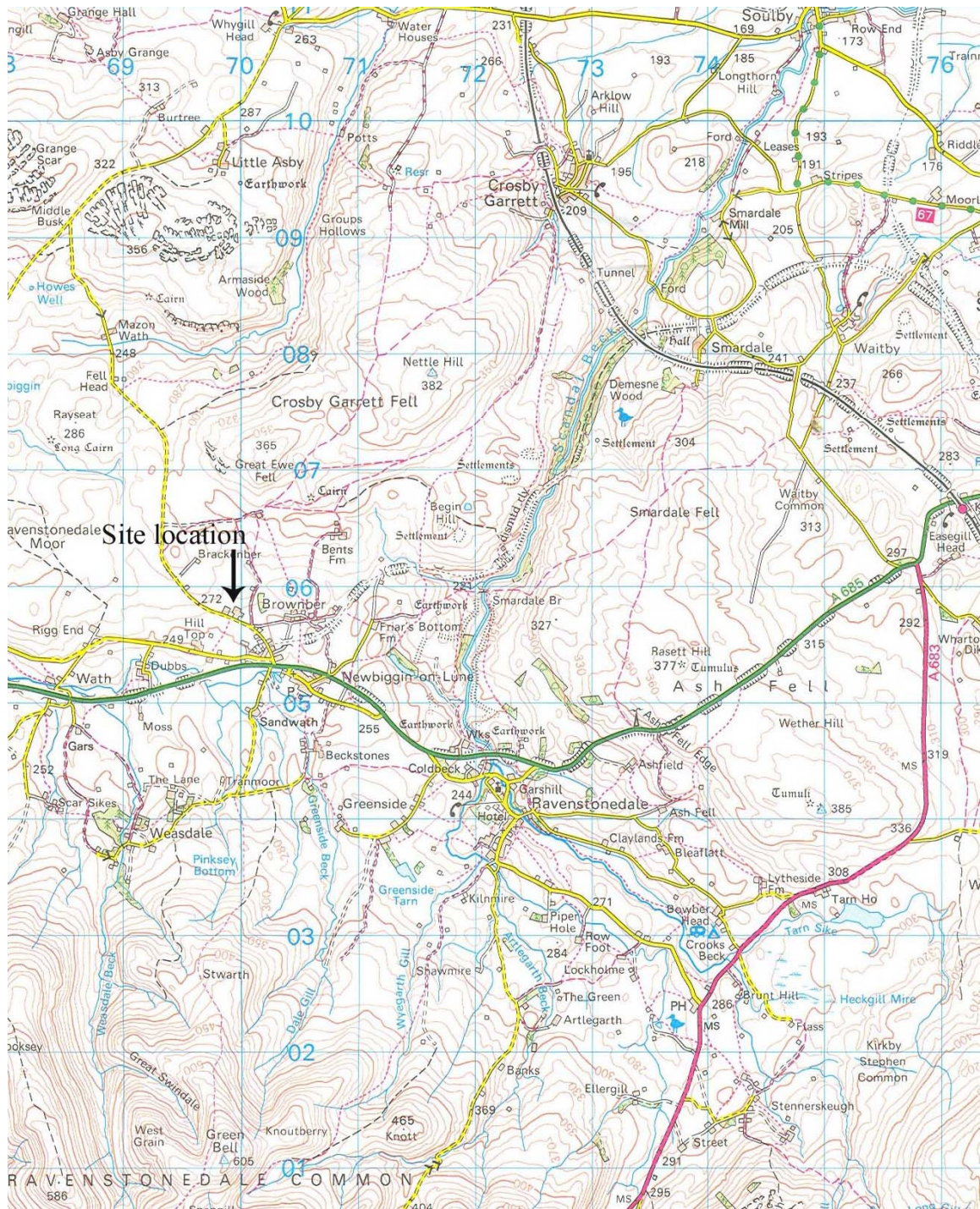


## 1. INTRODUCTION

- 1.1 In February 2006, North Pennines Archaeology Limited were commissioned by Graham Norman Architects Ltd to undertake an archaeological building recording project on a range of agricultural buildings at High Lane Farm, Newbiggin-on-Lune, Kirkby Stephen, Cumbria prior to their conversion into three holiday lets (Planning Application Reference No: 3/05/0202).
- 1.2 Cumbria County Council Historic Environment Service produced a brief for a building recording project, which was to be undertaken prior to the commencement of building work. A 'Level 2' Building Survey was carried out as specified in *Recording Historic Buildings: A Descriptive Specification*<sup>1</sup>.
- 1.3 The farmhouse and the farm buildings are listed Grade II and date from the early-mid 19th century. They are recorded on the County Historic Environment Record: Reference No.23750.
- 1.4 High Lane Farm is a working sheep and beef farm of c.150 acres.
- 1.5 The survey was carried out on 2<sup>nd</sup> February 2006 by Fiona Wooler.

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<sup>1</sup> Recording Historic Buildings: A Descriptive Specification, RCHME, Third Edition, 1996, Swindon



**Figure 1 – Site Location**

Reproduced from Landranger ® 1:50 000 scale by permissions of Ordnance Survey ® on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright (1997). All rights reserved. Licence number WL6488



## 2. SITE LOCATION

- 2.1 High Lane Farm is located just under one kilometre north-west of Newbiggin-on-Lune, a village situated at the head of the Lune valley between Crosby Garrett Fell to the north and Ravenstonedale Common to the south (Figure 1). The town of Kirkby Stephen is approximately nine kilometres to the north-east, while Tebay and the M6 motorway are approximately nine kilometres to the west.
- 2.2 High Lane is situated at a height of *c.*260 metres above mean sea level, on the edge of Ravenstonedale Moor (Plate 1). The two farms at High Lane are located on the northern side of a dry stone wall that separates the common land from the enclosed fields (Figure 2).
- 2.3 Limestone from Ravenstonedale Moor has been quarried for building stone and for burning in limekilns certainly until the 1920's (Figure 2). There were two limekilns just to the west of High Lane (HER No.14959) and the remains of small quarries (HER No.14958) can be observed immediately to the south of High Lane Farm (Plate 1). There were further limekilns and quarries to the south-west near Rigg End and Parrock Moor, and Brackenber Quarry was situated on a track between Gracetemoor and Hill Top (HER No.14960).



**Plate 1** – High Lane Farm, Newbiggin-on-Lune showing the farm on the edge of registered common land, Ravenstonedale Moor

### **3. AIMS AND METHODOLOGY**

#### **3.1 The Building Survey**

3.1.1 The survey consists of three basic elements:

- a written account, which includes information derived from documentary research;
- a measured survey with accompanying architects drawings;
- a photographic record.

#### **3.2 The Written Account**

3.2.1 The written account is included in this document together with a selection of photographs, plans and appendix of documentary information.

#### **3.3 The Photographic Record**

3.3.1 The photographic archive consists of the following:

- a series of 35mm colour prints showing general views of the exterior of the buildings and their setting;
- a series of digital views of the exterior of the buildings, the interior of the buildings and specific internal details (e.g. roof structure) supplied on CD-Rom.

#### **3.4 Project Archive**

3.4.1 The full archive of the desk-based assessment and Level 2 building survey has been produced to a professional standard in accordance with the current English Heritage guidelines set out in the *Management of Archaeological Projects* (MAP 2<sup>nd</sup> Edition 1991). The archive will be deposited within the County Record Office and a copy of the report given to the County Historic Environment Record, where viewing will be available on request.

