

Project Designs and Client Reports No. CP/474/07



**REPORT ON AN
ARCHAEOLOGICAL
BUILDING RECORDING
PROJECT AT
KIRK HOUSE
OVER KELLET
LANCASHIRE**

NGR: SD 523 695

**FOR
WALLING UK
PROPERTIES**

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EXECUTIVE SUMMARY

In March 2007, North Pennines Archaeology Limited was commissioned by Walling UK Properties to undertake a Level 3 Building Survey at Kirk House, Over Kellet, Lancashire.

The survey was concerned with redundant farm buildings, which are regarded as being of historical and archaeological interest, prior to their conversion to dwellings.

The survey revealed that at least one of the buildings, an example of a 'Lancashire Barn', was present on the site in 1840, but probably dates to much earlier, possibly the eighteenth century. The Lancashire barn is a typical example of a combination barn having been used to house several functions, i.e. hand-flail threshing, storage of processed and un-processed crops and a cowhouse and root store with loft above.

Two further buildings were added to the western side of the site in the nineteenth century, these included a cowhouse or stable with granary above, and a further barn possibly to store either machinery or crops.

As well as the farm buildings that were the subject of the present survey, several other buildings on the site date to the nineteenth century or earlier including the farmhouse which has a possible re-used date stone of 1676, and a nice example of a folly which incorporated two pig sties and a hen house amongst other functions.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to thank David Walling of Walling UK Properties for commissioning the project, and for his assistance throughout the fieldwork. Also thanked is Stuart McMinn of McMinn Consultancy Services (NW) Ltd for all his help.

North Pennines Archaeology Ltd would also like to extend their thanks to Douglas Moir, Lancashire County Archaeology Service (LCAS) and to staff at the Lancashire Record Office, Preston for their help during this project.

The building survey was undertaken by Fiona Wooler and Frances Wood. The report was written by Fiona Wooler, and the figures were produced by Fiona Wooler, Frances Wood, Tony Liddell and Nicola Gaskell. The project was managed by Matthew Town, Senior Project Officer for NPA Ltd. The report was edited by Matthew Town.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In March 2007, North Pennines Archaeology Limited was commissioned by Walling UK Properties to undertake an archaeological building recording project of redundant farm buildings at Kirk House, Over Kellet, Lancashire (SD 523 695) (Figure 1) prior to their conversion to dwellings (Plate 1).
- 1.1.2 Prior to any works being undertaken on the buildings, Lancashire County Archaeology Service requested that a ‘Level 3’ Building Survey should be carried out, as described in *Understanding Historic Buildings: A Guide to Good Recording Practice*¹.
- 1.1.3 The farmhouse at Kirk House is Listed Grade II and dates from the late 18th century with 17th century remains (Ref. 7/159). Above the main doorway to the farmhouse is a lintel inscribed ‘RHE 1676’. Kirk House ceased to function as a working beef and arable farmstead of c.200 acres approximately seven years ago (pers.comm. Mr D Walling).
- 1.1.4 The survey was carried out on Friday 30th March 2007 by Fiona Wooler and Frances Wood.



Plate 1 – The farm buildings as seen from the east

¹ *Understanding Historic Buildings: A Guide to Good Recording Practice*, 2006, English Heritage

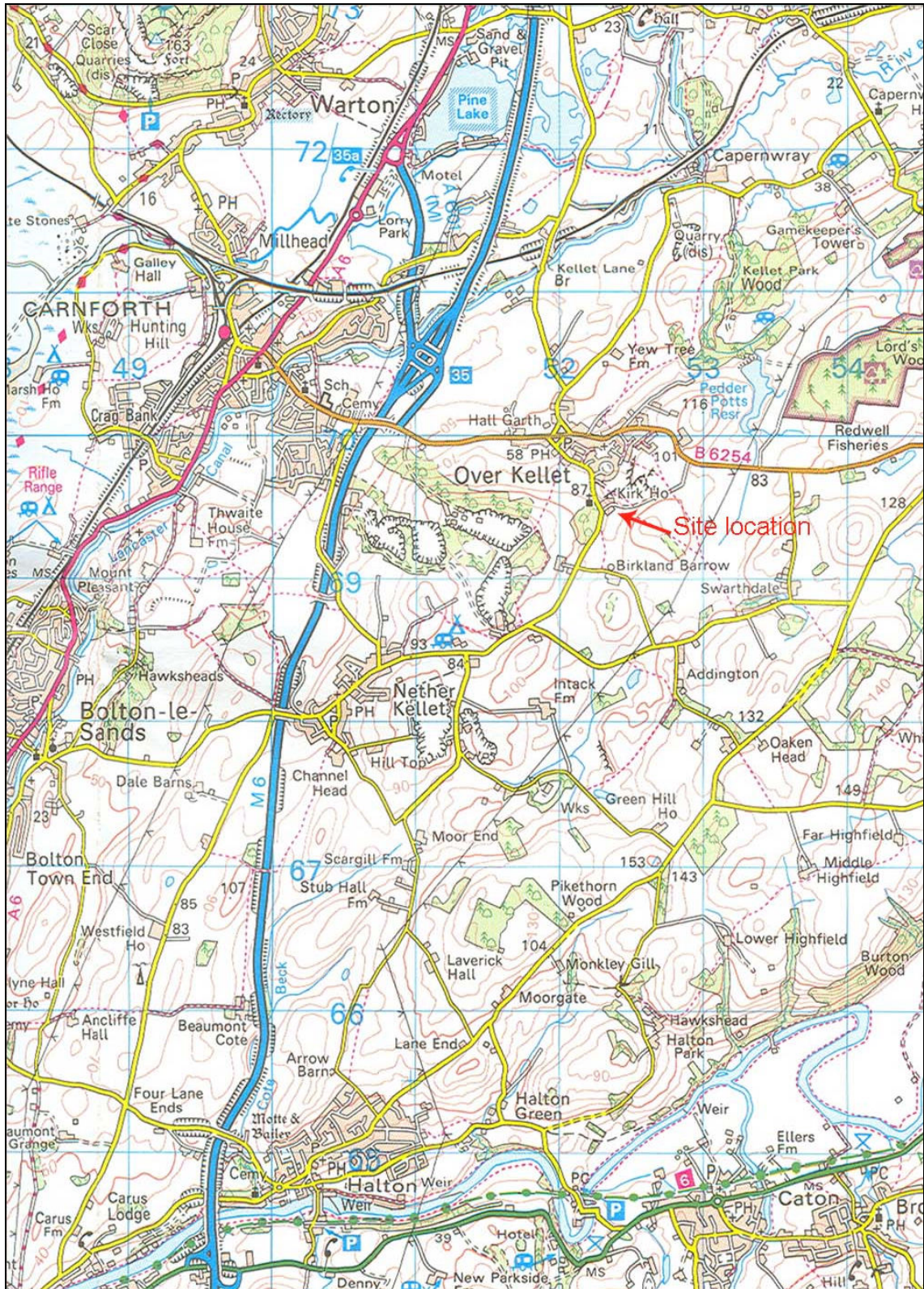


Figure 1 – Site Location

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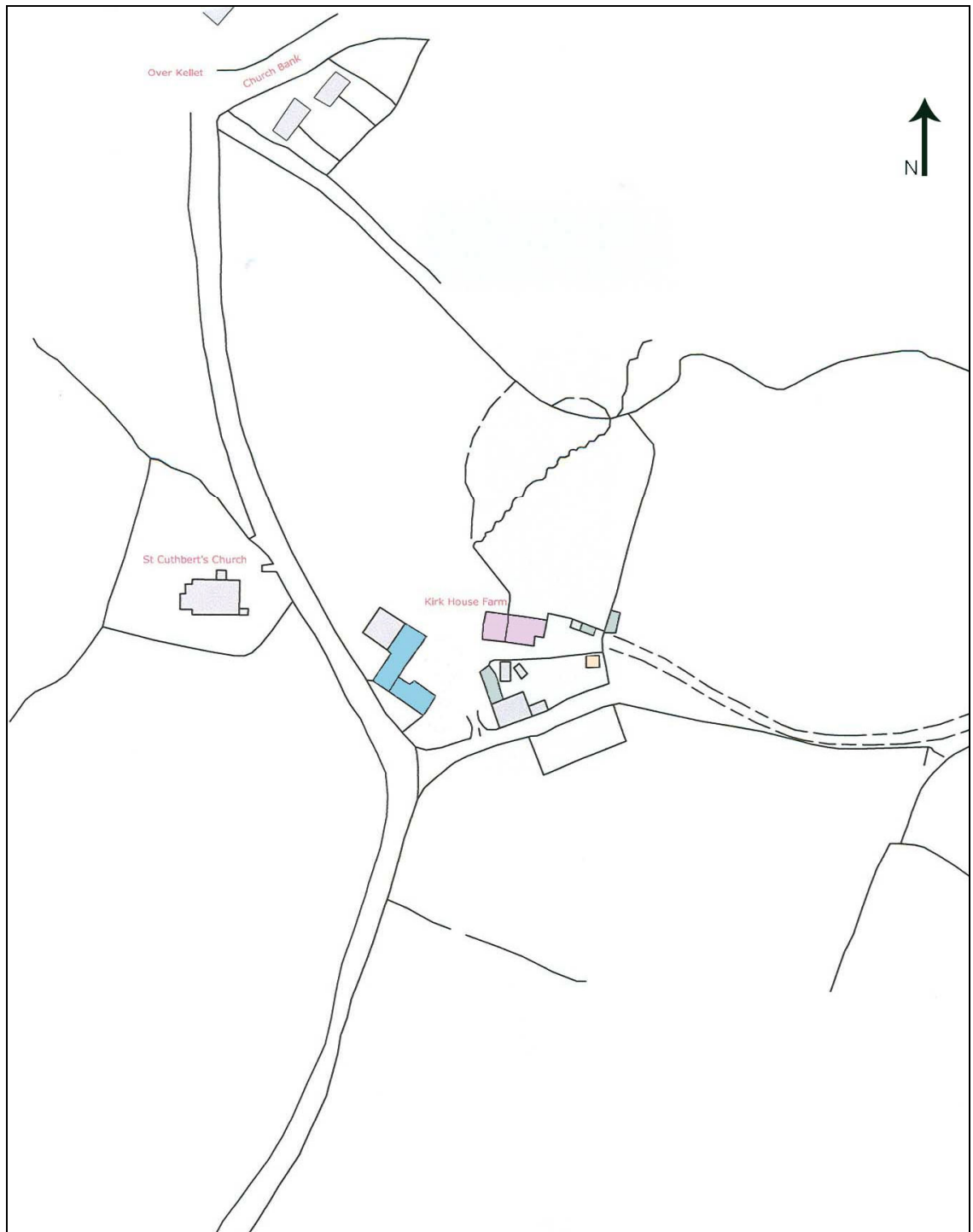


