

**FELLBECK FARM,
HOFF,
APPLEBY-IN-
WESTMORLAND,
CUMBRIA**



**HISTORIC BUILDING
ASSESSMENT
CP. No: 1190/10
DATE 23/06/2010**

NORTH PENNINES ARCHAEOLOGY LTD
NENTHEAD MINES HERITAGE CENTRE,
NENTHEAD,
ALSTON,
CUMBRIA,
CA9 3PD

TEL/FAX: (01434) 382045/043
WWW.NPARCHAEOLOGY.CO.UK



NORTH PENNINES ARCHAEOLOGY LTD

DOCUMENT TITLE: Fellbeck Farm, Hoff, Appleby-in-Westmorland,
Cumbria

DOCUMENT TYPE: Historic Building Assessment

CLIENT: Brier Associates

CP NUMBER: 1190/10

PRINT DATE: 23/06/2010

GRID REFERENCE: NY670 175

Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by North Pennines Archaeology Ltd on the preparation of reports.

	01	02	03
PREPARED BY:	Fiona Wooler		
POSITION:	Buildings Archaeologist		
DATE:	23/06/2010		
EDITED BY:	Martin Railton		
POSITION:	Project Manager		
DATE:	23/06/2010		
APPROVED BY:	Frank Giecco		
POSITION:	23/06/2010		
DATE:	Technical Director		

North Pennines Archaeology Ltd is a wholly owned company of North Pennines Heritage Trust (Company Registration No. 4847034; VAT Registration No. 817 2284 31). All rights reserved.

Disclaimer

No part of this report may be copied or reproduced, stored or transmitted by any means without prior written permission from North Pennines Archaeology Ltd, or the client for whom the work was carried out. The report has been produced specifically for the client's usage, and no other party may use, make use of or rely on the contents of the report; any person or party using or relying on this document for such purposes agrees, and with such use or reliance be taken to confirm their agreement, to indemnify NPA Ltd for all loss or damage resulting from their action. No liability is accepted by North Pennines Archaeology Ltd for any use of this report other than the use and purpose for which it was originally intended. Information contained in this report is provided by North Pennines Archaeology Ltd using due care and diligence and no explicit warranty is provided as to its accuracy. No independent verification of any information provided to North Pennines Archaeology Ltd has been made.

CONTENTS

SUMMARY	7
ACKNOWLEDGEMENTS.....	9
1 INTRODUCTION	10
1.1 Circumstances of the Project	10
2 METHODOLOGY	11
2.1 Introduction.....	11
2.2 Desk-Based Assessment.....	11
2.3 Building Assessment	11
3 BACKGROUND	12
3.1 Location.....	12
3.2 Historical Background	12
3.3 Cartographic Sources	23
4 HISTORIC BUILDING ASSESSMENT.....	26
4.1 Introduction.....	26
4.2 The House	26
5 CONCLUSION AND RECOMMENDATIONS	51
5.1 Conclusion	51
5.2 Recommendations	52
6 BIBLIOGRAPHY	53
6.1 Maps	53
6.2 Secondary Sources	53
APPENDIX: FIGURES	55

ILLUSTRATIONS

FIGURES (APPENDIX)

FIGURE 1: SITE LOCATION

FIGURE 2: DETAILED SITE LOCATION

FIGURE 3: EXTRACT FROM SAXTON'S MAP OF WESTMORLANDIE AND CUMBERLANDIA 1576

FIGURE 4: EXTRACT FROM THOMAS JEFFERYS MAP OF WESTMORLAND 1770

FIGURE 5: EXTRACT FROM HODGSON'S MAP OF WESTMORLAND 1823-1825

FIGURE 6: EXTRACT FROM A PLAN OF HOFF AND DRYBECK COMMONS 1823

FIGURE 7: FIRST EDITION ORDNANCE SURVEY MAP 1863 (6" TO 1 MILE SCALE)