### **4. PREVIOUS WORK**

4.1 No previous archaeological work has been undertaken on the site.



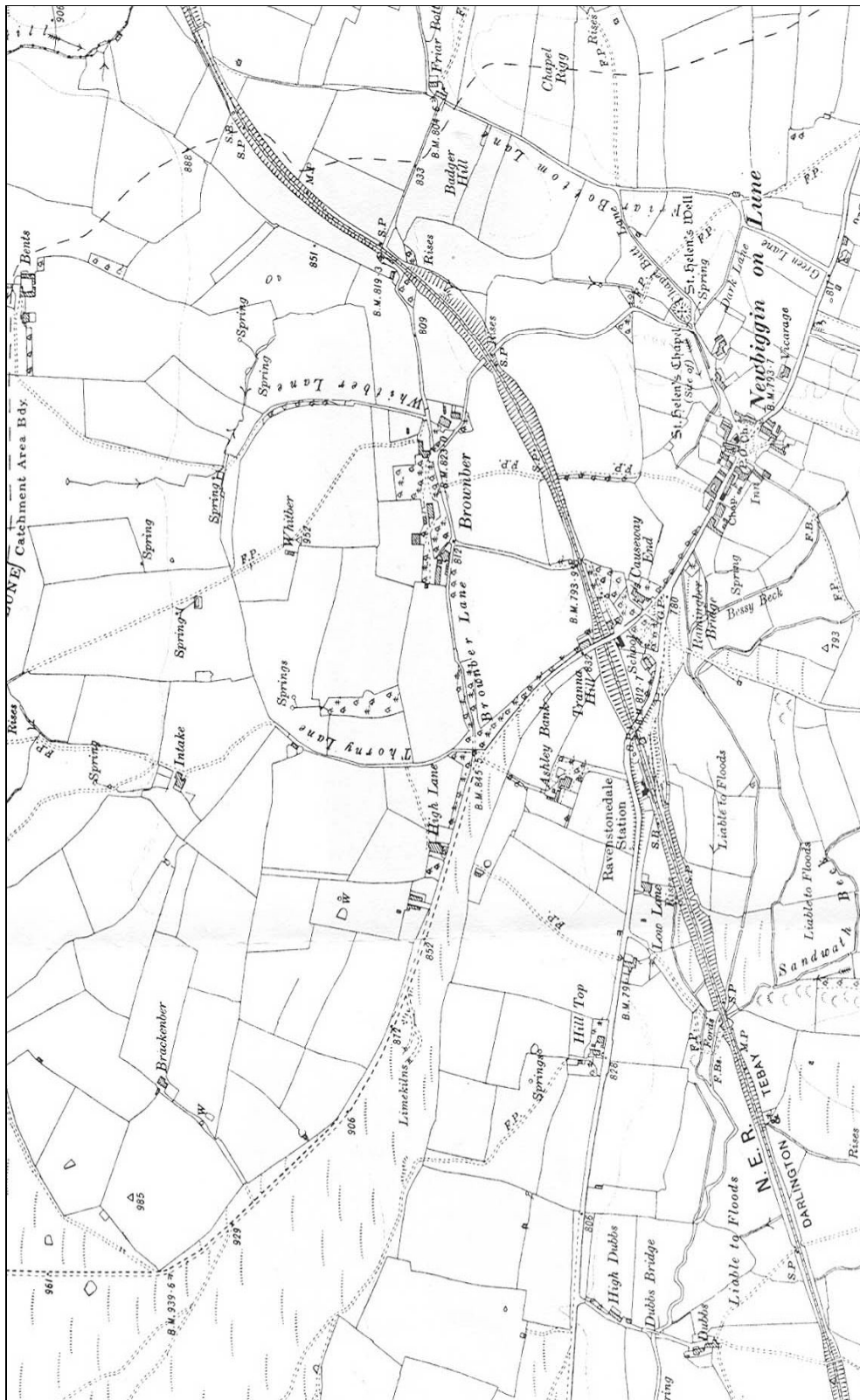


Figure 2 - 1920 Edition Ordnance Survey map (Scale 6 inch to 1 mile)

## 5. HISTORICAL CONTEXT

- 5.1 The Listed Building record for High Lane Farm (Ref. No.23750) describes the buildings as *'House with adjoining cottage and byres. Cottage, now incorporated into the house is probably 18<sup>th</sup> century; house has inscription on panel "Rebuilt 1833 I.S.S". Byres adjoining house added mid/late 19<sup>th</sup> century'*.
- 5.2 The farm does not appear to be shown on Jeffrey's map of 1770 (Figure 3), although it is necessary to be cautious about the reliability of the map with regard to showing individual farmsteads. It is possible that the cottage at High Lane Farm was in existence at this date, but is not represented on this map. Jeffrey's map does show Brownber, 'Freer Bottom' which is now known as Friars Bottom, Rigg End, 'Hill' now known as Hill Top and Mazon Wath to the north. Interestingly, Jeffrey's map does not show the lane that crosses Ravenstonedale Moor past High Lane Farm towards Little Asby.
- 5.3 High Lane Farm is shown on the First Edition Ordnance Survey map of c.1865 (Figure 4).
- 5.4 Several trade directories were sampled for entries relating to High Lane, Newbiggin-on-Lune. High Lane is listed in the earlier publications under 'Newbiggin Angle' (See Appendix). Like many trade directory entries for farmers, individual farmsteads are often not attributed to a particular farmer. At High Lane, two farmers' names are given but it is difficult to know which name relates to which farm. Information from Mrs Boustead confirmed that the Harper family were at High Lane Farm prior to the current owner until approximately the 1940's (*pers.comm.* Mrs Boustead). It is therefore possible, from directory evidence, to show that the Harper family had been at High Lane Farm since at least 1897<sup>2</sup>, and that John Ellies farmed there in 1885<sup>3</sup>.

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<sup>2</sup> Kelly's Directory of Cumberland and Westmorland 1897