Figure 2 – Site plan. The buildings that are the subject of the present survey are coloured blue; the farmhouse, pink; buildings shown on the First Edition OS map, green and yellow (the folly)

1.2 SITE LOCATION

- 1.2.1 The village of Over Kellet is located approximately two kilometres east of Carnforth on the B6254 (Figure 1). Kirk House is situated approximately 0.5 kilometres south of the village, on the Nether Kellet road. Immediately opposite Kirk House is St Cuthbert's Church (Figures 1 and 2). The site is located at approximately 85 metres above mean sea level.
- 1.2.2 The geology around Over Kellet consists of limestone and consequently there are several old lime kilns, as well as a working quarry, close to Kirk House. Figure 3 shows the sites of limestone quarries to the north-east and at Cocks Wood and Helks Wood to the south-west, as well as the location of limekilns in the 1860s. The limestone pavement and crags at Kirk House are considered by the Lancashire RIGS Group to be a regionally important geological and geomorphological site².
- 1.2.3 The buildings that are the subject of the present survey are L-shaped in plan and are located west of the farmhouse beside the road to Nether Kellet (Figure 2).

² <http://www.lancashirerigs.org.uk/list.htm> – accessed 1/4/2007



Figure 3 – First Edition Ordnance Survey map of c.1865 (Scale = 6 inch to one mile)
(LRO)

2. METHODOLOGY

2.1 THE BUILDING SURVEY

2.1.1 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.

2.2 THE WRITTEN ACCOUNT

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

2.3 THE PHOTOGRAPHIC RECORD

2.3.1 The photographic archive consists of the following:

- A series of 35mm colour prints showing general views of the exterior and interior of the buildings and their setting.
- A series of black and white prints of the exterior and interior 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.

2.4 PROJECT ARCHIVE

2.4.1 The full archive of the rapid desk-based assessment and Level 3 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 2nd Edition 1991). The archive has been labelled with the unique site code NPA 07 KOK-A, and will be deposited within the County Record Office. A copy of the report will be given to the County Historic Environment Record, where viewing will be available on request.

3. PREVIOUS WORK

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

4. HISTORICAL CONTEXT

- 4.1 One of the earliest readily available maps for Lancashire appears to be Yates's map of 1786 (Figure 4). This provides a representation of Over Kellet at this date, including the church to the south of the village. It does appear to show a property opposite the church, although the accuracy of this map needs to be considered. Yates's map does mark properties such as Birkland Barrow to the south of Kirk House, and 'Timriggs' to the south-east which appears to be located close to Swarthdale (Figure 1).
- 4.2 Greenwood's map of c.1818 does not mark Kirk House, the church or Birkland Barrow. Timriggs and 'Swarthwaite' are shown to the south-east (Figure 5). Several small properties are shown just to the south of village, however, as with Yates's map the reliability of this map needs to be considered as it may be representative only.
- 4.3 Hennem's map of 1829 is interesting as it labels Kirk House as 'Crickland House'; Birkland Barrow and Swarthdale are also shown (Figure 6).
- 4.4 According to the Over Kellet village website, Birkland Barrow is the oldest dated building in the parish, having been rebuilt in 1663³. The farmhouse at Kirk House may also have been rebuilt soon afterwards, as it has a date stone of 1676, although this date stone could, of course, be reused (Plate 2).
- 4.5 One of the first maps to show the buildings at Kirk House in any detail is the Tithe Map of 1840 (Figure 7). From this map and accompanying ledger, it was revealed that at this date, the landowner of Kirk House and fields was Mary Dowbiggin, and the occupier of the farm was John Bell. Plot 138 on the map describes the buildings as 'house, barn, stables and yard'. The total acreage of the farm at this date was 117 acres, 3 roods and 27 perches, of which only c.19 acres were in arable cultivation, the remainder being meadow or pasture. This ties in with Caird's observations in the mid-nineteenth century of this part of Lancashire: *'To the east of the Lancaster and Preston railway the country is chiefly under grass, and let to dairy farmers'*⁴. The Tithe Map (which is not orientated north) appears to show the main barn, with some projections on its south-east facing elevation, as well as the farmhouse and small structures to the east (Figure 7).
- 4.6 The First Edition Ordnance Survey map of 1891 (25" to one mile scale) shows the buildings at Kirk House at this date (Figure 8). It clearly shows the main barn orientated northeast-southwest, with buildings against its south-east facing elevation, as well as the farmhouse and smaller buildings to the east. The footpath from the garden across the field towards the church is also shown.
- 4.7 By the date of publication of the Second Edition Ordnance Survey map in 1913, a further building has been constructed against the south-east elevation (Figure 9).
- 4.8 Various trade directories were sampled for entries relating to Kirk House Farm, these are provided in the Appendix.

³ http://www.overkellet.org/?Parish_Appraisal_1996:Page_4 – Accessed 1/4/2007

⁴ Caird, J, First Edition 1852 (reprinted 1967), Page 281



Figure 4 – Extract from Yates’s map of Lancashire 1786⁵

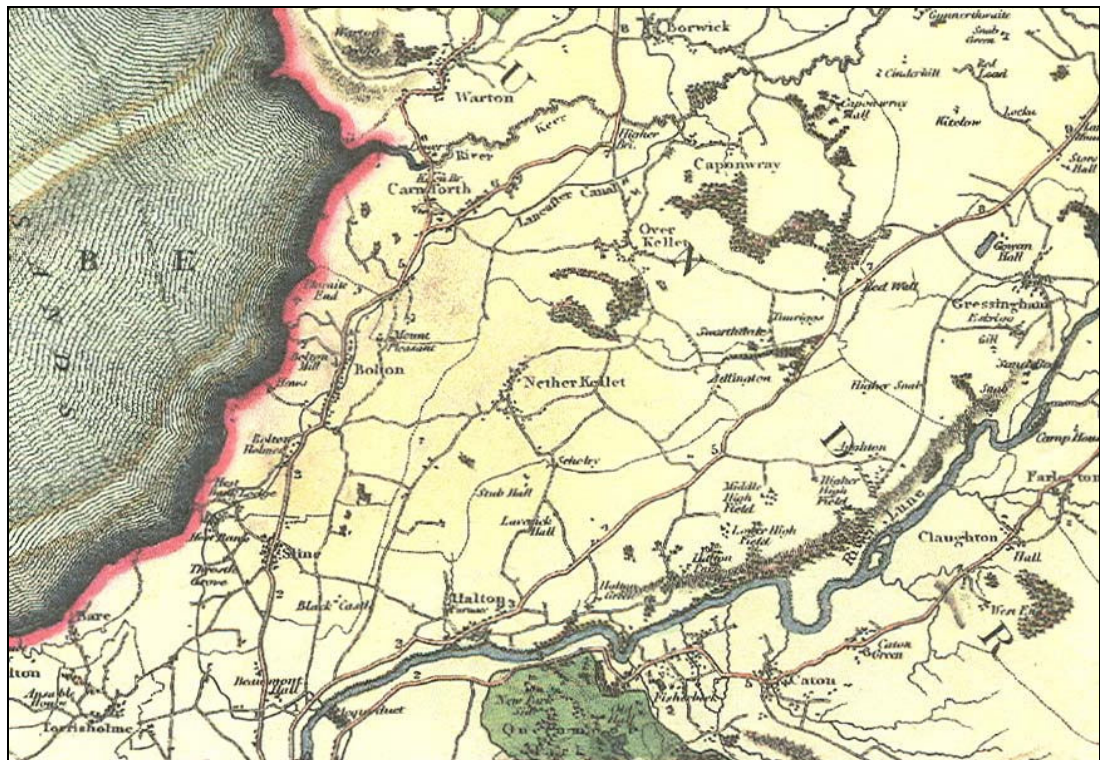


Figure 5 – Extract from Greenwood’s map of c. 1818⁶

⁵ <http://www.lancashire.gov.uk/environment/oldmap/yates/index.htm> - accessed 1/4/2007