FIGURE 8: FIRST EDITION ORDNANCE SURVEY MAP C1865 (25" TO 1 MILE SCALE)

FIGURE 9: SECOND EDITION ORDNANCE SURVEY MAP 1898 (25" TO 1 MILE SCALE)

FIGURE 10: THIRD EDITION ORDNANCE SURVEY MAP 1915 (25" TO 1 MILE SCALE)

FIGURE 11: ORDNANCE SURVEY MAP 1970 (1:2500 SCALE)

FIGURE 12: NORTH-WEST AND SOUTH-EAST ELEVATIONS OF THE HOUSE

FIGURE 13: NORTH-EAST AND SOUTH-WEST ELEVATIONS OF THE HOUSE

FIGURE 14: GROUND AND FIRST FLOOR PLANS OF THE HOUSE

PLATES

Plate 1: View looking north-east showing the gateway leading to the house at Fellbeck Farm	31
Plate 2: View looking south-east showing the main elevation of the house	32
Plate 3: North end of the main elevation (north-west facing) (Scale = 2m)	32
Plate 4: View looking south-west showing the main elevation	33
Plate 5: Detail of the main entrance leading into the present kitchen, showing the initials I S H and the date 1695 (Scale = 2m)	33
Plate 6: South end of the main north-west elevation showing a vertical construction break	34
Plate 7: Detail of the large boulder used as part of the footings for the south addition to the house (Scale = 2m)	34
Plate 8: Detail of the doorway into the southern addition to the house (Scale = 2m)..	35
Plate 9: Detail of the two-light mullioned windows at first floor level in the main north-west elevation	35
Plate 10: Detail of one of the original heads of a two-light mullioned window, the mullion and jambs of which have been replaced	36
Plate 11: Detail of the north-west elevation of the addition to the north side of the original house	36
Plate 12: View looking south showing the north-east gable of the house containing small windows, and the single-storey addition (Scale = 2m)	37
Plate 13: Detail of the small windows and horizontal piece of timber between the two uppermost blocked windows, north-east gable	37
Plate 14: View of the north-east elevation as seen from the north-east	38
Plate 15: Left-hand blocked attic window, with the flue of the kitchen and first floor fireplaces to the right of photograph	38
Plate 16: Right-hand blocked attic window, although the recess is still open	39
Plate 17: South-east elevation	39
Plate 18: South end of the south-east elevation showing the relatively modern inserted doorway and windows, into what may have been originally a byre or stable	40
Plate 19: Part of the original south-east elevation of the house showing modern inserted windows, although the small window close to the addition may be original or may have been inserted when the addition was constructed	40
Plate 20: Detail of the extension against the south-east elevation which houses the staircase and bathroom (Scale = 2m)	41
Plate 21: North end of the south-east elevation showing the present sun room	41
Plate 22: South-east elevation of the single-storey extension against the north-east gable (Scale = 2m)	42
Plate 23: North-west elevation of the single-storey extension against the north-east gable of the house (Scale = 2m)	42
Plate 24: South-west elevation of lean-to, south end of house (Scale = 2m)	43

Plate 25: South-east elevation of the lean-to at the south end of the house (Scale = 2m)	43
Plate 26: Detail of the two spice cupboards located in the original section of the house	44
Plate 27: Sketch showing how the original fireplace may have looked in the earliest phase of the house (Source: Denyer 1991)	44
Plate 28: Sketch plan showing what the original layout of the ground floor of the earliest phase of the house may have been (Source: Denyer 1991)	45
Plate 29: Sketch plan showing what the original layout of the first floor of the earliest phase of the house may have been (Source: Denyer 1991)	45
Plate 30: View looking north-east showing the entrance to the first floor of the bank barn	46
Plate 31: View looking south-west showing the north-east elevation of the bank barn (Scale = 2m)	46
Plate 32: Detail of the central cart shed doorway, north-east elevation of the bank barn (Scale = 2m)	47
Plate 32: Detail of a crude inscribed stone with the initials 'I H', north-east elevation of the bank barn	47
Plate 33: South-east elevation of the bank barn (Scale = 2m)	48
Plate 34: North-west elevation of the bank barn and modern shed	48
Plate 35: Detail of one of the roof trusses in the bank barn showing the reused timbers	49
Plate 36: Detail of the first floor door in the north-east elevation of the bank barn, possibly used as a 'winnowing door' (Scale = 2m)	49
Plate 37: Detail of one of the door hinges, first floor of the bank barn	50
Plate 38: Barely legible pencil graffiti 'J Bell' on the first floor door of the bank barn	50