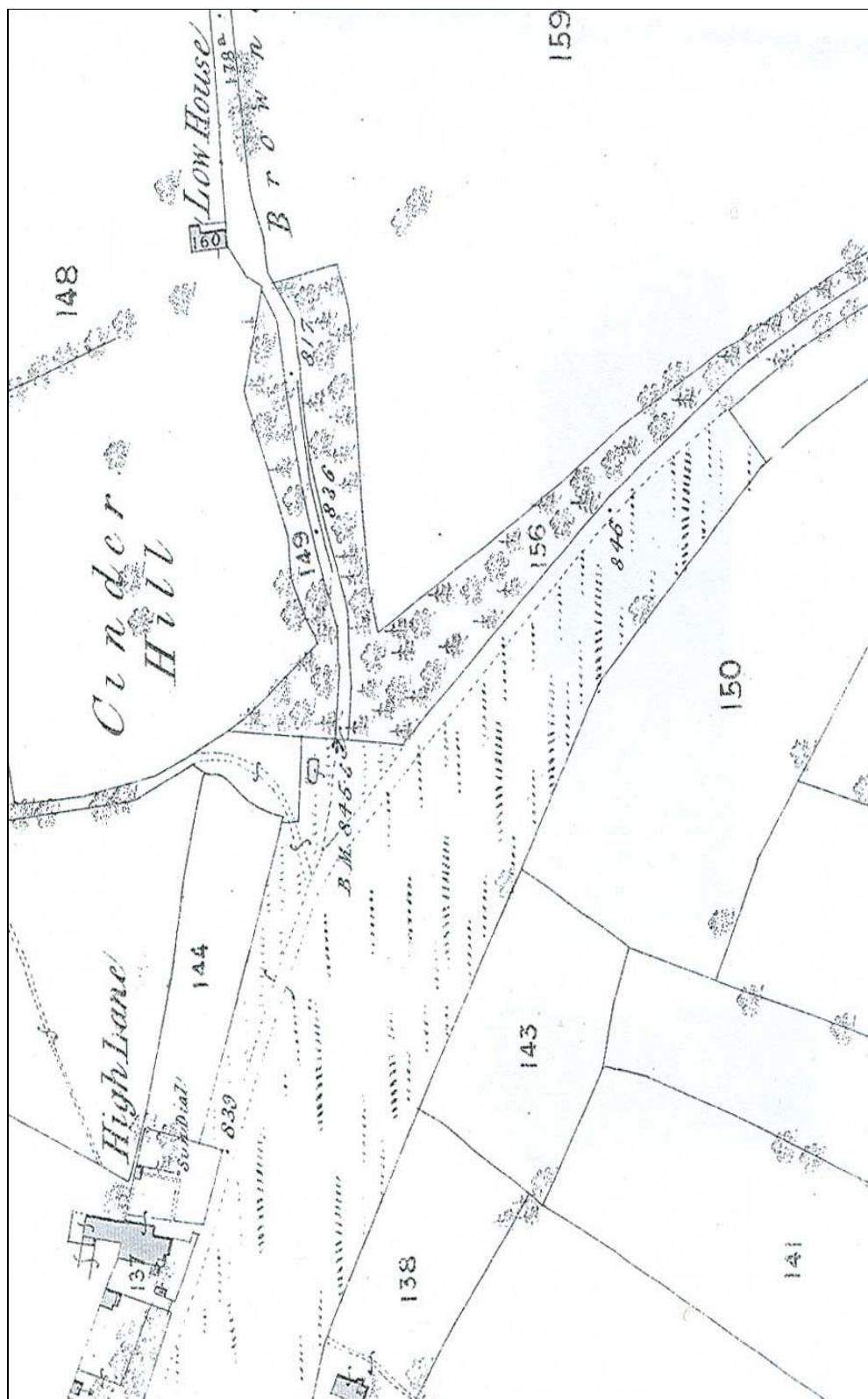
<sup>3</sup> Directory of Westmorland 1885

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Figure 3 – Extract from Jeffrey's map of Westmorland 1770





**Figure 4** – First Edition Ordnance Survey map of c. 1865 (Scale = 25" to 1 mile)



**Figure 5** – Site plan (Data captured at 1:500)

Farm buildings that are subject of present survey are coloured blue, farmhouse is coloured pink

## 6. RESULTS

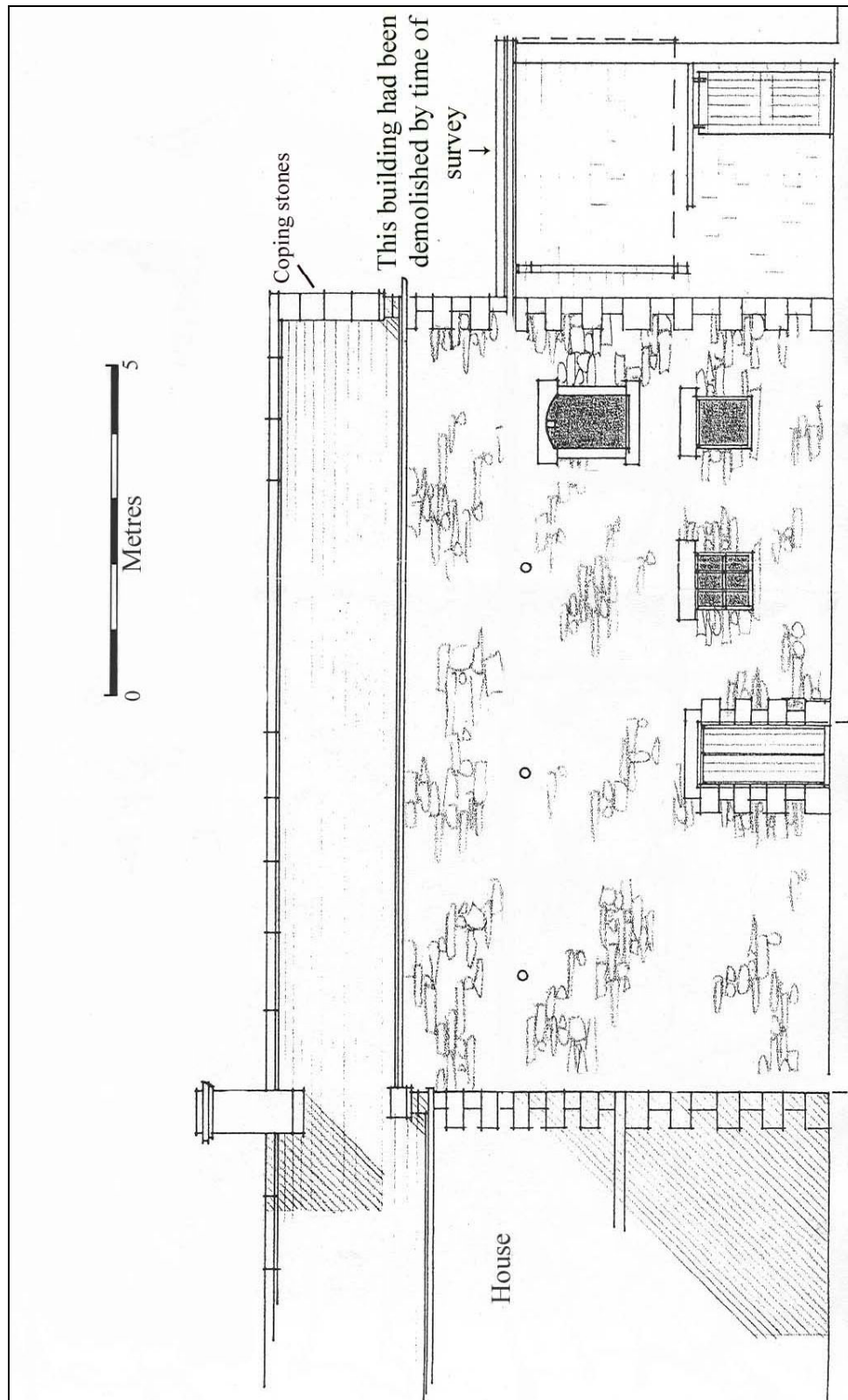
- 6.1 The buildings that are the subject of this survey are at the northern end of a range that includes the farmhouse (Figure 5 and Plate 2). The buildings are constructed of limestone rubble masonry, with the stonework on the eastern and southern elevations of the farmhouse and the eastern elevation of the barn being more regularly coursed and squared than that of the northern and western elevations, no doubt reflecting the fact that it was the eastern elevations that were facing the approach road from Newbiggin-on-Lune and the south. The quoins of the farmhouse and the barn are of red sandstone blocks. There are coping stones on the north and south gables of the farmhouse and on the northern gable end of the barn, which terminate in kneelers. The barn shares the same ridge line as the farmhouse and the central chimney marks the division between the barn and the house (Figure 6). The roof is laid to diminishing courses of Westmorland slate with sandstone ridge tiles.