⁶ <http://www.lancashire.gov.uk/environment/oldmap/greenwood/g1se.jpg> - accessed 1/4/2007

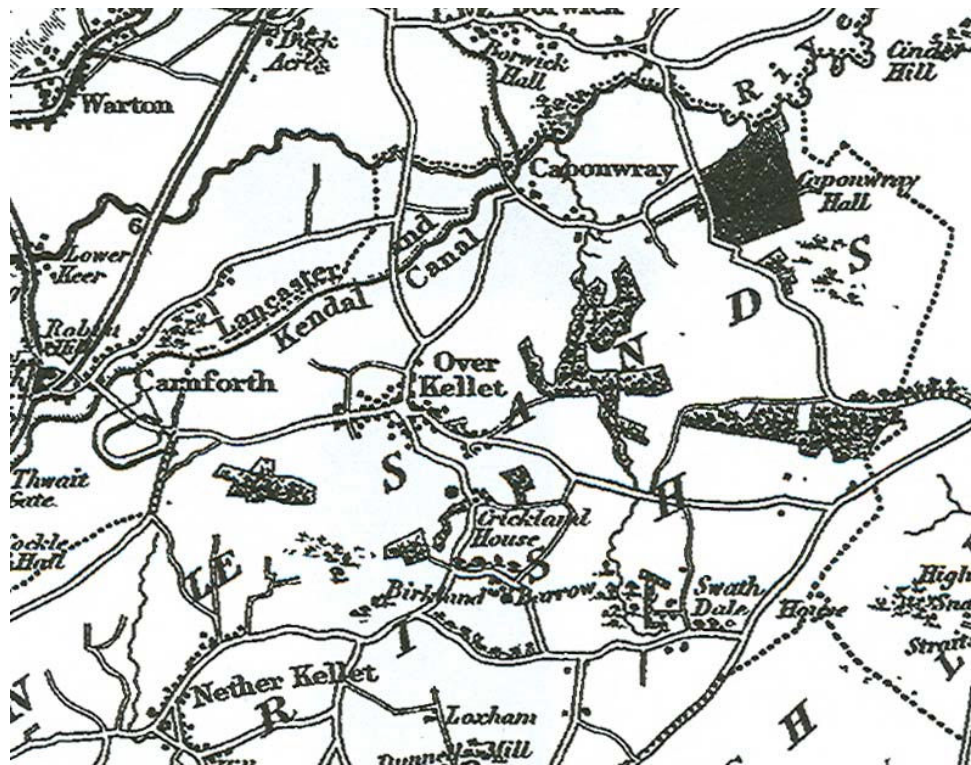


Figure 6 – Extract from G Hennet’s map of 1829⁷



Plate 2 – West elevation of farmhouse at Kirk House with initials and date ‘R E H 1676’. Note the blocked gateway which originally provided access from the house to the church (See Figure 8 which shows the footpath)

⁷ <http://www.lancashire.gov.uk/environment/oldmap/hennet/index.htm> - accessed 1/4/2007



Figure 7 – Extract from the 1840 Tithe Map for Over Kellet (LRO Ref. DRB 1/118)

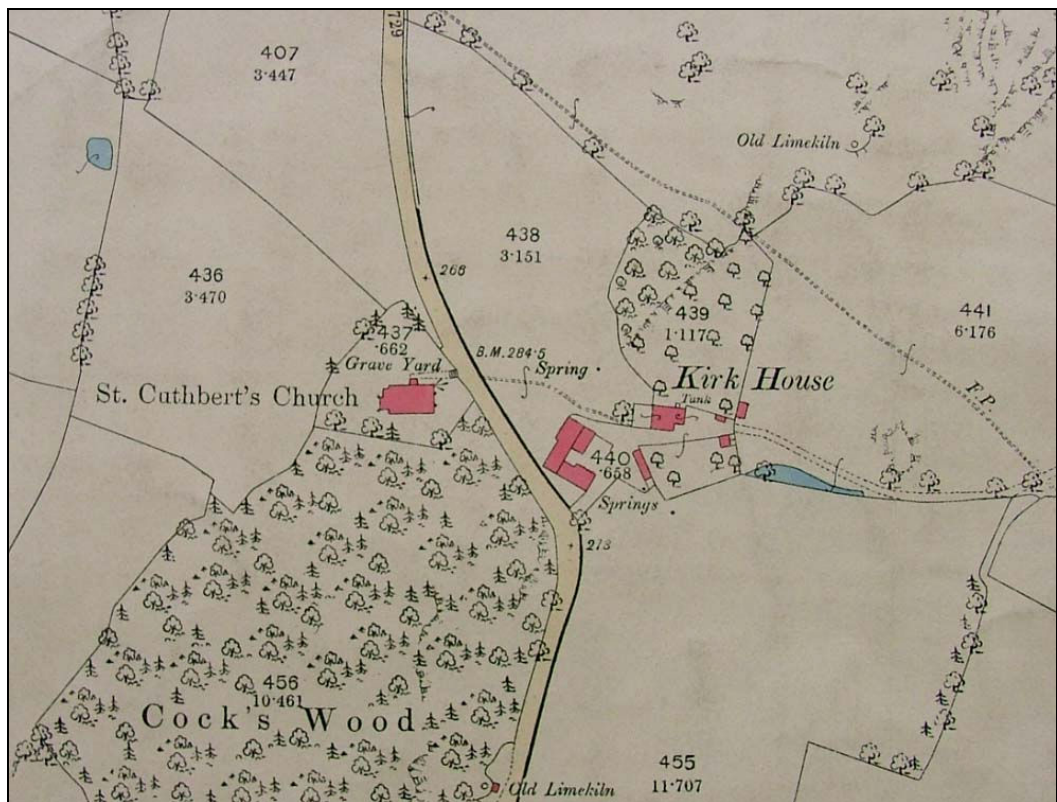


Figure 8 – Extract from the First Edition Ordnance Survey map of 1891 (Scale = 25'' to one mile) (LRO)

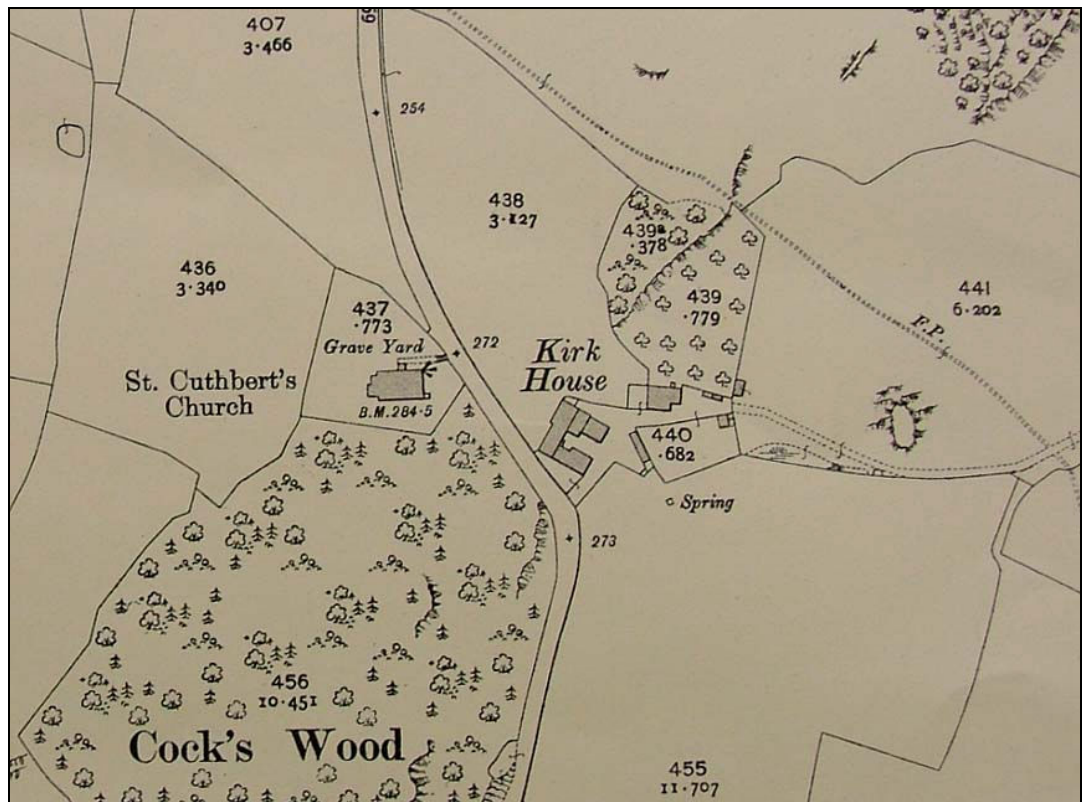


Figure 9 – Extract from the Second Edition Ordnance Survey map 1913 (Scale = 25” to one mile) (LRO)

5. RESULTS

5.1 INTRODUCTION

5.1.1 The buildings which form the present survey are L-shaped in plan and are located to the west of the site (Figure 2). For ease of reference the buildings will be referred to as Range A (main barn, orientated northeast-southwest) and Range B (orientated northwest-southeast) (Figure 10).

