This account describes the building's plan, form, function, age, and construction materials in as much detail as possible. It was then used to provide an account of the development of the building, without discussing in detail the evidence upon which this is based. In addition, the landscape and historic setting of the building were described, in particular their relationship with other nearby buildings, field systems, settlements, and other structures;

- **Photographic Record:** photographs in 35mm black and white print format and colour digital format were taken of the general site environs and other buildings within the farm complex in order to place the farmhouse in its local context. The digital photographs will be used for illustrative purposes within the report, and a written record will be kept of all of the photographs that are taken.

2.3.3 The results of the desk-based assessment and building recording were then compiled into this report, which discusses the development of the building and the site taking into consideration all of the available evidence.

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 (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. A copy of this report will be deposited with the client, one with the client's architect, and one will be retained by Greenlane Archaeology. In addition, a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Background History

3.1.1 **Introduction:** the early history of settlement in the area is uncertain – the earliest reference to a habitation known as Flan is only from 1595 (see 3.2.1 below). The name is likely to have been taken from the nearby hill; early research into place-names suggested that it comes from a Norse word meaning ‘a sudden gust of wind’ (Ekwall 1922, 194). An alternative suggestion is that it derives from the more ancient word ‘llan’, meaning ‘enclosure’ (Barber 1894, 63), and typically associated with early Christian sites: research in 2002 did identify earthworks and structures on the nearby hill known as ‘The Flan’ that might suggest this idea has some validity but further work is needed to explore this (Elsworth 2002). Low Flan Farm is historically situated in Mansriggs, a small hamlet on the edge of Ulverston first recorded in c1520 (Farrer and Brownbill 1914, 356). There was no manor of Mansriggs, it being a dependency of the manor of Neville Hall in Ulverston (*op cit*, 357).

3.2 Low Flan Farm

3.2.1 **Owners and Occupiers:** detailed early information relating to the occupiers and owners of Low Flan Farm is not forthcoming. The available deeds unfortunately do not go back beyond the start of the 20th century and there are few records from the 19th century, with the exception of the census (see Section 3.2.5 below and Appendix 1). Ekwall’s *Place-Names of Lancashire* states that the earliest reference to ‘Flan’ is recorded as the habitation of a Richard Crowdson in 1597 (Ekwall 1922, 194; Fishwick 1884, 81). The Ulverston parish registers, however, mention Flan from as early as 1595; a table listing references to Flan or Flann throughout the registers is provided below:

Date	Place	Name	Event	Source
1595	Flan	John Singleton	Christening of son	Bardsley and Ayre 1886, 85
1597	Flan	Richard Crowdson	Burial	<i>op cit</i> , 117
1602	Flan	Robert Singleton	Burial	<i>op cit</i> , 121
1603	Flan	Richard Crowdson	Burial	<i>op cit</i> , 122
1667	Flan	John Coward	Christening of daughter	<i>op cit</i> , 132
1674	Flan	Robert Frearson	Burial of daughter	<i>op cit</i> , 164
1675	Flan	Robert Frearson	Christening of son	<i>op cit</i> , 137
1678	Flan	Robert Frearson	Christening of daughter	<i>op cit</i> , 198
1682	Flan	David Phrearson	Burial	<i>op cit</i> , 170
1685	Flan	Robert Frearson	Christening of Daughter	<i>op cit</i> , 204
1690	Flan	Robert Frearson	Burial of daughter	<i>op cit</i> , 180
1690	Flan	Robert Frearson	Christening of daughter	<i>op cit</i> , 209
1694	Flan	Robert Frearson	Christening of daughter	<i>op cit</i> , 213
1716	Flan	Thomas Stainton	Christening of son	<i>op cit</i> , 308
1723	Flann	Thomas Stainton	Christening of daughter	<i>op cit</i> , 311
1730	Flann	Richard Fell	Christening of son	<i>op cit</i> , 318
1731	Flann	Dorothy Fell	Burial of son	<i>op cit</i> , 251
1732	Flann	Agnes Frearson	Burial	<i>op cit</i> , 253
1734	Flann	George Robinson	Burial	<i>op cit</i> , 256
1735	Flann	John Greaves	Christening of daughter	<i>op cit</i> , 324
1737	Flann	John Greaves	Christening of daughter	<i>op cit</i> , 327
1740	Flann	Thomas Keen	Christening of son	<i>op cit</i> , 330
1748	Flann	Thomas Keen	Burial of wife	<i>op cit</i> , 270
1749	Flann	John Ionson	Burial	<i>op cit</i> , 270
1749	Flann	Joseph Wilson	Christening of son	<i>op cit</i> , 341
1753	Flann	William Lindow	Christening of daughter	<i>op cit</i> , 347
1755	Flann	William Lidow	Christening of daughter	<i>op cit</i> , 350
1757	Flann	Mark Higghim	Christening of son	<i>op cit</i> , 352
1757	Flann	William Lindow	Christening of daughter	<i>op cit</i> , 353
1761	Flann	Mark Higghim	Christening of daughter	<i>op cit</i> , 359