SUMMARY

In June 2010 North Pennines Archaeology Ltd were commissioned by David Brier of Brier Associates on behalf of their clients, Mr and Mrs Roberts, to undertake a historic building assessment of the Grade II Listed house at Fellbeck Farm, in order to inform a planning application for the demolition and replacement of the present sunroom, and the heightening of a single-storey extension against the north-east elevation of the property to provide an additional bathroom. The work was undertaken at the request of the Conservation Officer, Eden District Council.

Prior to the historic building assessment, a rapid desk-based assessment was undertaken in order to provide information on the origins, historical development and owners and occupiers of the building, where known.

This research indicated that the earliest phase of the house was believed to date to the late 16th or 17th century, and is one of a number of properties in the locality of similar date and form. Historically, the property formed part of a small settlement known as Hoff Row, in the township of Hoff, which was located in the parish of Appleby St Lawrence. Documentary evidence provides information on the tenants of Hoff Row from the late 17th century, although it has not been possible to establish who were the actual occupiers of Fellbeck Farm. There is reference to the Hall family having lived at Hoff Row for '*upwards of 400 years*', with several of the family having been known for their long lives, for example John Hall died in 1716 aged 109 years. It is possible that the date stone 'I and S H 1695' referred to in the listed building description may refer to John Hall and his wife, although it has not been possible to attribute for definite the Hall family to Fellbeck Farm. The only occupant to be directly attributed to Fellbeck Farm was Robert Egglestone in 1910, when the farm extended to around 40 acres, and the owner was John Wilkinson of Thrimby Grange near Penrith.

The historic building assessment has revealed that the earliest phase of the property consisted of a two-storey, one room deep house with its main entrance in the north-east gable (now the doorway between the kitchen and the lounge). The presence of the two spice cupboards and the remains of a 'heck' suggest a property which may have been constructed in the 17th century. At some point, possibly also in the 17th century, the house was extended to the north-east to provide a kitchen with two bread ovens at ground floor level, and bedroom at first floor level. The main entrance into the property was altered, and was inserted in this addition, with an inscribed date stone 'I and S H 1695', and decorative moulded jambs. It is the north-east gable of this addition which will be affected by the proposed alterations as there are four small windows within this elevation, two at first floor level, and two now-blocked which lit the attic space, possibly former servant's rooms. None of these windows display any evidence for architectural features, and of the two which lit the attic space, one is now completely blocked-up, whilst the other retains its recess internally.

The other area of the property which will be affected by the proposed alterations is part of the south-east elevation of the main house, and the single-storey extension against the north-east gable. None of these areas displayed any evidence for architectural or archaeological features which would be affected by the proposed scheme of works.

As the whole of the external walls, including those areas which will be affected by the proposed alterations at Fellbeck Farm have been photographed and analysed, no further archaeological work is deemed necessary. Copies of the photographs will be retained in an archive which will be ultimately be deposited within a suitable repository.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to offer thanks David Brier of Brier Associates for commissioning the project, on behalf of their clients, Mr and Mrs Roberts. NPA would also like to extend our thanks to Mr and Mrs Roberts, the occupiers of Fellbeck Farm, for their assistance during the fieldwork.

North Pennines Archaeology Ltd would also like to extend their thanks to staff at Kendal Record Office, for their help during this project.