5.2 RANGE A - EXTERIOR

- 5.2.1 Range A is a two-storey gabled building constructed of roughly coursed rubble masonry, with large alternating blocks of squared masonry making up the quoins (Plate 3 and Figures 11 and 12). The roof is laid in Welsh slate with inserted skylights. The building measures approximately 24.30 metres in length, however the building is wider at its north-eastern end, measuring *c.*8.30 metres compared to *c.*7.20 metres at the south-western end. This is typical of, what Brunskill describes as, a ‘Lancashire Barn’; a structure which was constructed to house not only the processing of arable crops, but also a cow house with hay loft above. Although buildings were constructed throughout the country to house a number of functions, the type of plan form as seen at Kirk House is common throughout Lancashire, the county in which it was first identified⁸, although examples are known in the south of Cumbria such as at Chapel House, Casterton⁹.
- 5.2.2 Along the south-east facing elevation there is a large doorway which appears to be a modern enlargement of presumably an existing doorway, as it has a steel girder for a lintel (Plate 3). There are two smaller doorways to the right-hand side, one provides access into the main body of the barn, whilst the other provides access to a former cow house, or shippon (sometimes referred to as a byre). A metal plate over one of these doorways indicates that there had been a milking machine on the farm at some point; therefore the economy of the farm must have included dairy cows in the twentieth century (Plate 4). It was possible to observe the scarring for the roof of a modern block-work cattle shed which had been demolished by the time of survey. Although this block-work building was a fairly recent construction, it does appear to have been built on the site of earlier structures as shown on the First and Second Edition Ordnance Survey maps (Figures 8 and 9), although there was no evidence for these buildings at the time of survey.
- 5.2.3 Several blocked-up ventilation slits were observed along this elevation both at ground and upper level (Plate 5). To the left-hand side of the large doorway in this elevation, one of the ventilation slits is partly obscured by the stone stairs in Range B which suggests that Range A was in existence prior to the construction of at least part of Range B (See 5.4.2). Ventilation slits are common in stone-built traditional farm buildings where corn (generic term for cereals) were processed and stored; hay

⁸ Brunskill, R.W, 1999, Page 111

⁹ Wooler, F, 2004

requires much more ventilation¹⁰. The ventilation slits at Kirk House measured approximately 10cm externally and 36cm internally; this prevented the wind blowing into the barn too much but provided enough ventilation.

- 5.2.4 The north-east elevation of Range A has at ground level, a standard-sized doorway, a window and a much smaller doorway (Figure 13 and Plate 6). Both of the doorways had surrounds consisting of alternating dressed blocks of masonry which had chamfered edges which provides a hint of architectural detail, although of course this could also have been a practical feature to prevent animals from injuring themselves. The lintel over the smaller doorway consists of a large piece of masonry (Plate 7). Blocked ventilation slits were also observed on this elevation as well as an owl hole located close to the apex of the roof; a common feature in barns which allowed owls in to control vermin. There was the possible scarring for an earlier roofline visible on this elevation, suggesting that the building had been heightened at some point, but this was not discernable on any of the other elevations (Plate 6).
- 5.2.5 The north-west elevation of Range A was largely obscured by modern farm buildings (Figure 14). Features of note along this wall were a pitching hole (Plate 8), which would have been used to transfer hay from a cart to the hayloft; several blocked ventilation slits and a doorway with the remains of a segmental arched head (Plate 9). This appears to have formerly been a large cart doorway which would have corresponded to that on the south-east elevation. Only half of the voussoirs which make up the arched head remain, however it was possible to calculate that originally this doorway would have measured approximately 1.80 metres in width. The door surround of the standard sized doorway which replaces the earlier large doorway is similar to those observed on the north-east elevation, with chamfered edges. The ground level at this side of the farm buildings has obviously been increased, presumably to allow access from the road to the silage clamp. Historically, there may not have been access from the road to this side of the building as the gradient would have been too steep for carts; neither the First or Second Edition Ordnance Survey maps show an entrance at this point (Figures 8 and 9).
- 5.2.6 The south-west elevation of Range A faces the road and is relatively featureless apart from an owl hole and blocked ventilation slits (Plate 10).

¹⁰ Brunskill, R.W, 1999, Page 43

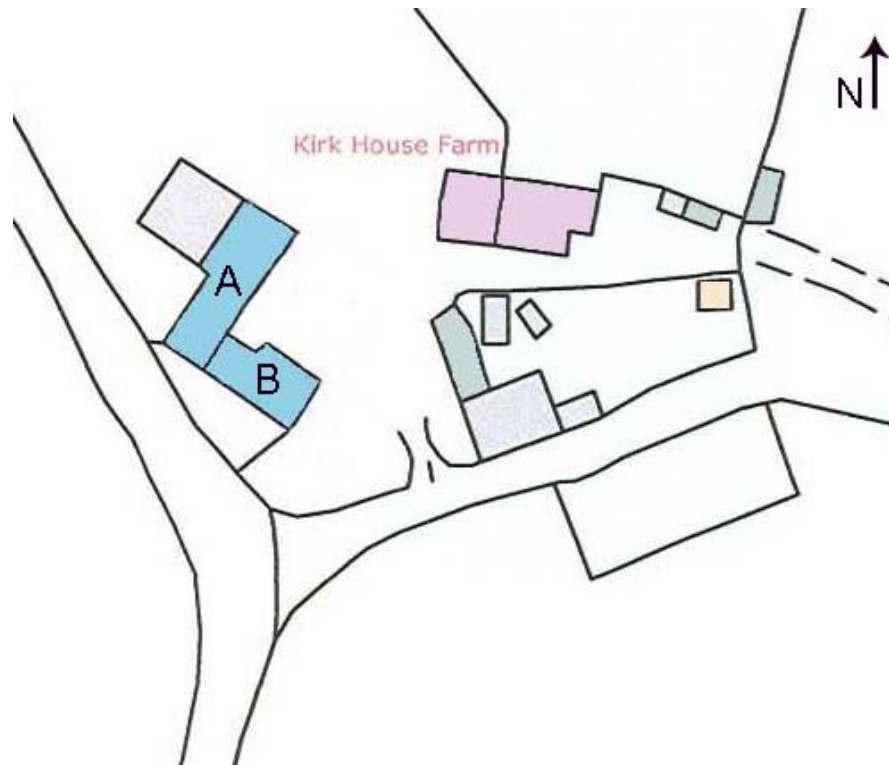


Figure 10 – Location of Range A and B coloured blue (not to scale)



Plate 3 – South-east facing elevation of Range A



Plate 4 – Plaque on door to former cow house or shippon, south-east elevation of Range A



Plate 5 – South-east elevation of Range A showing blocked-up ventilation slits
(Scale = two metres)



Plate 6 – North-east elevation of Range A



Plate 7 – Doorway to possible root store, NE elevation of Range A



Plate 8 – Part of the north-west elevation obscured by the silage clamp, note the pitching hole to the right of photograph



Plate 9 – Part of the north-west elevation showing the remains of a segmental arch and the blocked ventilation slits



Plate 10 – South-west elevation of Range A as seen from the road

5.3 RANGE A - INTERIOR

- 5.3.1 Access to the main body of the barn was possible through either the large doorway or the smaller doorway on the south-eastern elevation (Figure 11). Internally, the barn was open to the roof all along its length, the only internal division being ground level at the northern end where a cross wall creates a loft with cow shed and possible root store below (Plate 11). A blocked aperture was observed in this wall measuring *c.*1.10 metres which may have been used to transfer hay, straw or feed from the barn and loft to the cow house (Plate 12).
- 5.3.2 The roof structure consists of seven machine-sawn timber king-post roof trusses with vertical crown posts either side, creating eight bays (Plate 13). Either side of the roof are two rows of through purlins and the join of the principal rafters and tie beams are bedded into the tops of the walls rather than resting on the top. Due to the height of the roof it was not possible to observe if there were any assembly, or carpenters, marks on the roof trusses.
- 5.3.3 In the north-west elevation a blocked doorway measuring *c.*1.14 metres in width was observed beneath the pitching hole (Plate 14). Externally, this blocked doorway was hidden behind the concrete side of the silage clamp. The lintel of the former cart shed doorway observed on the north-west elevation (See 5.2.5) remained *in-situ* internally (Plate 15).
- 5.3.4 In the south-east elevation a standard sized doorway provides access to one of the buildings which make up Range B; this may not have been an original feature if Range B was a later addition (Figure 11).

- 5.3.5 The floor of Range A was of concrete with no evidence for a former threshing floor which may have existed between the opposing large doorways in the middle of the barn.
- 5.3.6 At the northern end of Range A, beneath the hayloft, was what may originally have been either a stable or cowhouse (most recently used as a cowhouse), and a possible root store. The cowhouse could be accessed by either the door on the north-east elevation or the door on the south-east elevation (Figure 11). The floor of this room is of concrete with a manure passage at the northern side, there are three double stalls separated by concrete dividers, and a feeding passage at the southern side (Plate 16). The remains of limewash, a common traditional wall coating and disinfectant, was visible above the plastered sections of wall.
- 5.3.7 Beside the cow house is a long thin room that measures *c.* 1.50 metres in width (Figure 11), which is accessed via the smaller doorway on the north-eastern elevation (Figure 13). As there are no windows or ventilation present in this room, which means it was unlikely to have been used for housing animals, then it is possible to suggest that this was used as a root store. According to Denyer, root crops such as potatoes and turnips became popular during the eighteenth century as an animal foodstuff and they needed to be stored in the dark¹¹.