Date	Place	Name	Event	Source
1763	Flann	Thomas Denney	Christening of son	<i>op cit</i> , 468
1764	Flann	George Penny	Christening of daughter	<i>op cit</i> , 470
1769	Flann	George Penny	Burial of daughter	<i>op cit</i> , 589
1771	Flann	John Deason	Burial	<i>op cit</i> , 591
1779	Flann	John Forrest	Christening of daughter	<i>op cit</i> , 496
1779	Flann	Robert Hurst	Christening of daughter	<i>op cit</i> , 496
1780	Flann	Robert Hurst	Burial of daughter	<i>op cit</i> , 601
1780	Flann	John Forrest	Burial of daughter	<i>op cit</i> , 601
1781	Flann	Robert Hurst	Burial of daughter	<i>op cit</i> , 603
1784	Flann	Thomas Quailey	Burial	<i>op cit</i> , 606
1789	Flann	William Bures	Christening of son	<i>op cit</i> , 514
1789	Flann	John Chamney	Christening of son	<i>op cit</i> , 354
1790	Flan	Thomas Biggins	Christening of daughter	<i>op cit</i> , 517
1792	Flann	William Wilson	Christening of daughter	<i>op cit</i> , 521
1792	Flan	William Sandon	Christening of son	<i>op cit</i> , 521
1795	Flan	James Woodward	Christening of son	<i>op cit</i> , 527
1800	Flann	John Blendal	Christening of son	<i>op cit</i> , 538

Table 1: Occupiers of 'Flan/Flann' recorded in the parish registers

3.2.2 It would appear from the parish registers and other early records that initially there was only one property known by the name Flan/Flann as there is an almost continuous succession of family names associated with it. However, by the beginning of the 18th century there are several families listed as occupants, often more than one in the same year, which would suggest that there were two properties known as Flan/Flann by this time, presumably those now known as High Flan and Low Flan. A few other early sources are also available that relate to properties known as Flan (or one of its derivatives) but these typically add little to the understanding of the site. These include two disputes, the details of which could not be determined, between various members of the Towers family, at least some of whom are said to be residents of 'Flanne' (LRO QSB/1/164/7 1636; LRO QSB/1/164/8 1636) and involving an Edward Cowper and Jennett Singleton both of 'Flann' (LRO QSB/1/270/2 1646; LRO QSB/1/270/3 1646). These documents can be related, in some cases, to names contained in Table 1, but are otherwise of little use in examining the history of the site. One thing that is of interest, however, is the description of Edward Cowper as a 'petty chapman' (LRO QSB/1/270/2 1646), a term for a dealer, merchant, or even hawker of small items typically associated with clothing (see Spufford 1984). Other early documents are also of note; an indenture dated 1719 describes a David Friarson (*sic*) of Flann as a merchant (CRO(B) BDTB 13/7/14 1719) and later, in c1728, he is recorded as applying to register his house as a dissenters' meeting place (LRO QSP/1281/5 c1728). The Frearson family are well recorded in the parish registers (Table 1) and also seem to have been involved in trading of some kind. A subsequent will of a James Gardner dated 1751 describes him as a yeoman and his list of possessions certainly suggest he was relying entirely on agriculture for his living (LRO WRW/R365/1 1751). A later will, dated 1816, provides little additional information (LRO WRW/381b/23 1816).

3.2.3 By the early 19th century there are numerous references to John and Joseph Yarker in connection with a 'Flan Hill Farm' (see Marshall (1958, 68) for more general information). The whereabouts of this is unknown, and no such property currently exists, but it would seem logical that it corresponds to High or Low Flan Farm. Joseph Yarker, writing in 1807, described the extensive ploughing and improvement he had made to land on Flan Hill (Anon 1807, 40-41). A slightly later account seems to indicate that 'Flan Hill Farm' corresponds to what is now High Flan, as another farm 'a little more to the south-west' is also mentioned (Dickinson 1815, 281-282). The development of these farms is described as follows (*ibid*):

'A little above Ulverston, to the west, much has been accomplished on two farms, lately enclosed from the waste land, and let under the act by Mr. Joseph and Mr. John Yarker, whose exertions have been uncommonly great and exemplary. The first, or Flan-hill farm, which consists of about 59 acres of extremely rocky land, mostly of the light loamy kind, is under the management of the former of these gentlemen, who with a perseverance that does him the greatest credit, has

brought the principal part of it into a state of cultivation... The other farm, a little more to the south-west, is under the management of the latter of the above gentlemen; it contains about 68 acres of the same sort of enclosed waste land. Great care and labour have been exercised in improving it by draining, liming, and judicious cropping'.

3.2.4 Notably, in the same publication, it is stated that '*Joseph Yarker, Esq. has formed and laid out a very romantic little waste-land farm, which was part of the enclosure of that place*' (*op cit*, 228), which gives the impression that at least one of the two farms at Flan was constructed about the time of the Ulverston commons enclosure in 1799 (see Ulverston Local Board 1891). This would appear to contradict the evidence showing that at least one property known as Flan already existed long before this date (see *Sections 3.2.1-3.2.2*), and might instead be taken to mean that a new farm or farms were established perhaps on existing sites.

3.2.5 The next useful source of information relating to the occupiers is the census returns, which are available between 1841 and 1901 within which the specific property can be identified. They show that the farm was occupied by a succession of tenants and it was not until c1890 that anyone occupied the farm for a period longer than ten years (see *Appendix 1*). The census shows that the property was operating as a farm over that time, with the amount of acreage it held given as 26 acres in 1871. It is notable that in 1851 it is referred to as 'East Flan', as opposed to 'West Flan', which is presumably the present High Flan Farm.

3.2.6 Information concerning the owners is only available from the beginning of the 20th century. The rating valuation of 1910 states that it was owned by a Thomas Dewhurst of Newbiggin and occupied by Thomas Robinson (CRO(B) BT/IR 1/24 1910). This is confirmed by the deeds, which state that his daughter, Agnes Phillips took possession and after her death in 1921 it passed to her executors and then to Susannah Winder in 1932. She died in 1944 and the estate passed to Walter Helme and then Agnes Jones and Doris Winder in 1947 and following the death of the last of these it passed to Susannah Jones in 1997. In March 2007 the farmhouse was badly damaged by fire, and Susannah Jones, a retired farmer who was the only occupant and had been resident for over 50 years, was killed (Walker 2007).