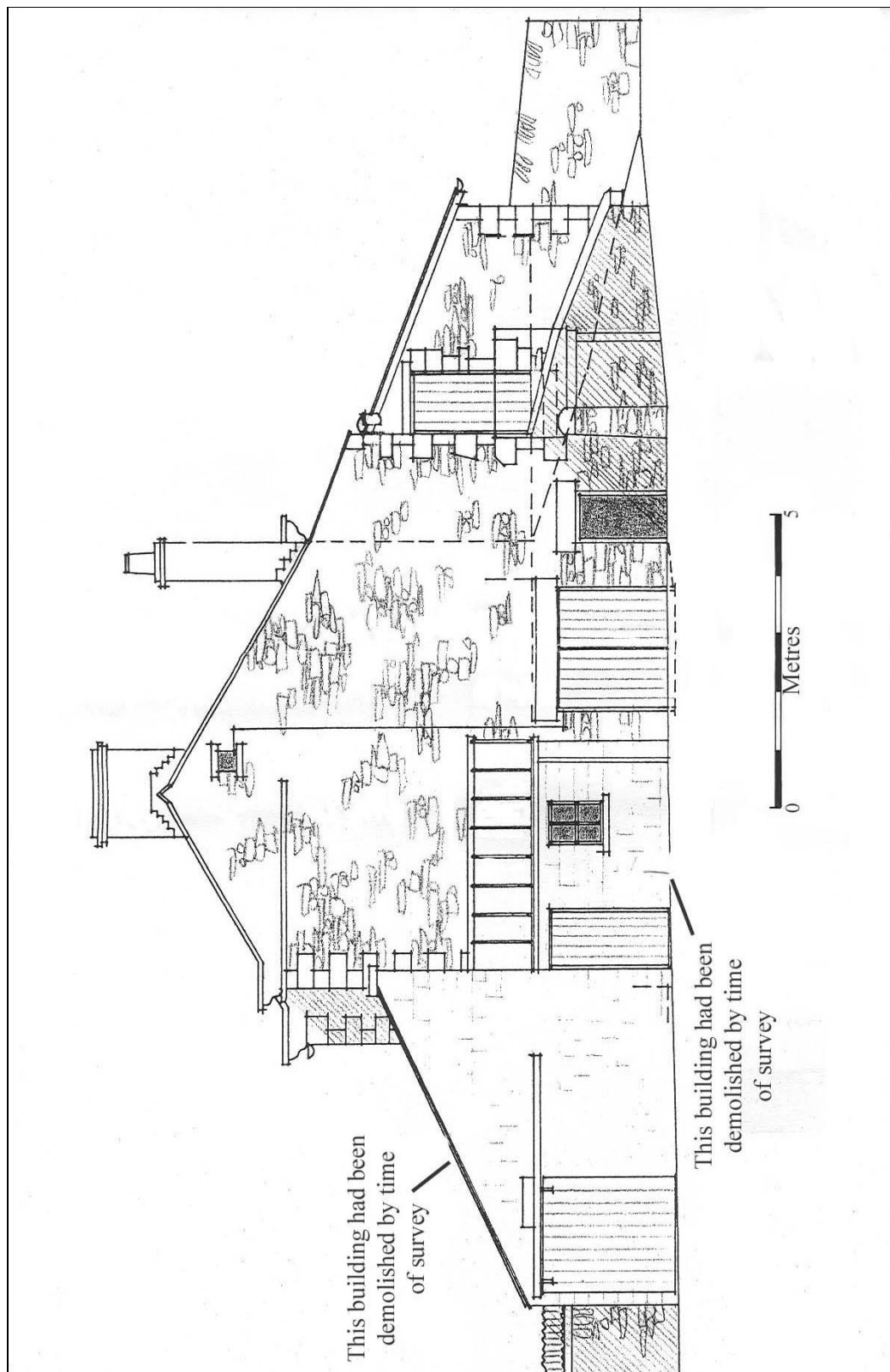
**Plate 2** – Eastern elevation of farmhouse and barn

- 6.2 The scarring of a pitched roof against the eastern elevation of the barn could be easily observed. Although it had clearly been demolished at the time of survey, the building is shown on the architects plan as having been a modern byre (Figure 7). Along the eastern elevation there is a doorway at ground level, which has nicely dressed red sandstone alternating blocks making up the jambs (Plate 3). There are two windows at ground level and a window at first floor level, which has an arched head carved from a single piece of sandstone. The jambs and sill of this window are of rectangular pieces of sandstone (Plate 4). In contrast to the usual vertical ventilation slits seen in traditional farm buildings, the barn at High Lane Farm has ventilation holes made from sections of brown-glazed ceramic pipe, each with a diameter of c.15cm. There are three of these pipes along the eastern elevation (Figure 6).
- 6.3 The northern elevation of the barn also displays evidence of a former building with pitched roof. This single storey structure had been demolished by the time of survey, but is shown on Figure 7. There is a large doorway and a standard doorway at ground level of the northern elevation, and an owl hole located slightly off-centre near the apex of the gable (Figure 7 and Plate 5). The western side of the northern elevation projects for approximately 1.80 metres; this extension provides support for the porch roof of the large doorway on the western elevation (See 6.4 and Plate 6).





**Figure 6 – East elevation of barn**



**Figure 7** – North elevation showing location of demolished block-work byre and store





**Plate 3** – Doorway, eastern elevation of Barn



**Plate 4** – Windows, eastern elevation of barn





**Plate 5** – Northern elevation



**Plate 6** – View of the western elevation as seen from the north-west

- 6.4 The western elevation of the barn has a large double doorway providing access to the first floor, via an earthen artificial ramp (Plate 7). A short section of wall on the left-hand side would have prevented carts from tipping off the edge of the ramp. The large double doors are protected by the canopied porch created by the projection from the northern gable end and a further 'cheek' on the right-hand side. This first floor large doorway accessed by a ramp is reminiscent of the 'Bank Barn', a distinctive type of agricultural building peculiar to Cumbria, with some examples known in the north of Scotland, the south-west and Wales<sup>4</sup>. The traditional bank barn, however, is so called due to its construction along or across a slope, enabling access to both floors from ground level; the barn at High Lane Farm was constructed on a relatively flat area of land.