Plate 11 – Northern end of Range A showing the cross wall which creates a hayloft over the cow shed and root store

¹¹ Denyer, S, 1991, Page 123



Plate 12 – Blocked hole in cross wall, north end of Range A (Scale = two metres)



Plate 13 – Roof structure, Range A, looking northwards



Plate 14 – Blocked doorway and pitching hole, north-west elevation of Range A



Plate 15 – Timber lintel of former cart doorway, north-west elevation of Range A



Plate 16 – Interior of cow house, northern end of Range A



Plate 17 – North-east elevation of Range B

5.4 RANGE B

- 5.4.1 Range B is orientated northwest-southeast and is at a right angle to Range A (Figure 11). It consists of two buildings both of which are constructed of roughly coursed rubble masonry with alternating long and short rectangular quoins (Plate 17).
- 5.4.2 The building built butting up to the south-east elevation of Range A measures *c.*5.50 metres in width by *c.*6.50 metres deep (Figure 11); is of two storeys and has a Welsh slate roof with inserted skylights. On the north-east elevation is a doorway and window at ground level, a stone staircase and a doorway and window at first floor level (Plate 18). As part of the staircase (Plate 19) conceals one of the ventilation slits in Range A, then it appears that this building was constructed after Range A. This is also suggested by the vertical construction break observed on the south-west elevation (Plate 20). The only feature of note on the south-west elevation was a window (Figure 11). On the north-west elevation a wooden lintel over the door and window, and a possible vertical construction break may suggest that there was a larger doorway in this elevation at some point; although there has obviously been a lean-to or similar against this elevation until fairly recently due to the clean masonry, and consequently the vertical construction break may not be real (it could not be observed internally due to the cement walls) (Plate 21).
- 5.4.3 Internally, this building consists of a single room at both ground and first floor level, with no obvious wall divisions. The ground floor has more recently been used as a cowhouse as there remains three concrete stall dividers, complete with iron tethering bars and metal water troughs. The floor is of concrete with a manure passage to the south side of the stalls, and a feeding passage to the north. A doorway at the northern side provides access to Range A (Figure 11 and Plate 23). The manure and feeding passages are located where they are to be functional; the manure could easily be moved to the midden outside and feed and hay could be easily moved from the barn (Range A) into the cowhouse. Although the walls around the stalls have been cemented to a height of *c.*1.30 metres, limewash remains on the upper part of the walls. The use of concrete on the farm became increasing common from the start of the twentieth century, as Harvey describes it was used for: *'basic purposes such as foundations, yard bottoms or floors, in particular floors for the cowhouses in which sanitary inspectors were increasingly demanding impervious, easily-cleaned surfaces and properly formed and laid dung-channels'*¹².
- 5.4.4 The first floor of this building was only accessible via the external staircase (Plate 21). This room is divided into two bays by a single machine-sawn collar roof truss with one row of purlins either side. There were no features of note within this room, such as a fireplace which may have suggested that this was a room used by farm workers, therefore it is possible to suggest that this was used as a granary for storing processed grain, in either heaps or sacks, which needed to be kept dry and away from vermin on closely-boarded floors¹³. According to Brunskill, the most common form of granary was a room over the cartshed, although sometimes they were over a stable¹⁴. The

¹² Harvey, N, 1970, Page 197

¹³ Brunskill, R.W, 1999, Page 89

¹⁴ Brunskill, R.W, 1999, Page 90 and 93

collar roof truss would have allowed greater headroom than a standard tie-beam roof truss.



Plate 18 – North-east elevation of the granary/cowhouse, Range B



Plate 19 – Stone staircase to possible granary, Range B (built against the south-east elevation of Range A) (Scale = two metres)



Plate 20 – South-west elevation of former granary/cowhouse showing two vertical construction breaks; one between Range A (left of photograph) and the other between the remainder of Range B (right of photograph)



Plate 21 – North-east elevation of cowhouse/granary, Range B



Plate 22 – Interior of cowhouse, Range B, showing concrete stall dividers, concrete floor and window in south-west elevation



Plate 23 – Interior of cowhouse, Range B, showing doorway to Range A

- 5.4.5 To the south of the cowhouse/granary is a larger building measuring *c.* 10.50 metres long by *c.* 8.50 metres wide (Figure 11 and Plate 24). Unlike the cowhouse/granary, the roof of this building is of modern corrugated sheeting: corrugated iron sheeting, to be replaced in the 1930s by asbestos corrugated sheeting¹⁵, became used increasingly on the farmstead from the late 19th century replacing tiles, slates or thatch as it was cheaper and allowed greater spans and lower pitches for the roof. Along the north-east elevation of this building is a large doorway with an arched head of 13 nicely dressed voussoirs¹⁶, complete with a curved wooden support (Plate 25). Either side of this large doorway are standard sized doorways, although it is not known if these are original features (Plate 24).
- 5.4.5 The south-east elevation of Range B is featureless apart from a ground floor window (Plate 26).
- 5.4.6 The south-west elevation of Range B shows the vertical construction break between this building and the cowhouse/granary referred to in 5.4.2 (Plate 27). Approximately halfway along this elevation is a square aperture which measures *c.* 46cm wide by *c.* 53cm high. As it appears to be too small for a window, it is possible it may have been used to house an axle for some form of machinery, such as a threshing machine; there was however no other evidence for its function.
- 5.4.7 Unlike Range A, there was no evidence for ventilation slits in this building which suggests that if it was originally used for storage, it was more likely to have been for corn (before and after being processed) than hay¹⁷.
- 5.4.8 Internally, this building has more recently been used as a cowhouse with storage space above (a fairly modern insertion as the first floor cuts across the large doorway (Plate 25). Either side of the large doorway are stalls; the left-hand side stalls (four double stalls) are divided by large stone slabs held upright by timber supports (Plate 28) whilst the right-hand stalls are of concrete (Plate 29). Iron tethering bars and metal water troughs remain *in-situ*. The first floor could be accessed via a metal stairway from the central section of the building (Plate 29). The roof consists of two machine-sawn king post roof trusses, creating three bays (Plate 30).
- 5.4.9 The floor of the central section of this building, unlike that of the cattle stalls, is of stone flags which may be an original feature (Plate 28).

5.5 GRAFFITI

- 5.5.1 Like many farmsteads, the buildings at Kirk House have several sets of initials carved into the masonry door surrounds, these are shown in Plates 31 to 33 and the location of each is marked on Figure 11.

¹⁵ Harvey, N, 1970, Page 199

¹⁶ Voussoir – a brick or wedge-shaped stone which makes up part of an arch

¹⁷ Brunskill, R.W, 1999, Page 43



Plate 24 – North-east elevation of barn, Range B



Plate 25 – Detail of arched doorway, north-east elevation of Range B



Plate 26 – South-east elevation of Range B



Plate 27 – South-west elevation of Range B, showing aperture mid-way along elevation



Plate 28 – Interior of large building, Range B showing stone and timber stall divisions and stone flagged floor of central section



Plate 29 – Concrete stalls, right-hand side of main doorway, Range B, as seen from floor above



Plate 30 – Detail of roof truss, large building, Range B



Plate 31 – ‘T D’ ‘17 H’, door jamb, north-west elevation of Range A



Plate 32 – Initials 'I L H', door jamb, south-east elevation of Range A



Plate 33 – Possibly initials 'W A I or T?', door jamb, north-west elevation, Range A

5.6 THE FARMHOUSE AND OTHER BUILDINGS

- 5.6.1 Although they do not form part of the present survey, the farmhouse and other buildings on the site are an integral part of the farmstead and are worthy of note, in particular the folly.
- 5.6.2 The farmhouse (Plates 34 and 35) is located to the east of the farm buildings with a garden to the west and south. The Listed Building record states that the Grade II Listed house is late 18th century in date with 17th century remains (possibly a reference to the date stone?). It is *'double-pile in plan with central entry and gable stacks. Two storeys with attic, three bays. Windows sashed with no glazing bars in plain stone surrounds. Door has moulded surround with lintel 'RHE 1676'. Rebated and chamfered window surrounds and stone gutter brackets visible, above extension at rear'*¹⁸
- 5.6.3 To the east of the farmhouse is a lovely stone-built folly complete with Gothic style arches, which has a Welsh slate and stone flag roof (Plates 36 and 37 and Figure 2). Despite its architectural embellishment, this building appears to have been constructed for several purposes. At the east side of the building are two pig sties, complete with feeding chutes (Plates 37 and 38), above which was presumably a hen coop; it was common on the farmstead to integrate the hen house and the pig sty¹⁹. Historically, pigs played an important part in the rural domestic economy; they produced a large litter, required little attention and they rapidly put on weight²⁰. The western side of the building appears to consist of two rooms, one with a doorway on the north elevation (Plate 37), and the other with a doorway on the south elevation, which has a nesting box above (Plate 36). The function of these rooms is unclear. This folly appears to be shown on the Tithe Map of 1840 (Figure 7).
- 5.6.4 Set into the garden wall are some stone shelves which are reminiscent of bee-boles (Plate 35); these were possibly used to house bee-hives known as 'skeps' which were constructed of coiled straw. Bees were kept not only for honey and wax, but also to pollinate plants²¹.
- 5.6.5 To the south of the farmhouse is a single-storey structure which appears to be present on the First Edition Ordnance Survey map of 1891 (Figure 8). The original function of this building is unclear, it may have been used as calf pens, or, if the large openings on the west facing elevation are original, the building may have been used as a shelter shed, which provided shelter for possibly young bullocks or heifers during the winter months²².
- 5.6.6 To the east of the farmhouse are two further buildings (Figure 2) which are shown on the First Edition Ordnance Survey map of 1891 (Figure 8). These may have been a privy, or an ash-house; according to Brunskill, some farmsteads had their own slaughterhouse, which assumes that someone on the farm was skilled in the trade²³.