3.2.7 **The Farm:** documentary evidence describing the actual farm at Low Flan is very scarce. An agreement from 1944 (CRO(B) BSUD/U/C/Box 2/Bundle 1 1944; a copy is also held with the deeds) relates to mains electricity being supplied to the property, presumably for the first time. A survey contained within the deeds, carried out following the fire of 2007, gives a good description of the building at that time:

'The farmhouse is constructed in the traditional local manner of random stone walls with a roughcast external finish under double pitched slated roofs...

Although not inspected internally, it is reasonable to presume that the accommodation contained 2-3 reception rooms and a kitchen on the ground floor and four bedrooms and a bathroom on the first floor.

Attached to the farmhouse, on the south-westerly elevation is a four bay stone built barn with a roughcast finish under a double pitched asbestos cement sheeted roof. Behind and attached to this barn, is a former stone and slate built dairy shippon for twenty-eight with a relatively new roof. Attached to this building is a brick and block built dairy with asbestos cement sheeted roof and a lean-to generator shed.

Also attached to the former dairy shippon are two stone and slate built loose boxes.

Detached from the main complex of buildings, to the south of the four bay barn, is a five bay open fronted pole barn with corrugated zinc metal side cladding and a double pitched roof. Opposite the pole barn is a two bay open fronted stone built, sheet roofed implement shed.

There is an open middenstead in the paddock/farmyard'.

3.2.8 Anecdotal evidence from Kate Lawson suggests that following the fire a carved panel from a piece of furniture was visible in the interior of the building, and it is known that another carved piece of

furniture that was formerly present within the house had been acquired from the owner some time ago (Jack Layfield pers comm.). This is potentially significant because the elaborately decorated pieces of furniture described were a typical feature of many Lake District farms in the 17th and 18th century (see Denyer 1991, 37-42) and could therefore help with dating the building.

3.3 Map Regression

3.3.1 **Commons Enclosure plan 1812:** this is the earliest map to show the site in any real detail (Plate 1). It clearly shows the house, with the barn to the south-west, and linear outbuilding projecting to the north-west from the south-west end of the north side of the barn.

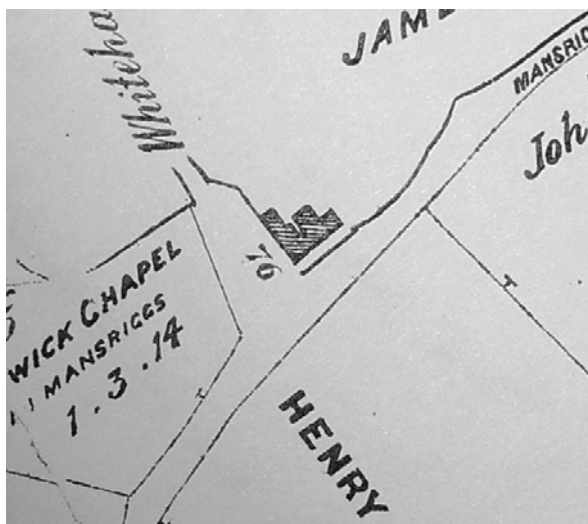


Plate 1: Extract from the commons enclosure map of 1812 showing Low Flan Farm (above the number 76)

3.3.2 **Hennet's map of 1830:** although lacking in detail this map does show approximately the same detail as the previous one, albeit simplified to show a single linear structure orientated north-east/south-west with a wing at each end extending to the north-west (Plate 2). It is labelled 'Lower Flan' and there is a building to the north-west that is presumably High Flan.

3.3.3 **Ordnance Survey 1850:** this map shows that the south-west wing has been significantly extended to the north-west, probably with additional outbuildings (Plate 3). It is otherwise not particularly detailed, although the extension to the north-west of the house is evident.



Plate 2 (left): Extract from Hennet's map of 1830

Plate 3 (right): Extract from the Ordnance Survey map of 1850

3.3.4 **Ordnance Survey 1890:** the footprint of the building is very similar to the earlier Ordnance Survey map, although this map now shows the individual buildings making up the farm (Plate 4). It appears that an additional building or buildings have also been added in front of the house, between it and the road to the south-east, although as this map does not distinguish buildings by, for example, shading them, it is difficult to be certain whether this is depicting a building or an alteration to the enclosed ground on this part of the site. The farmhouse with its extension to the north-west and barn to the south-west is clearly evident while the various outbuildings to the north-west are also evident.

3.3.5 **Ordnance Survey 1913:** this shows the farmhouse, its north-west wing, and the barn to the south-west much as before, although a large building has now evidently been constructed to the south-west. The long range of outbuildings to the north-west has been shortened but evidently widened and an additional extension has been made to the north-east and further outbuildings have clearly been added. This arrangement is effectively the same as was present until the fire of 2007 and the subsequent demolition of the farmhouse.