**Plate 7** – Large first floor doorway, western elevation

- 6.5 Along the western elevation of the barn is a two-storey structure with a pitched roof (Figure 8 and Plate 6). At ground level, this building has a large doorway, a window and two domestic-sized doorways. The lintels and jambs of these doorways are of nicely dressed limestone; the blocks making up the jambs and two of the lintels have a rusticated appearance (Plate 8). The corners of the door surrounds are curved. There is a further ground floor window on the southern elevation of this building, and two windows at first floor level on the western elevation. Access to the first floor is via a doorway from the ramp (Plate 6). Two sections of ceramic pipe have been used to create

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<sup>4</sup> Brunskill, R.W, 2002, Page 111



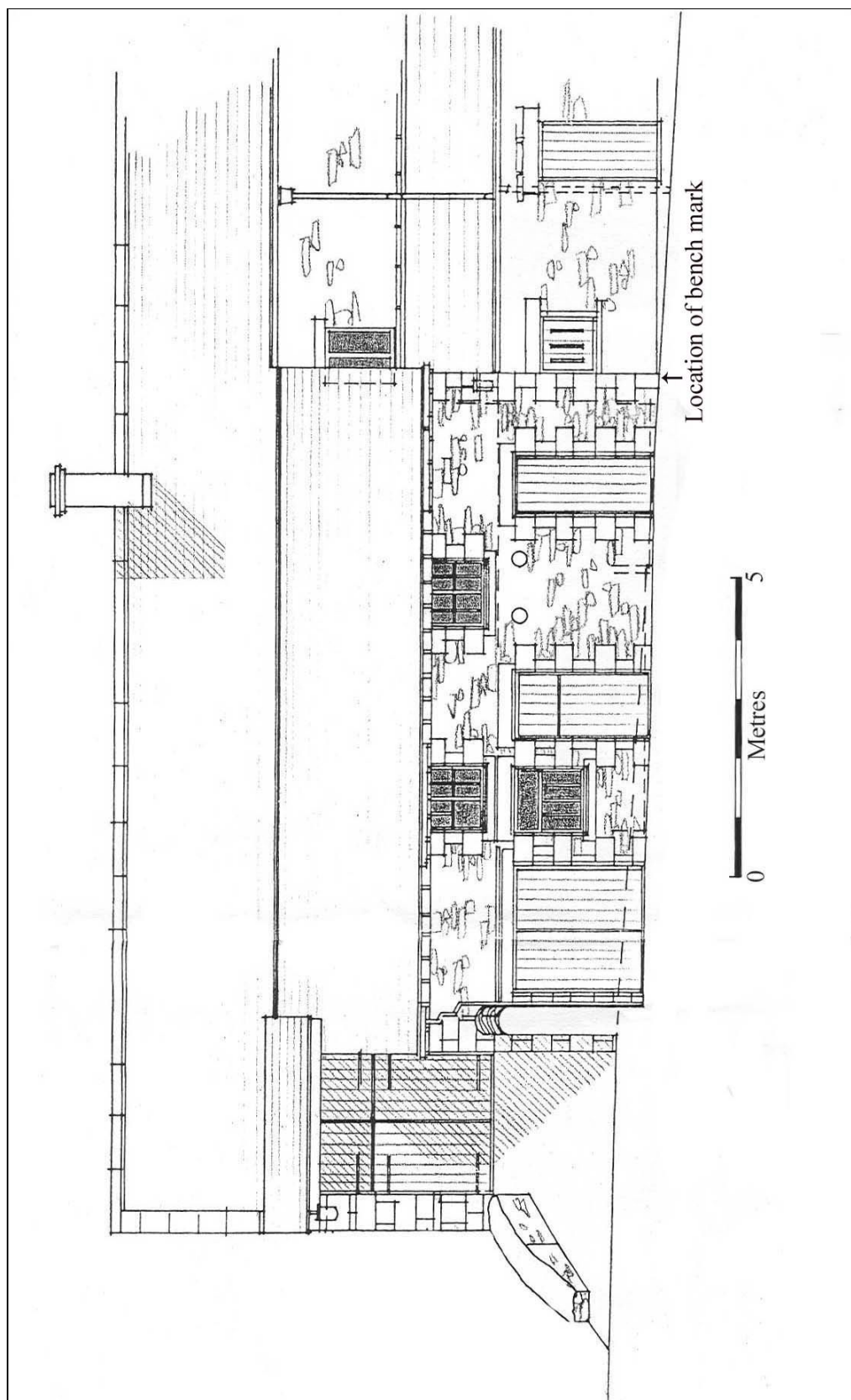
ventilation holes (Plate 8). There is a bench mark on the south-west corner of this building (Figure 8).



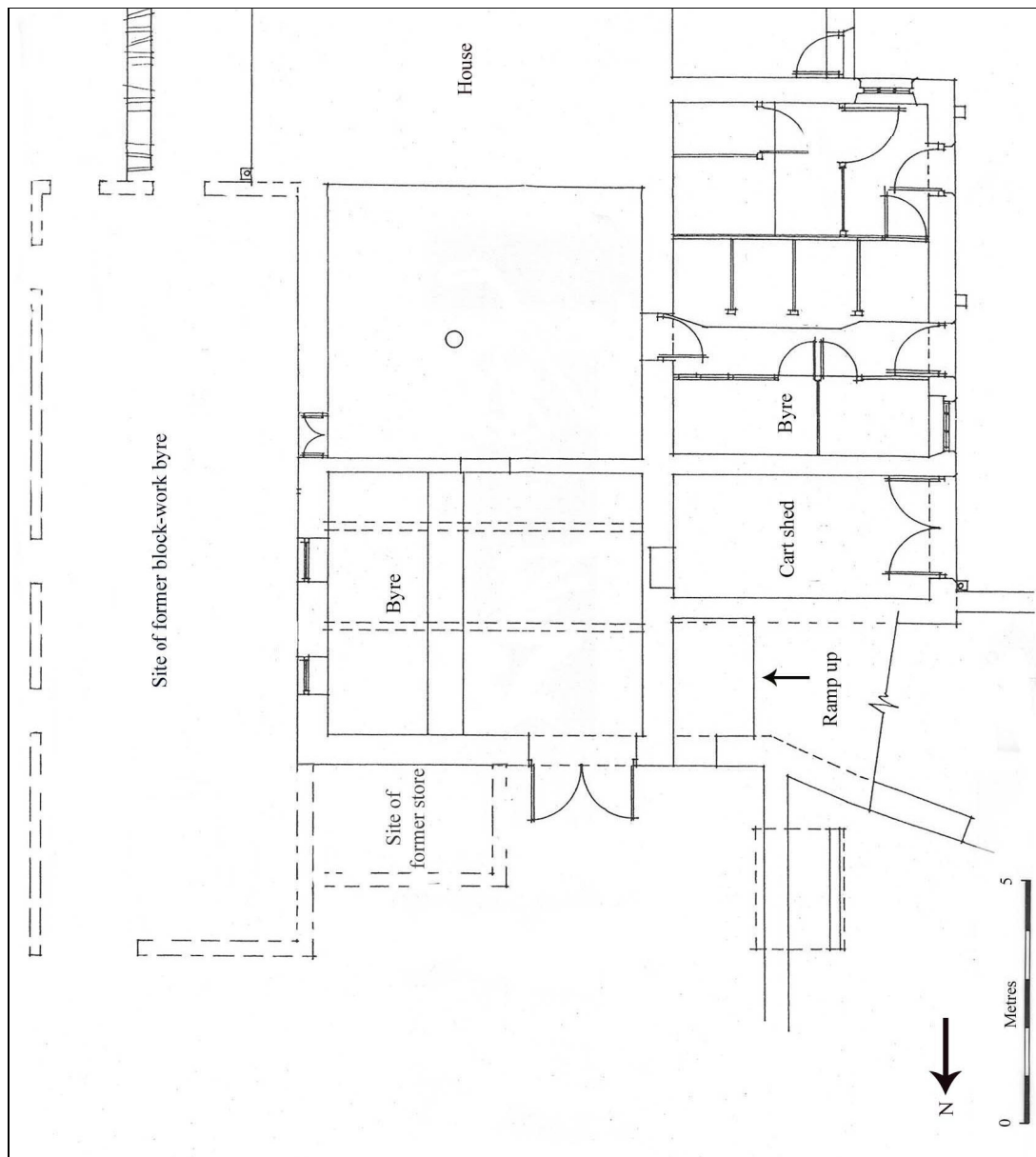
**Plate 8** – Doorways, western elevation