¹⁸ Listed Building Ref: 7/159, Images of England Ref No.181927

¹⁹ Brunskill, R.W, 1999, Page 77

²⁰ Brunskill, R.W, 1999, Page 77

²¹ Denyer, S, 1991, Page 109

²² Brunskill, R.W, 1999, Page 70

²³ Brunskill, R.W, 1999, Page 123



Plate 34 – The farmhouse as seen from the west



Plate 35 – The farmhouse as seen from the south, note the possible bee-boles in the garden wall



Plate 36 – West and south elevations of the folly



Plate 37 – North and east elevations of the folly (view looking west)



Plate 38 – Detail of feeding chute to pig sty



Plate 39 – Building to the south of the farmhouse (view looking east)

6. CONCLUSION

- 6.1 The farm buildings at Kirk House include a nice example of a ‘Lancashire Barn’ (Range A), and other structures used for the housing of stock, and for the processing and storage of cereals, feedstuffs and/or hay. The folly is also an interesting example of a structure which housed fairly utilitarian needs, such as pigs and hens.
- 6.2 It is difficult to date traditional farm buildings such as these, as documentary evidence is generally scarce. It can be suggested from cartographic evidence that Range A, the farmhouse and some of the smaller buildings to the east of the farmhouse were present in 1840 as seen on the Tithe Map of that date (Figure 7). The Tithe Map does also possibly show a building against the northern end of the south-east facing elevation of Range A, as well as the small cowhouse/granary of Range B. A separate building is shown to the south of the cowhouse/granary, not joined to it, which may suggest that the barn in Range B is a later addition.
- 6.3 By the date of the First Edition Ordnance Survey map in 1891, Range B is shown as a continuous group of buildings, and the building against the northern end of the south-east elevation of Range A is clearly shown. It is difficult to assess what the function of this building may have been, and consequently when analysing the surviving agricultural buildings at Kirk House it is necessary to bear in mind that not all the contemporary buildings remain. This demolished building may have been a cowhouse, and stables which are referred to in the Tithe Map ledger (See 4.5), may have originally been in Range A or beneath the granary in Range B. The demolished building however could have been the stables.
- 6.4 By the date of publication of the Second Edition Ordnance Survey map of 1913 (Figure 9) a further building had been added to the east of the range against the south-east elevation of Range A. The function of this building is also unclear. Both of these buildings had been demolished to be replaced by a block-work cattle shed.
- 6.5 Range A appears to have been a conventional hand flail threshing barn, where crops were threshed in the central section between the opposing large doorways, whilst one side of the barn was used for storing unthreshed and threshed crops. The other side of the barn was used as a cowhouse with loft above, thus the needs of the farm were supplied in one structure. Brunskill dates this type of farm building from the period between 1750 and 1850²⁴. What this building does show is that part of the historical economy of the farm was arable.
- 6.6 The granary with cowhouse or stable below may have been constructed in the early part of the nineteenth century, when space in the large barn was needed to house new types of machinery which were powered by horses such as portable threshing machines or elevators for moving straw or hay. A nice example of a ‘straw trusser’ remains in Range A showing how this type of machinery took up valuable space.
- 6.7 The barn which makes up part of Range B certainly appears to have been in existence by 1891 (Figure 8), although a similar example was recorded at Chapel House Farm,

²⁴ Brunskill, R.W, 1999, Page 113

Casterton (also separate from the Lancashire Barn) which dated to pre-1843²⁵. The function of this building is unclear; the large doorway suggests that it was used for the storage of crops or machinery; the lack of ventilation indicates that it was not used for hay and if it was used for straw, then that suggests that arable production still formed a part of the farms economy, however the Tithe Map only records *c.*19 acres under arable in 1840. The increase in fields under arable may have occurred after this date, however, and until the farm ceased to function recently, arable still formed part of the economy (See 1.1.3). The standard sized doorways either side of the large doorway of this building may not be original features (Plate 24), but rather an addition when either side were converted to cowhouses.

- 6.8 Despite the farm more latterly being beef and arable, the plaque on the south-east elevation of Range A indicates that dairying was also undertaken in the recent past (Plate 4).

²⁵ Wooler, F, 2004



Plate 40 – ‘Straw Trusser’, Range A



Plate 41 – Makers stamp on the side of the ‘Improved Straw Trusser’, manufactured in Grantham

7. BIBLIOGRAPHY

- Brunskill, R.W, 1999, *Traditional Farm Buildings of Britain and their Conservation*, London: Victor Gollancz
- Brunskill, R.W, 2000, *Houses and Cottages of Britain*, London: Victor Gollancz
- Denyer, S, 1991, *Traditional Buildings and Life in the Lake District*, London: Victor Gollancz Ltd/The National Trust
- Harvey, N, 1970, *A History of Farm Buildings in England and Wales*, Newton Abbot: David & Charles
- Wooler, F, 2004, *Report on an Archaeological Building Survey at Chapel House Farm, Casterton, Kirkby Lonsdale, Cumbria*, North Pennines Archaeology Ltd, Unpublished Client Report

APPENDIX 1: SOURCES

LRO = Lancashire Record Office, Preston

Maps

Yates's map of Lancashire 1786 <http://www.lancashire.gov.uk/environment/oldmap/yates/index.htm>

Greenwood's map of c.1818 <http://www.lancashire.gov.uk/environment/oldmap/greenwood/g1se.jpg>

G Hennet's map of 1829 <http://www.lancashire.gov.uk/environment/oldmap/hennet/index.htm>

1840 Tithe Map for Over Kellet (LRO Ref. DRB 1/118)

First Edition Ordnance Survey map of c.1865 (Scale = 6 inch to one mile) (LRO)

First Edition Ordnance Survey map of 1891 (Scale = 25" to one mile) (LRO)

Second Edition Ordnance Survey map 1913 (Scale = 25" to one mile) (LRO)

Directories and Histories

'History, Topography and Directory of Westmorland with Lonsdale and Amounderness in Lancashire', Mannex & Co, 1851

Bolton-le-Sands Parish

'Over Kellet township and chapelry has a respectable and pleasant village, six miles NNE of Lancaster. This is the Chellet of Domesday book, with its six curacates, in the manor of Halton. In 1690, the ancient house of this village, called Caponwray Hall was pulled down. The chapel, dedicated to St Cuthbert, is considered to have existed anterior to the 16th century. This conjecture is strengthened by the remains of two small crosses, which are still in the church yard, partly sunk beneath the soil. The curacy is in the patronage of a Mr Walmsley, now resident in India, and incumbency if the Rev. William Bradshaw. Two fairs have been established here by custom in April and October'.

'The principal mansions in this township are Hall Garth, the pleasant seat of the Rev. Gilbert Ainslie; Caponwray New Hall, a modern building, George Marton, Esq; and Swarthdale House, Captain William Barrie'.

Jonathan Preston, farmer, Kirkhouse [not listed as owner]

Slater's Directory of Lancashire 1865

'Over Kellet is a chapelry in the parish of Bolton-le-Sands, 6 ¼ miles NNE from Lancaster. The church is dedicated to St Cuthbert. Limestone of superior quality is produced here in abundance. The population, according to the government return, was in 1861, 425'.

This directory does not name Kirkhouse in the list of farmers.

Slater's Lancashire Directory 1869

Lists farmers at Over Kellet but does not name Kirkhouse.

Does name a John Bell, as a farmer at Over Kellet.

Kelly's Directory of Lancashire 1898

Thomas Hodgson, farmer, Kirkhouse Farm

Kelly's Directory of Lancashire 1905

John Barker, farmer, Kirkhouse

Kelly's Directory of Lancashire 1918

'The soil is a light loam, the subsoil, limestone. Oats, barley and turnips are grown, but the greater portion of the land is in pasture'.