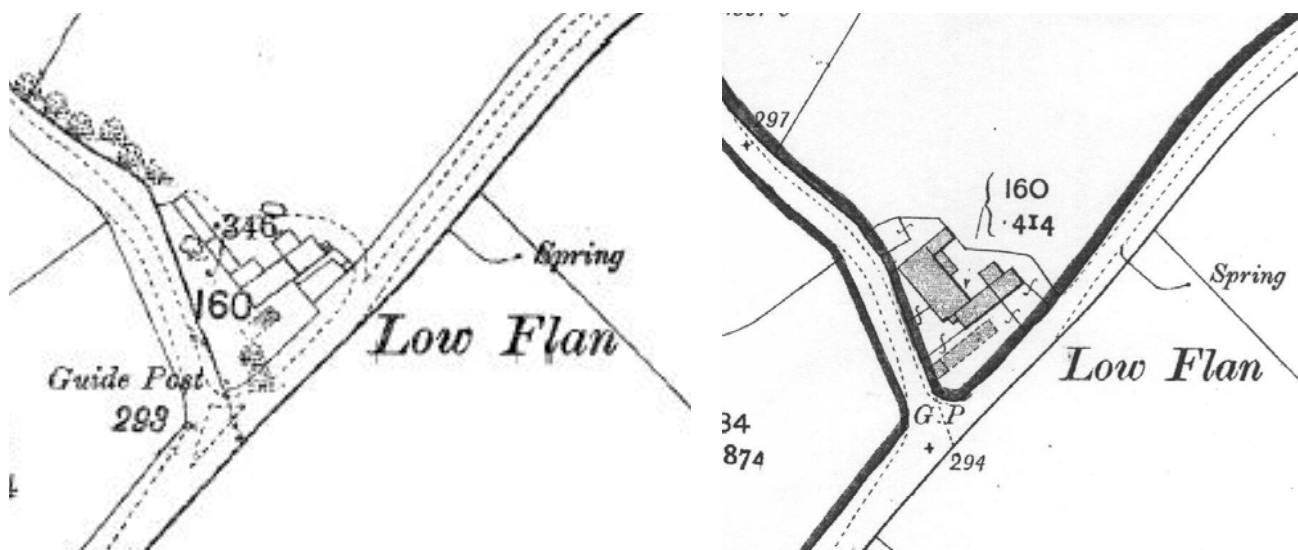


Plate 4 (left): Extract from the Ordnance Survey map of 1890

Plate 5 (right): Extract from the Ordnance Survey map of 1913

3.4 Conclusion

3.4.1 The documentary evidence indicates that while a dwelling known as Flan or Flann has been in existence since at least the late 16th century it is not clear which property was being referred to, or even from which point there were two farms containing the name Flan; the present buildings can only be shown with any certainty as being in existence from the early 19th century. This is partially a result of the lack of earlier detailed evidence, however, and it is likely that Low Flan Farm has at least 18th century origins.

4. Building Recording

4.1 Arrangement and fabric

4.1.1 This report is chiefly concerned with the recently demolished farmhouse itself, the re-construction of which has been pieced together from photographs taken by Jack Layfield and Dan Elsworth shortly after the fire, and representatives of Leck Construction Ltd, following the partial removal of the roof structure but prior to the demolition. This state of affairs makes any meaningful interpretation of the building very difficult, but a record of the external aspects has been possible.

4.1.2 The farm buildings at Low Flan were arranged in an approximately L-shaped block that ran from the north-east to the south-west (comprising farmhouse and attached barn) then to the north-west (comprising a large shippon and associated outshuts, with a further short wing projecting to the north-east from the north-west end of this; Figure 1). This L-shape fitted a Y-shaped junction of two roads (the B5281 and a back road to Penny Bridge and Arrad Foot), with the farmhouse and barn facing onto the back road and the shippon facing the B5281. The farmhouse had three bays and a rear single bay wing which was perpendicular to the main house, which probably comprised a bedroom over a kitchen/utility area. A threshing barn is attached to the south-west end of the farmhouse and this part of the site formed the original element of the farm to which the shippon extending to the north-west had been added.

4.1.3 The farmhouse and attached threshing barn were constructed from slate rubble which had been sealed with roughcast render. The roof of the farmhouse was originally finished with slate and had three chimneys, one at either end of the main part, and one on the rear wing. The adjoining threshing barn had a corrugated concrete roof and there was a corrugated metal lean-to against the south-east side of the rear wing of the house.



Plate 6 (left): General view of the site showing the newly built farmhouse and associated buildings to the north-west (photograph by Greenlane Archaeology Ltd)

Plate 7 (right): General view of the shippon to the north-west of the farmhouse (Photography by Greenlane Archaeology)

4.2 External detail of the farmhouse

4.2.1 **South-east elevation:** this elevation comprised a porched doorway flanked by windows on the ground floor, and had three evenly spaced windows on the upper floor (see Plate 8). The porch was constructed from modern materials and its side walls had four lights in a timber frame, which sat on a low wall that had been cement rendered. The timber had been stained brown; the pitched roof was clad in grey slates capped by ceramic bonnet tiles. The ground floor windows in the main farmhouse proper were asymmetrically placed on either side of the central porch; both were identical with whitewashed

stone sills and whitewashed mortared jambs. The recent timber casements were boarded over but were evidently square in shape and they were located in surrounds with arched tops indicating the shape of the earlier windows. It was noticeable that these windows were wider than the upper windows, and perhaps wider than one might expect from a property of this date which might suggest that they had been widened or were constructed in such a fashion in order to enable more light into the ground floor rooms. The upper three windows were slightly narrower and rectangular in shape; they housed timber casements containing four-lights, which were probably side-hung and relatively modern. Once again whitewash obscured the detail of the sills, jambs and lintels. The roughcast render extended across the adjacent barn to the south-west, and so no join between these two buildings was visible. Part of the roof originally survived the fire, showing that it was finished with grey slates laid in diminishing courses set under sandstone ridge tiles. There were chimneys at each end of this elevation which were rendered, although they appeared to be constructed from stone and to be original features.