- 6.6 The interior of this building on the western elevation of the barn is divided into three rooms at ground level (Figure 9). At the northern end is a cart shed, which has a cobbled floor and white-washed walls. In the eastern wall is a window that has been partly blocked (Figure 9). The middle room is a byre with a central feeding/manure passage of stone flagstones. The right-hand side of this byre is divided into four stalls by stone 'scale boards'; metal water troughs and tethering bars, some with chains, remain *in-situ* (Plate 9). The left-hand side of this byre only has one stall division remaining; a further division has been removed. In the eastern wall of this room there is a doorway that gives access, down two steps, to the interior of the barn. The wall that divides this room to the southern-most is constructed of stone slabs at the base with timber planks making up the rest of the height (Plate 9); there is a wooden door that provides internal access between these two rooms.
- 6.7 The southern room in this building has also been used as a byre, with three metal water troughs and a single stall division remaining *in-situ*. The floor is of concrete and the walls have been lime-washed. The height of the ceiling from the floor is c.2.45 metres





**Figure 8** – Western elevation



**Figure 9 – Ground plan**

- 6.8 The interior of the first floor of this building could only be accessed via a doorway from the ramp and up two steps (Plate 10). This room is of four bays, created by three machine-sawn timber rafters. It is possible that this room may have been used as a granary. A similar outshut was noted at a bank barn at Westland's Farm, Crosby, Maryport, which also housed a cart shed below<sup>5</sup>, and Susan Denyer describes a 19th century granary with cart shed below at Townhead Farm, Colthouse, near Hawkshead<sup>6</sup>.

<sup>5</sup> Wooler, F, 2005

<sup>6</sup> Denyer, S, 1991, Page 136



**Plate 9** – Stall, showing stone scale boards and metal water troughs



**Plate 10** – Doorway to first floor of building on western elevation of barn





**Plate 11** – Interior of granary?

- 6.9 The ground floor of the main barn could be accessed via one of several doorways in the eastern, western and northern elevations (Figure 9). The ground floor is divided into two by a transverse rubble masonry wall that has a single central doorway. The southern side of the barn is open to the rafters with no evidence for a former first floor. The only features of any note in this side of the barn is a vertical tree trunk tied to one of the roof trusses and a section of plastered wall, which presumably marks the route of a flue for a fireplace on the opposite side of the wall (Plate 13). The northern side of the barn, at ground floor level, has most recently been used as a byre, with a section of concrete floor and a stall division remaining. The walls of this byre have been lime-washed and the height from the ceiling to the floor is approximately two metres.
- 6.10 The first floor of the barn only extends for half its length and is accessed via the ramp and through the large double doorway in the western elevation. The detail of the roof structure could be observed from the first floor; the barn being of four bays created by three machine-sawn timber king-post roof trusses (Plate 13). The eastern end of the roof trusses are bonded into the walls, while a difference in height between the eastern and western walls, means that the western end of the truss sits close to the top of the wall (Plate 13). Through stones were noted close to the apex of the northern gable. Set within the western wall is a niche that measures c.36cm wide by 23cm high



and 23 cm deep (Plate 14). Niches such as these may have been used to contain candles or oil lamps, or tools.



**Plate 12** – Masonry wall with central doorway, ground floor of barn



**Plate 13** – Vertical tree trunk and plastered section of wall, interior of barn





**Plate 14** – Niche in western wall of barn, first floor

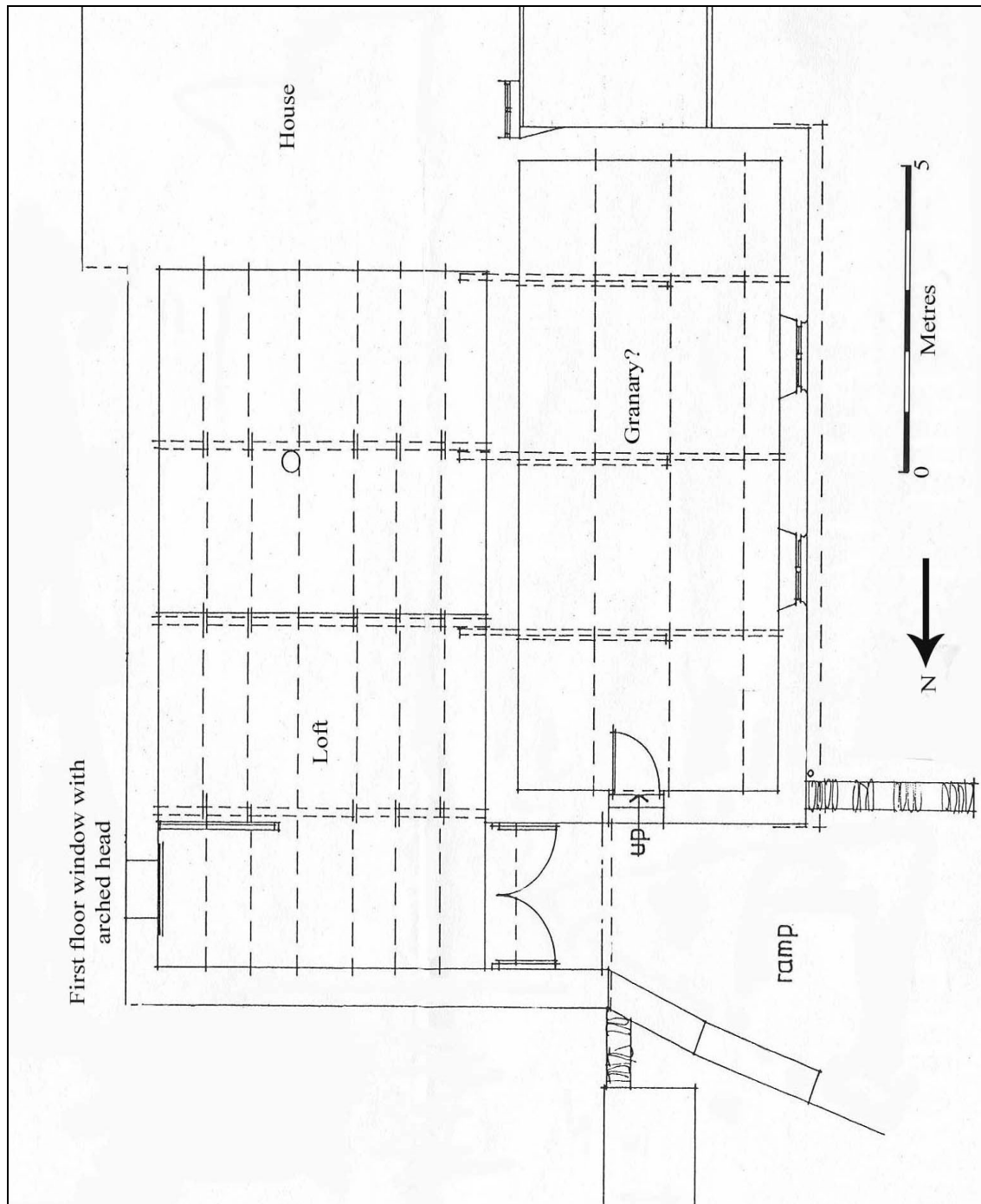
- 6.11 The window with the arched head mentioned in 6.2 above is covered over internally due to this section of the barn having been used for storage. It is, however, located opposite the large double doorways, a typical position for a winnowing door. Winnowing is the process of using a controlled draught to blow the lighter chaff from the grain after the crop has been threshed. Generally, winnowing doors are higher, the base being at the same level as the floor, as observed at Westland's Farm<sup>7</sup>. This window measures approximately one metre wide by one and a half metres high. Tithe maps of the mid-19th century can provide good evidence about the economy of a farm, and how much acreage was under arable production; the crops being converted to grain and straw on the farm through threshing and winnowing. It would appear that there is no Tithe map for the area around High Lane Farm, which is unfortunate as it would have provided a name for the landowner and the occupier of the farm at that date<sup>8</sup>, as well as giving the economy of the farm.