The desk-based research and the historic building assessment were undertaken by Fiona Wooler. The report was written, and the drawings were produced, by Fiona Wooler. The project was managed by Martin Railton, Project Manager for NPA Ltd, who also edited the report.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 North Pennines Archaeology Limited were commissioned by David Brier of Brier Associates, on behalf of their clients Mr and Mrs Roberts, to undertake an historic building assessment of the Grade II listed house at Fellbeck Farm, Hoff Appleby-in-Westmorland, in advance of the submission of a planning application for the removal and replacement of the present conservatory and the heightening of an existing single-storey extension to the north side of the property, to create a new bathroom at first floor level. Due to the historic nature of the property, the Conservation Officer at Eden District Council had requested an assessment of the building in order to inform the decision regarding the proposed planning application.
- 1.1.2 Fellbeck Farm, formerly known as Hoff Row, is a Grade II listed building, the description of which is as follows: *'Hoff Row- adjoining stable and addition to south Grade II Farmhouse, C16 to C19. Coursed, squared rubble with quoins. Graduated slate roof with brick mid and end chimneys to stone ridge; stair outshut to centre rear. Central section possibly late C16/early C17; 2-storey, 4-bay gable entry plan (jambs to original door survive in original north wall). Each floor had a small fire window to left and 4 two-light mullioned windows, with continuous hoodmould to lower windows; 3 lower and 2 upper openings have had C19 sashes inserted, all others, except ground floor fire, are blocked. Cross-passage to kitchen extension on north has plank door with moulded jambs and initialled and dated lintel ("I & S.H. 1695"); originally 2 two-light windows to each floor and fire window above door. The 2 lower windows retain hoodmoulds but mullions were removed in C20 when reglazed; single C19 sash inserted in central upper opening, others blocked. Each floor at north gable end has 2 small blocked windows to light recesses on either side of chimney breast; kitchen fireplace (segmental arch) survives. In oldest part of building 2 spice cupboards survive, one original, other dated 1719; moulded and corniced fireplace to 1st floor south. Single-storey C18 addition to north, 2-storey C18 addition under same roof to south. C20 lean-tos on south and east sides not included'.*
- 1.1.3 The principal objective of the historic building assessment was to provide historical and archaeological information on the origins and development of the property from desk-based research and a survey of the standing fabric of the building.

2 METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 Prior to the assessment of the fabric of the property at Fellbeck Farm, a desk-based assessment was undertaken in order to place the site into its historical, geographical and archaeological context.
- 2.1.2 Following on from the research, a study of the fabric of the dwelling, as well as associated farm buildings, was undertaken in order to provide a summary of the development of the property based on archaeological evidence that could be noted at the time of survey.
- 2.1.3 All work was undertaken following standards and guidelines set out by the Institute for Archaeologists (IfA 2008a and 2008b), and the building assessment corresponded to a Level 2 Building Survey, as described by English Heritage (2006).

2.2 DESK-BASED ASSESSMENT

- 2.2.1 Several sources of information were consulted, in accordance with accepted best practice. The principal sources of information were historical maps, primary documents and secondary sources housed at Kendal Record Office. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repository.

2.3 BUILDING ASSESSMENT

- 2.3.1 A survey of the standing fabric of the property was undertaken in order to assess the origins and development of the property, and to consider the impact the proposed alterations would have on the building and archaeological features.
- 2.3.2 The building survey corresponded to an English Heritage Level 2 survey as described in *Understanding Historic Buildings: A Guide to Good Recording Practice* (2006).