Plate 8: South-east elevation of the farmhouse (photograph by Leck Construction Ltd)

4.2.2 **North-east elevation:** this elevation comprised the gable end of the main house/range and the side of the perpendicular service wing to the rear, which was probably the kitchen (Plate 9). The gable end of the house contained a single lower floor doorway at the north-east end, which was boarded up and none of its features were visible. What appeared to be a blocked window was evident at the opposite end of the elevation at first floor level; this comprised little more than a raised area in the roughcast render with a projecting lintel above. The kitchen wing to the rear was also on two levels but was not the full height of the main house. The ground floor part of this elevation was obscured by a corrugated iron lean-to shed; a single small window aperture was visible in the centre of the upper floor, which probably related to a subsidiary bedroom. The window contained no casement, this having been destroyed by the fire. Part of the slate roof of this wing still survived and fire damaged roof timbers were evident.



Plate 9: North-east side of farmhouse, showing wing to the rear (photograph by Dan Elsworth)

4.2.3 **North-west elevation:** this elevation comprised the gable end of the rear wing of the house and a small area of the rear of the main house to the north-east (Plate 10). The lower part of the rear of the main farmhouse was obscured by the lean-to shed, the upper part was rendered and entirely plain, and it was not possible to determine whether the main house and the rear wing were contemporary or not. The gable end of the rear wing featured a huge external chimney breast, which was considerably different to the chimneys of the main house. The width of the lower part of this breast is around 3m suggesting that the lower floor room was the kitchen and that the base of this chimney would probably have incorporated the main fireplace for cooking, a bread oven and perhaps other associated features.



Plate 10: The farmhouse and rear wing, viewed from the north-west (photograph by Jack Layfield)

4.2.4 **South-west elevation:** this elevation comprises the side of the rear wing which was entirely plain except for a boarded window on the ground floor level. It is possible that this may have been a doorway that has been part blocked as it is considerably wider than the other windows in this part of the house. It was evident from this elevation that the rear wing was slightly lower in height than the main build (Plate 11); the solid and continuous rear wall of the main farmhouse that separates the two parts of the house also suggests that they were not contemporary.



Plate 11 (left): Oblique view of south-west side of rear wing (photograph by Leck Construction Ltd)

Plate 12 (right): Trusses of adjacent threshing barn, looking towards re-built farmhouse (photograph by Greenlane Archaeology Ltd)

4.2.5 Internal details: no details of the interior are available, apart from part of the roof structure. The main roof of the house was evidently originally supported by two tie-beam trusses of fairly basic form (Plate 13), similar to those present within the attached barn (Plate 12). These supported two purlins per pitch and a ridge purlin and there was evidently a partition wall below the north-east truss. The roof of the rear wing did not appear to have any trusses and it seems to have been supported by a single purlin in each pitch and a ridge purlin (Plate 9). The only other discernable internal detail of any note is the presence of what appears to have been the remains of a smoke hood on the first floor against the south-west interior wall (showing as an area of sooting in Plate 8). This is further emphasised by the evidently corbelled chimney stack, which was visible from inside the barn (Plate 14).



Plate 13 (left): North-west elevation, showing the roof trusses (photograph taken by Dan Elsworth)

Plate 14 (right): North-east internal wall of the threshing barn, showing the corbelled chimney stack on the house (photograph taken by Leck Construction Ltd)

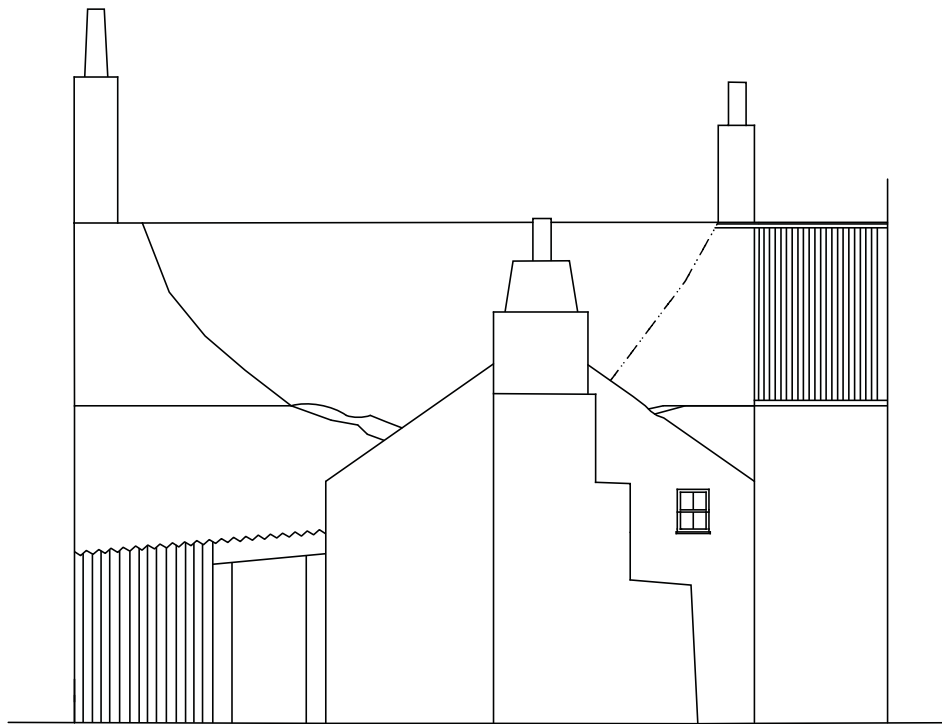
4.2.6 Other observations: although the outbuildings associated with the farmhouse were not examined in any detail the adjoining threshing barn was investigated in order to aid the interpretation of the house and the shippon and other outbuildings. The threshing barn evidently originally had a hay loft at its south-west end as there are blocked pitching doorways in both the south-east and north-west elevations. There is also a blocked doorway in the south-west end of the barn, which is remarkable because it has a re-used piece of timber forming its lintel with a neat roll moulding that curves down at the south-east end (see Plate 15 and Plate 16). The significance of this piece of timber is not clear but it has evidently come from a much earlier building, and one with some sense of ornamentation, which may link this site to the earlier property recorded as existing somewhere in the locality. It was also notable that at least one of the trusses within the barn was constructed from re-used timbers, probably parts of former cruck blades. While this is not uncommon (see Brunskill 2002, 152-153), it is reasonable to suggest that this timber might also have come from an earlier building close to or on the present site.