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<sup>7</sup> Wooler, F, 2005

<sup>8</sup> Kendal Record Office visited in January 2006 by member of staff from NPA Ltd





**Figure 10** – First floor plan

- 6.12 The farmhouse is an integral part of a farmstead, and despite the house not forming part of the present survey, it will be briefly described here. The listed building record (HER Ref No.23750) describes the house as follows: *'House with adjoining cottage and byres. House has inscription on panel "Rebuilt 1833 I.S.S.". Cottage, now incorporated into house, probably 18<sup>th</sup> century; byres adjoining house added mid/late 19<sup>th</sup> century. Cottage limewashed rubble; house and byres coursed squared rubble, with rusticated quoins to house. Graduated slate roofs with copings and kneelers to house. House is of two storeys. Cottage is lower and of two bays, with one panelled door in doorcase with segmental pediment, small fixed window above sash to each floor on rights [eastern elevation of cottage]. Three-bay house has two windows to each floor with central on bank between floors. Stone end chimneys to house'.*
- 6.13 The cottage is constructed of poorer quality masonry compared to the main double-pile house, and is obviously much earlier in date (Plate 15). The eastern elevation of the main house has the inscription 'I.S.S. Rebuilt 1833' (Plate 16). There are outshuts to the western elevation of both the cottage and the main house (Plate 17).
- 6.14 The proximity of the southern wall of the byre/granary on the western elevation of the barn to a first floor window of the main house, suggests that this building was constructed after the rebuilding of the house (Plate 17).