John Barker, farmer, Kirkhouse Farm

APPENDIX 2: DIGITISED PLANS AND ELEVATIONS



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Kirk House, Over Kelllet

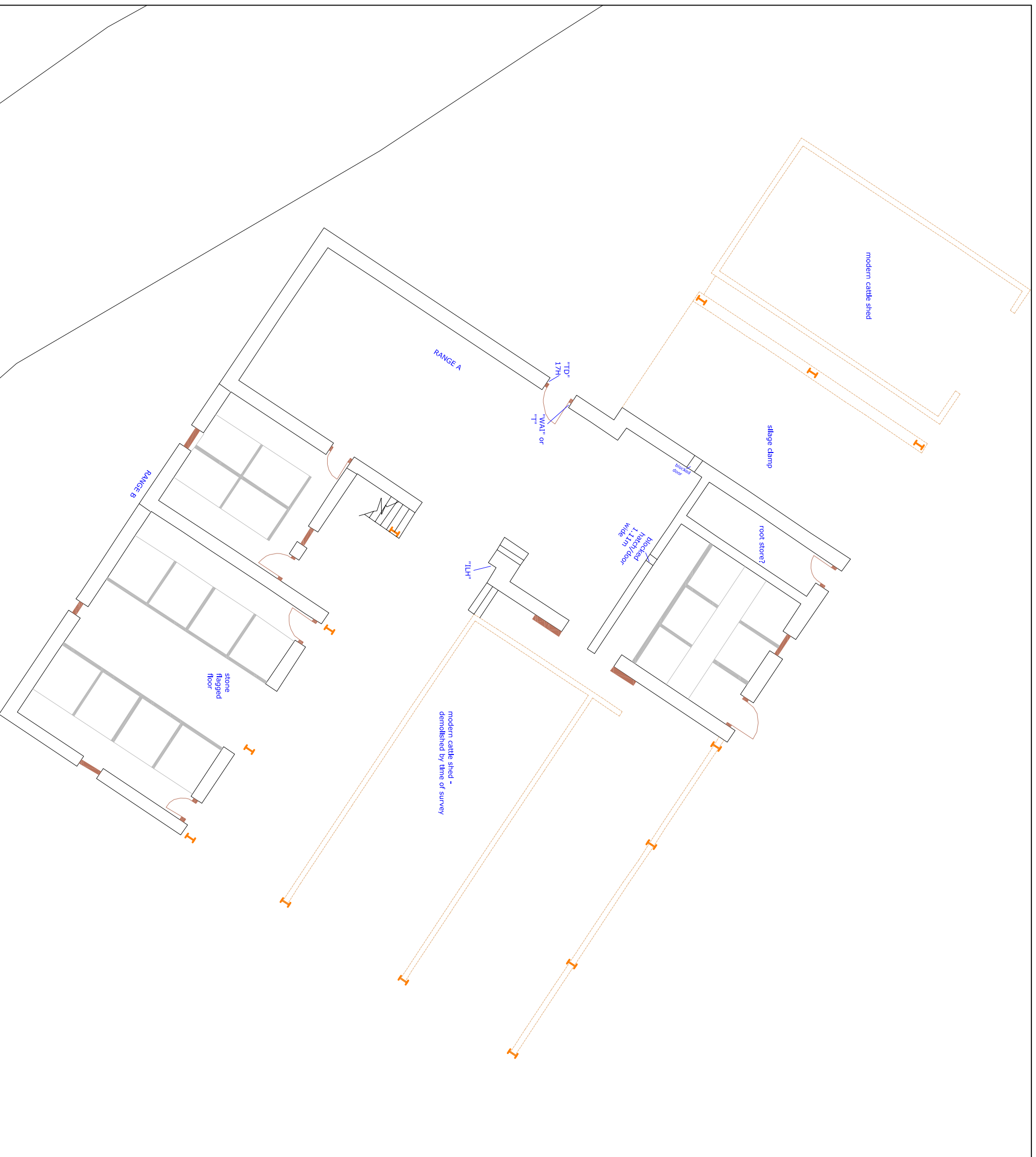
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Walling UK Properties

Scale 1:150

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DATE: 16.4.07



Report No: CP 474/07

Figure No: 11

Figure 11: GROUND PLAN



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Kirk House, Over Kelllet

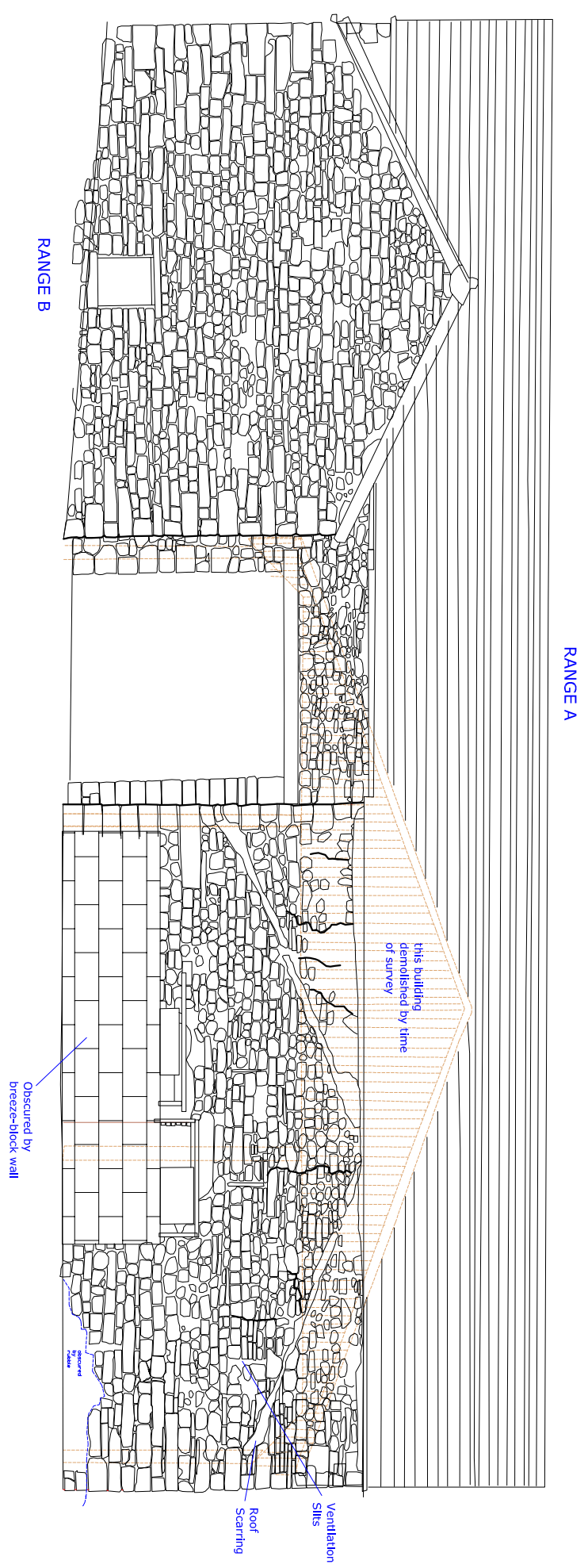
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Walling UK Properties