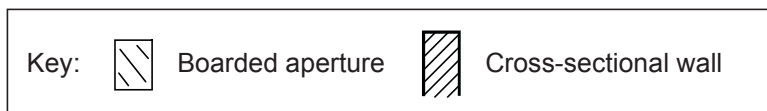
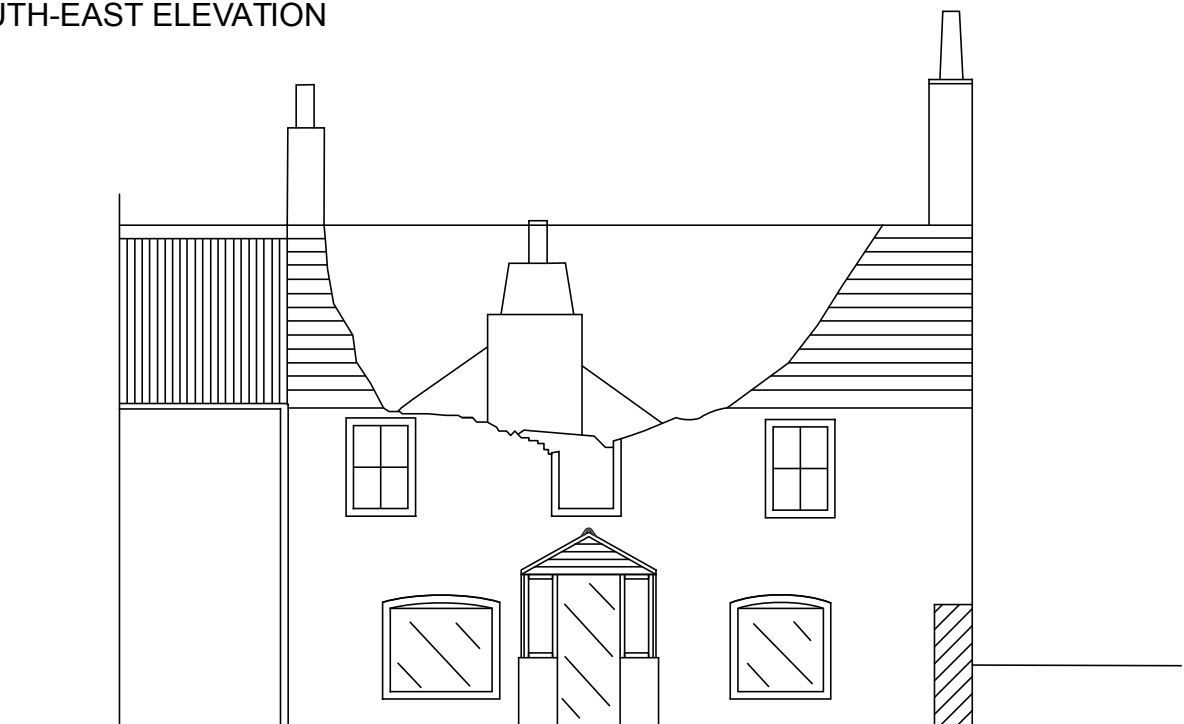
Plate 15 (left): Blocked doorway in the south-west end of the barn with re-used timber with moulded decoration (photograph by Greenlane Archaeology Ltd)

Plate 16 (right): Detailed of the re-used timber in the barn (photograph by Greenlane Archaeology Ltd)

NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



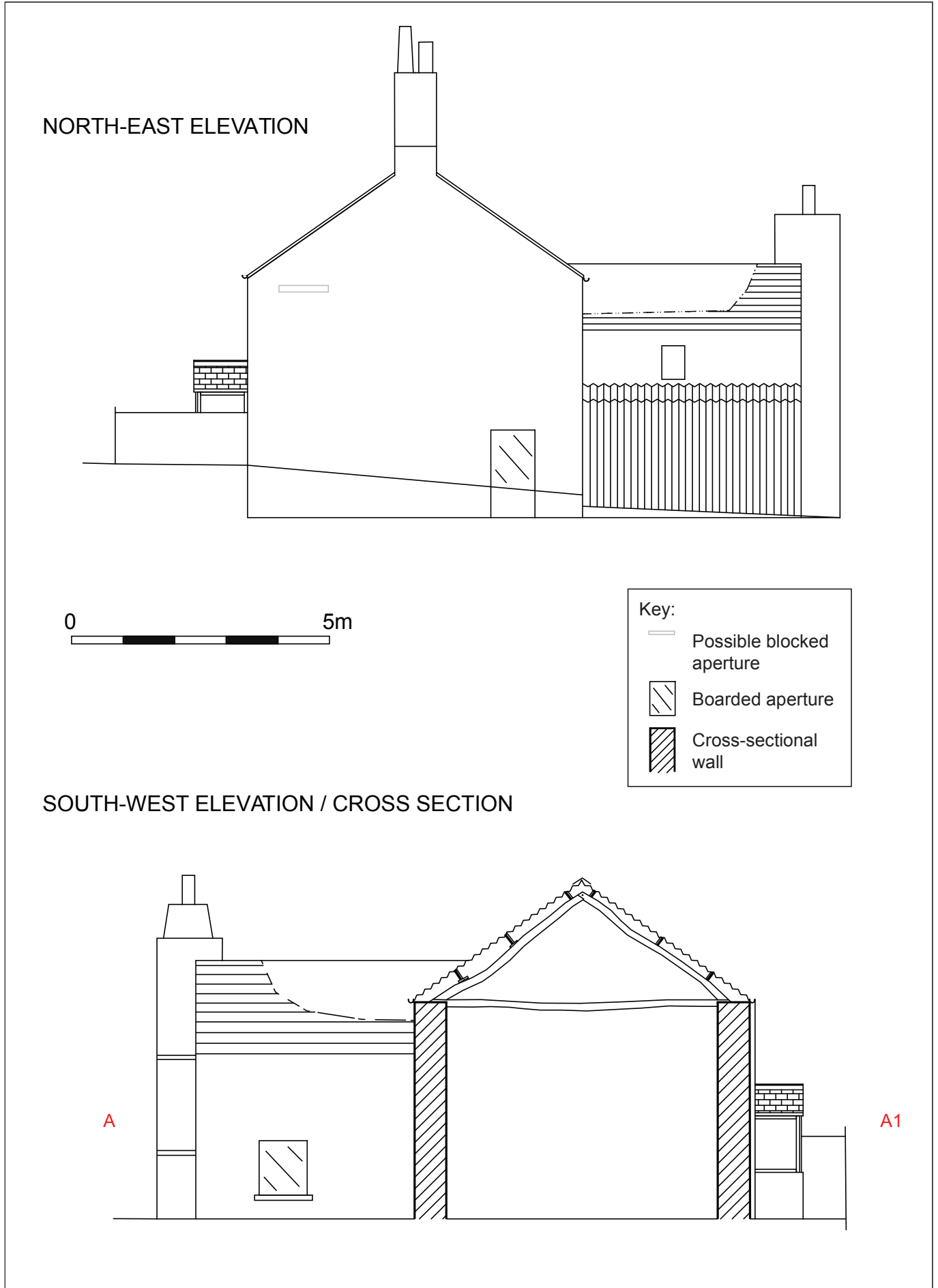
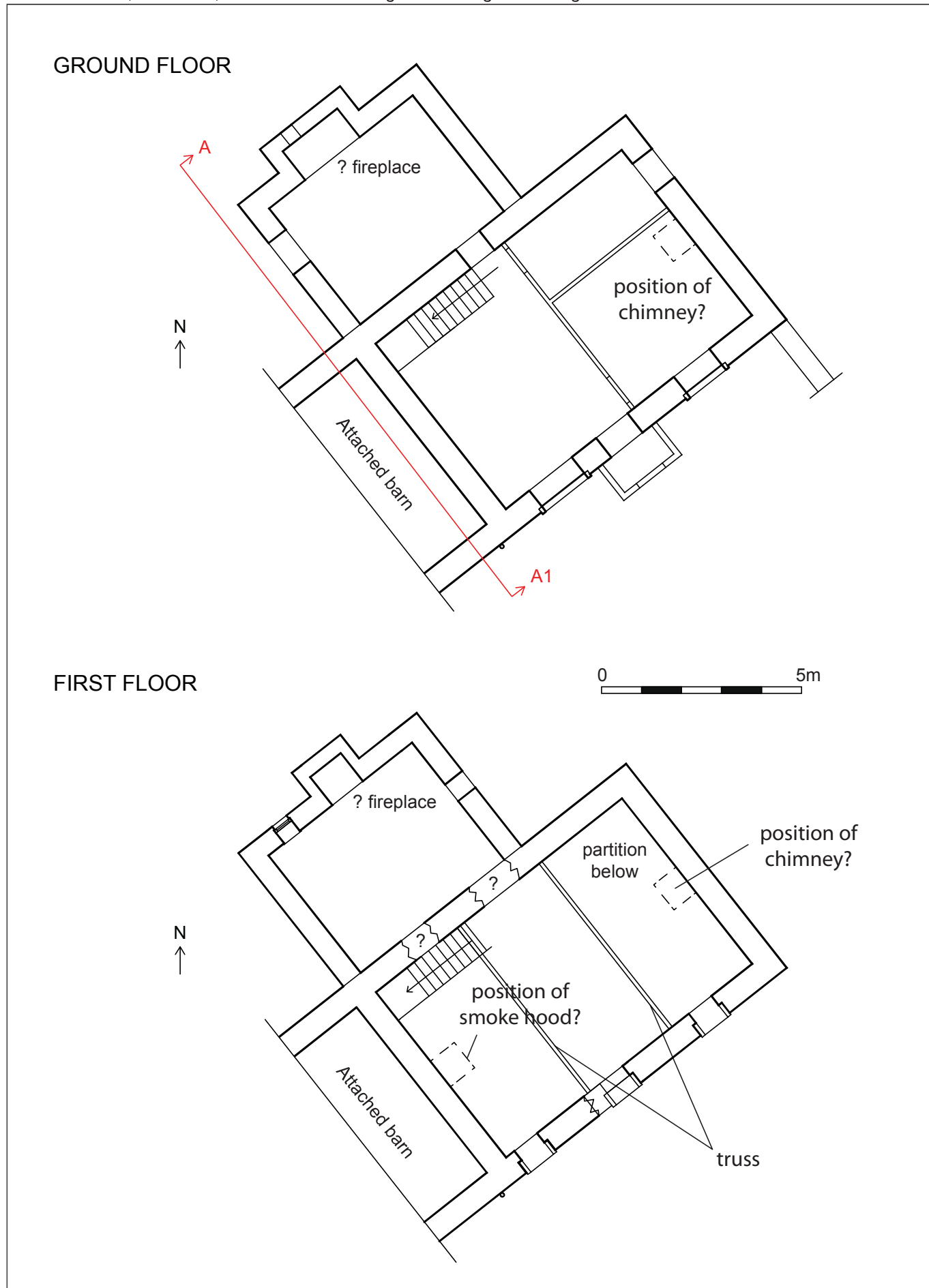