**Plate 15** – Eastern elevation of cottage and main house

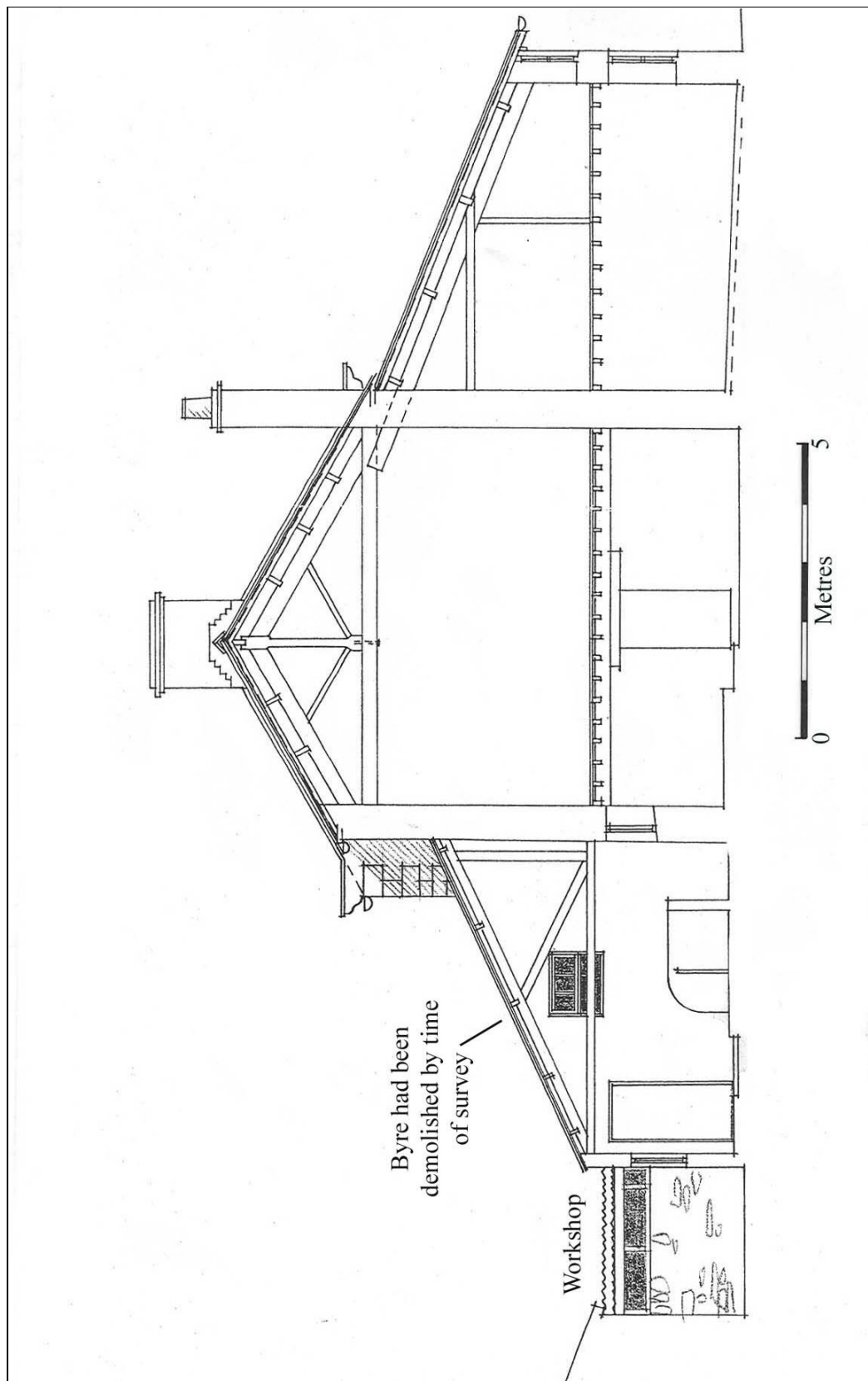


**Plate 16**– Inscription in panel on eastern elevation of house 'I.S.S. Rebuilt 1833'





**Plate 17** – Western elevation of house and southern elevation of byre/granary



**Figure 11** – Section (looking south)

## 7. CONCLUSION

- 7.1 The farm buildings at High Lane Farm are well-built and display signs of architectural detail, such as coping stones, kneelers and nicely dressed quoins, door jambs and lintels. The listed building record notes that the farm buildings were added to the house in the mid/late 19th century, but it is possible that, certainly the main barn, was built at the same time as the rebuilding of the farmhouse, i.e. 1833. The barn shares the same ridge line as the house, as well as having the same style of kneelers, red sandstone quoins and coping stones. The building containing the byres, cart shed and granary on the western elevation of the barn may have been constructed slightly later due to the proximity of the southern wall to the first floor window of the main house, although features such as the ceramic pipe ventilation holes are the same as those in the barn.
- 7.2 It is difficult to suggest a date for the establishment of a farm on the site. The presence of the cottage at High Lane Farm hints at occupation from at least the 18<sup>th</sup> century, but it is not known if there were any agricultural buildings associated with it. Farmers are certainly listed at High Lane in 1829, when John Metcalf and Thomas Taylor are mentioned in a trade directory<sup>9</sup>. The 'rebuilding' referred to on the inscription of 1833 may relate to, not just the construction of a new house, but the rebuilding of farm buildings, possibly as a result of the enclosure of land to the north of the farm.
- 7.3 It would appear that Ravenstonedale Moor (beside which High Lane Farm is situated), along with Ravenstonedale Common, have continued to be areas of rough grazing due to objections by customary tenants and small freeholders to plans to enclose the land. In 1767, 91 people signed a petition to oppose an attempt by Sir James Lowther to enclose the commons, probably because they were worried they would lose their rights. Their petition was successful and the land remains unenclosed today<sup>10</sup>. The Boustead family have grazing rights for their sheep on both Ravenstonedale Moor and Crosby Garrett Regulated Common.

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<sup>9</sup> Parson and White, 1829, See Appendix

<sup>10</sup> Whyte, I, 2003, Page 37



## **8. BIBLIOGRAPHY**

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## 9. APPENDIX

### **A History, Topography and Directory of Cumberland, Westmorland and Lancashire – Parson and White 1829**

Ravenstonedale Parish

*'In a region of valleys, thwaites and fells, bounded by Mallerstang, Smardale, Raisbeck, Tebay and that part of Yorkshire lying north of Sedbergh. The river Rother and several streams which form the source of the Lune rise here, as also does the Raven Beck, which flows northward to Smardale, through a fine open valley formed into rich pastures. The parish, which contains 1059 inhabitants is all comprised in one manor and township, though for the convenience of collecting rates etc it is separated into four divisions, called TOWN, BOWDERDALE, FELL-END and NEWBIGGIN ANGLES. The manor with the advowson, was granted by one Torphin to Watton priory, in Yorkshire, of the order of Sempringham, which was founded in 1143, and had numerous privileges granted to it by several popes and kings, in all of which Ravenstonedale participated, for Anthony Fothergill, of Trannahill, who wrote in 1645, says that if a murderer fled to the church here for sanctuary, and tolled the holy bell (as it was called) he was free, and that if a stranger came within the precincts of the manor, he was safe from his pursuer. The lord of the manor hath still the jurisdiction of probate of wills and granting letters of administration; and the steward of his court administers the oath of office to the church-wardens. After the dissolution of the before-named monastery, Henry VIII, granted this manor to the Whartons, who sold it to the Lowthers, so that the Earl of Lonsdale is the present lord, but most of the estates have lately been enfranchised'.*

*'Newbiggin Angle – the north-west division of the parish, includes the village of Newbiggin and the hamlets of Coldbeck and Greenside, situated within one mile NW of the town'.*

Farmers listed at High Lane (in Newbiggin Angle): -

John Metcalf

Thomas Taylor

### **Directory of Westmorland with Furness and Cartmel 1849**

John Buck, High Lane

Leonard Metcalfe

### **History, Topography and Directory of Westmorland – Mannex and Co 1851**

Ravenstonedale Parish

'Newbiggin Angle' farmers listed: -

John Buck, High Lane [not listed as a yeoman]

Leonard Metcalf [not listed as a yeoman]

### **Post Office Directory of Westmorland and Cumberland 1858**

James Buck, farmer, High lane

John Fothergill, farmer, Brownber

Leonard Metcalfe, farmer, High lane  
John Evy, farmer, Brownber

### **History and Topography of Cumberland and Westmorland – W Whellan 1860**

*'Ravenstonedale Parish – The area of Ravenstonedale is 18,450 acres, and its rateable value is £6, 428 11s. The population in 1801 was 1,138; in 1811, 1,091; in 1821, 1,059; in 1831, 1,036; in 1841, 973 and in 1851, 939; who are principally engaged in agriculture. Kirkby Stephen is the market attended. The Durham and Lancaster line of railway intersects the parish'.*

### **Slater's Directory of Cumberland and Westmorland 1869**

Thomas Airey, High Lane  
Leonard Metcalfe, High Lane

### **Directory of Westmorland 1885**

*'Newbiggin Angle forms the north-west division of the parish, and has about 1,425 acres under assessment. It contains the village of Newbiggin and the hamlets of Coldbeck and Greenside, lying about one mile NW of the town. Newbiggin is a station on the South Durham line, though called in official quarters Ravenstonedale station, and a market for the sale of butter is held in the village on Tuesdays'.*

John Ellies, High Lane  
Thomas Hewetson, High Lane

### **Kelly's Directory of Cumberland and Westmorland 1897**

Thomas Hewetson, farmer, High lane  
Thomas Harper, farmer, High lane

### **Kelly's Directory of Westmorland 1906-1907**

*'T Atkinson Metcalfe-Gibson esq. J.P. of Elm Lodge, the Trustees of the late Anthony Metcalfe-Gibson esq. of Coldbeck, John William Fothergill esq. J.P. of Brownber, Mrs Graham of Eden Grove, Bolton, Miss A.E. Thompson of The Croft, Kirkby Stephen, and Gerard E Thompson esq. of Stobars Hall, Kirkby Stephen, are the principal landowners. The soil is peat clay; subsoil, limestone and gravel. The whole of the parish is pasture land. The area is 16,386 acres of land and 19 of water; rateable value, £8,582; the population in 1901 was 838 in the civil and 576 in the ecclesiastical parish'.*

Richard Harper, farmer, High Lane  
[only one farmer listed at High Lane in this directory]



**Kelly's Directory of Cumberland and Westmorland 1910**

*'Newbiggin on Lune is a hamlet, 1 mile north east of Ravenstonedale. The church of St Aidan here, built in 1892 by the late John Fothergill Esq of Brownber, is a small but handsome edifice of stone in the Gothic style, consisting of nave, south porch and an open turret, containing one bell; the east and west windows are stained and there are sittings for 70 persons. Brownber, the property and residence of John William Fothergill Esq. JP and The Lane, the seat of George Morland Beck Esq., are both at Newbiggin'.*

*'The soil is clay; subsoil, limestone and gravel. The whole of the parish is pasture land. The area is 16,386 acres of land and 19 of water; rateable value £10,867; the population in 1901 was 838 in the civil and 576 in the ecclesiastical parish'.*

Richard Harper, High Lane

**Kelly's Directory of Cumberland and Westmorland 1921**

Richard Harper, farmer, High lane

**Kelly's Directory of Cumberland and Westmorland 1929**

Richard Harper, farmer, High lane

Mrs Mary Windross, farmer, High la

**Kelly's Directory of Cumberland and Westmorland 1934**

Jn Windross, farmer, High Lane

1940's onwards – the Boustead family have owned High Lane Farm