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DATE: 16.4.07



Report No: CP 474/07
Figure No: 12

Figure 12: SOUTH-EAST ELEVATION

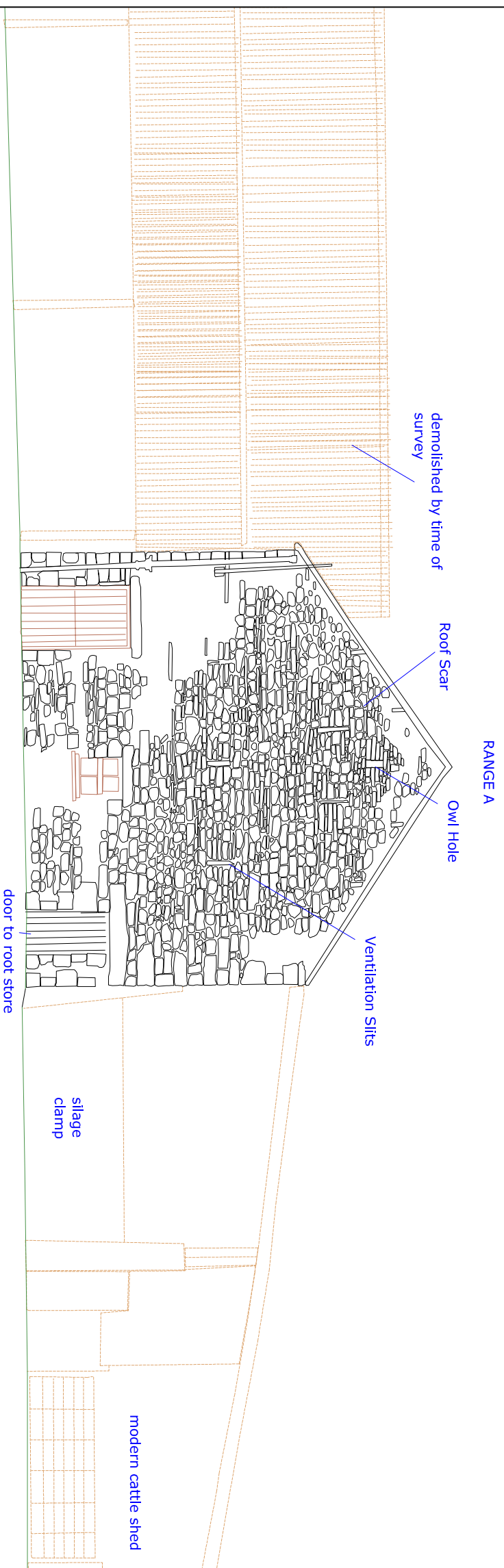


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DATE: 16.4.07



Report No: CP 474/07
Figure No: 13

Figure 13: NORTH-EAST ELEVATION

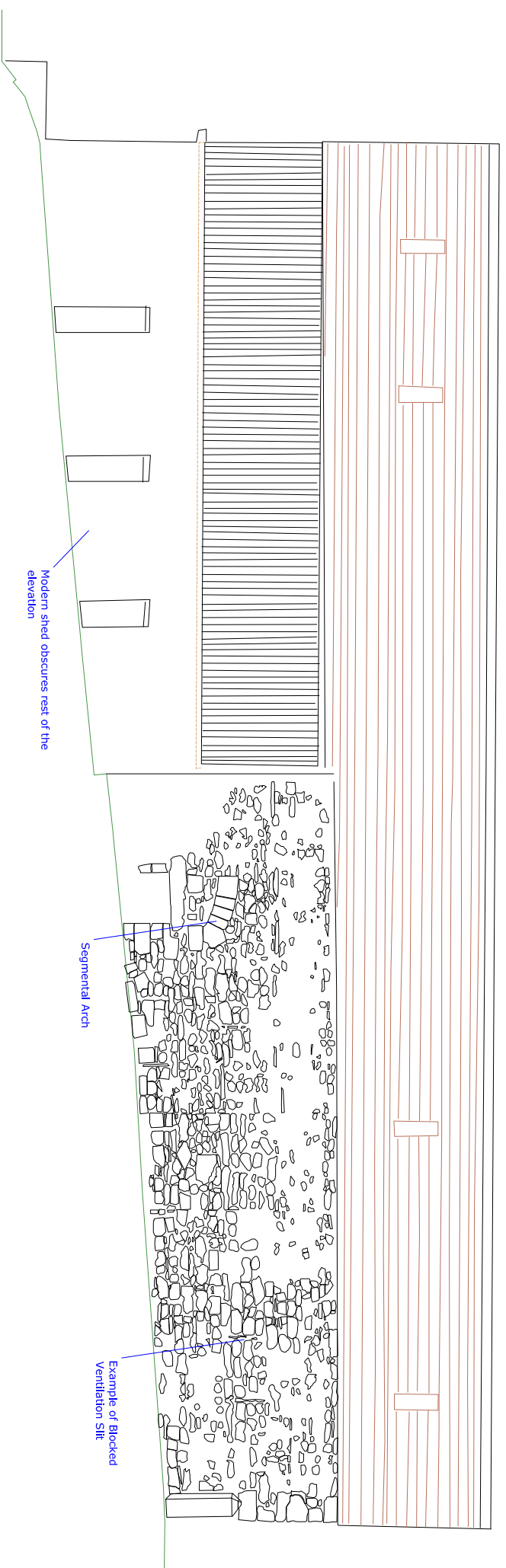


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Figure No: 14

Figure 14 : NORTH-WEST ELEVATION, RANGE A



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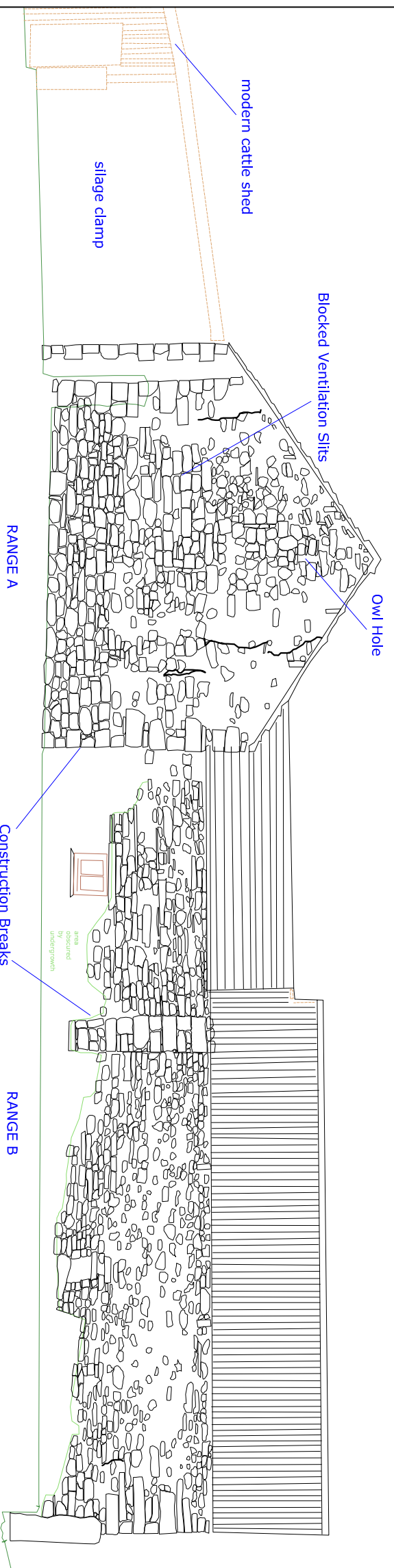
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Report No: CP 474/07
Figure No: 15

Figure 15 : SOUTH-WEST ELEVATIONS, RANGES A AND B



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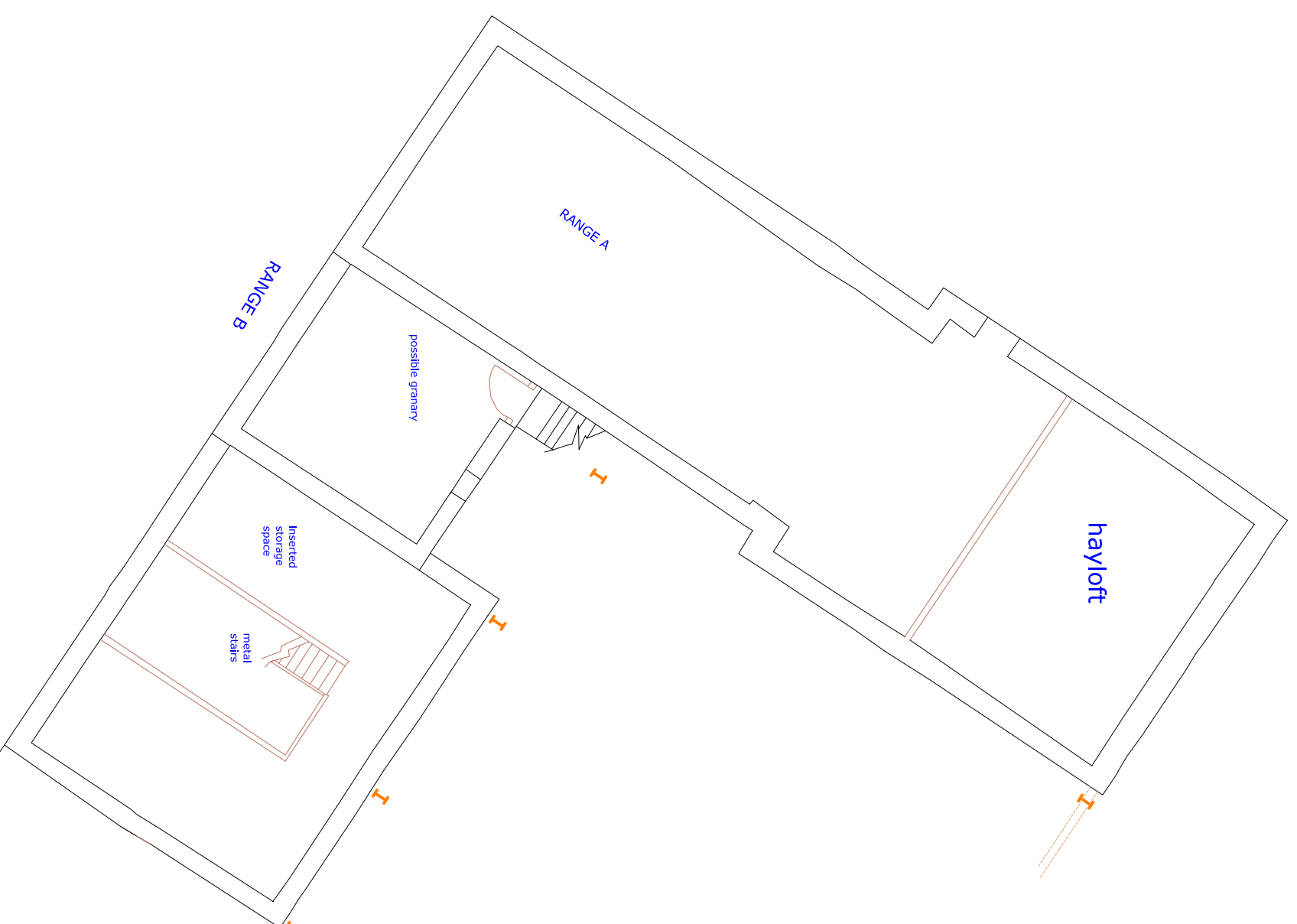
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Report No: CP 474/07

Figure No: 16

Figure 16: FIRST FLOOR PLAN