Figure 3: North-east and south-west external elevations, showing cross-section

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Figure 4: Ground and first floor plans

5. Discussion and Conclusion

5.1 Discussion

5.1.1 Having had no access to the interior of the building certain key aspects of the phasing have not been possible to determine, principally the relationship of the rear wing to the main farmhouse, and the main farmhouse to the adjacent threshing barn. The farmhouse and barn do, however, appear to be contemporary, and the rear wing of the house, although quite antiquated in appearance would perhaps logically seem to be contemporary or even later than the house. It is evident from the documentary sources that the farmhouse, with its rear wing, and the barn had been built by 1812 (Plate 1) and it is plausible that Low Flan Farm represents one of the two farms created following the enclosure of the Ulverston Commons in 1799 by John and Joseph Yarker. If this is the case then it most likely replaced an earlier dwelling on or near the site, perhaps dating from as early as the 16th century, though its current construction can be quite well dated to shortly after 1799.

5.1.2 Stylistically the farmhouse and barn fit this date; the basic trusses are of a type commonly dated to the 18th/19th century (Brunskill 2002, 152-153) and the narrow surrounds to the windows are also indicative of an early 19th century date. The rear wing is reminiscent of a down house, a separate room containing a fireplace that often formed a kitchen or even brewery (Denyer 1991, 36-37); the wide chimney breast would undoubtedly have housed an oven for cooking wheat bread, a common addition in the 18th century as it began to replace unleavened oat bread, that could be cooked in a pan or on a griddle (*op cit*, 26-28).

5.1.3 One feature that perhaps does not fit with this dating is the apparent smoke hood at the south-west end of the main farmhouse. The arrangement of the farmhouse at Low Flan Farm is fairly typical of the small 'two-unit' plan, which often had a fireplace with a smoke hood at one end and a chimney stack at the other (Brunskill 2002, 64-65). While this form has its origins in the 17th century it did continue in use approximately the end of the 18th century (*op cit*, 189). Low Flan Farm could therefore be exhibiting evidence for an earlier structure incorporated within the surviving building, but it seems more likely that the smoke hood corresponds to the late 18th/early 19th century dated already suggested.

5.2 Conclusion

5.2.1 There is therefore enough evidence to suggest that the farmhouse with its rear wing and attached threshing barn was built as part of the improvements following the commons enclosure of 1799 as a result of the work of John and Joseph Yarker. In this sense it could almost be described as a model new farmstead, a common feature of enclosure landscapes (Whyte 2003, 81), even if it appears to have been on an existing site.

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Appendix 1: Occupants of Low Flan Farm 1841 – 1901

Flan

1841 Census H107/Piece 532/Book 6		
Name	Age	Occupation
William Gardiner	61	Farmer
Margaret Gardiner	61	
William Gardiner	21	
Margaret Seward	13	Female servant

East Flan

1851 Census H107/Piece 2274/Folio 368/Page 1		
Name	Age	Occupation
James Wilson	52	Hind
Isabella Wilson	52	
Jonas Wilson	19	Scholar

Low Flan

1861 Census RG9/Piece 3167/Folio 13/Page 19		
Name	Age	Occupation
William Barnett	42	Farm lab.
Mary Barnett	33	“ “ wife
Joseph Barnett	7	Draper
Dorothy Barnett	5	
Elizabeth Barnett	4	
Amelia Barnett	11 mths	

Low Flan

1871 Census RG10/Piece 4240/Folio 4/Page 1		
Name	Age	Occupation
William Barnett	52	Hind, 26 acres of land
Mary Barnett	43	Hind's wife
Joseph Barnett	17	Draper
Amelia Barnett	10	
Mary Barnett	9	
William Barnett	7	
James Barnett	1	

Low Flan

1881 Census RG11/Piece 4277/Folio 4/Page 2		
Name	Age	Occupation
Samuel Oldfield	29	Gardener and printer
Dinah Oldfield	29	Housewife
Mabel Oldfield	3	
Nellie Oldfield	1	
Edith Oldfield	2 mths	
Sarah Anne Lowther	12	Visitor (scholar)

Low Flan

1891 Census RG12/Piece 3476/Folio 4/Page 2		
Name	Age	Occupation
Thomas Robinson	30	Farmer
Margaret Robinson	28	
Ann Robinson	4	
Mary Robinson	2	
John Newton	18	General farm labourer
Sarah Vickers	15	General domestic servant

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Low Flan

1901 Census RG13/Piece 4003/Folio 5/Page 1		
Name	Age	Occupation
Thomas Robinson	39	Farmer
Margaret Robinson	38	
Ann Robinson	14	
Mary Robinson	12	
Margaret Agnes Robinson	11 mths	
Mary Eleanor Fell	17	Gen. servant (domestic)
Richard Wilson	45	Cattleman on farm