3 BACKGROUND

3.1 LOCATION

- 3.1.1 Fellbeck Farm is located approximately 3.5km to the south-west of the market town of Appleby-in-Westmorland, and c.0.5km to the west of the small settlement of Hoff. The property is accessed via a track from the north side of the B6260 which leads from Appleby-in-Westmorland to Orton (Figure 1). Fellbeck Farm is located at a height of c.153m above mean sea level to the east side of the track, with the ground level decreasing in an easterly direction towards Hoff Beck (Figure 2).
- 3.1.2 Fellbeck Farm historically formed part of a small settlement known as Hoff Row which consisted of several properties including what is now known as Beech House and Hoff Row Farm, both located to the north of Fellbeck Farm. The property known as Hoff Lodge, located to the west of Fellbeck Farm, was constructed in the early 20th century.

3.2 HISTORICAL BACKGROUND

- 3.2.1 **Introduction:** this historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area, and of the property itself.
- 3.2.2 Writing at the end of the 18th century, Nicolson and Burn noted that the place name 'Hoffe' may have derived from the personal name Offa '*a frequent name among the Saxons and possibly the village have might received its name from the owner in like manner as the owner Offa received his name from the place he lived at. There was one William de Offa witness to a deed of a messuage in Appleby, in the reign of King Henry the Third [13th century]*' (Nicolson and Burn 1777, 337). According to Joan Lee, however, the place name Hoff derived from the Old Norse¹ or Old English² *hof*. This was a common place name in Scandinavia, and could refer to a heathen temple (Lee 1998, 44). In the History, Topography and Directory of Westmorland 1885, it was also noted that the place name Hoff derived from the Old Norse word *hof*, meaning a temple. Reference was made in this source to '*an extensive wood in which is situated the residence of the proprietor, still called Hoff Lund, the temple grove from the Old Norse Lundr, meaning a grove*' (Bulmer 1885, 118).

¹ Old Norse = The language spoken by Norwegians who colonised Iceland, Ireland, the Isle of Man, the Hebrides, and north west England from the 9th to the 12th centuries (Source: Lee 1998)

² Old English = The language spoken by the Anglo-Saxons from the 6th to the 12th centuries

This would appear to suggest that the place name Hoff derived from a temple grove located close to Hoff Lund located to the south of Hoff Row.

3.2.3 At Kendal Record Office there are a bundle of documents in the estate records of Lord Hothfield of Appleby Castle which relate to Hoff Row, and provide some information on the tenants there in the late 17th and 18th centuries³. These do not, however, refer to the properties at Hoff Row individually; therefore it is difficult to assess who was actually residing in what is now known as Fellbeck Farm:

- *'A true rental of the free and fineable rents of the lord and mannor of Hoffe and Drybeck found by the jury whose names are hereto subscribed at a court holden for the said mannor the ? day of October anno dm 1693'*. The tenants listed at Hoff Row at this date were: John Hall, Thomas Robertson, Robert Smith, Thomas Richardson, all of whom were listed under Fineable Rent, which according to the archivist at Kendal Record Office, means that they were tenants who paid a fine to the lord of the manor upon succeeding to the tenancy as well as a regular rent, whether yearly or twice yearly.
- Rental 1698, tenants at Hoff Row listed as: John Hall, Thomas Robertson, Thomas Smith for part of the Robertson ? called Hall Croft, Robert Smith, Thomas Richardson, Mr Reginald Dobson for an improvement near Barwise Hall, Mr Reginald Dobson for an improvement upon ye common adjoining to rough pasture. [this information suggests that Barwise Hall may have been included within Hoff Row township in these rentals, as a Reginald Dobson is known to have resided at Barwise Hall in the late 17th century (Palmer 1952, 12)].
- Rental 1705, tenants at Hoff Row listed as: John Hall, Thomas Robertson, Thos Smith – Hall Croft, Thomas Smith, Thomas Richardson, plus two illegible names.
- Rental 1730, tenants at Hoff Row listed as: John Newton, James Parkin, John Robertson, John Hall.
- Manor of Drybeck, Hoffe Row and Nether Row 1731. Tenants at 'Row' listed as: *'Upon John Newton for a messuage and tenement at Row in right of Frances his wife. Upon James Parkin for a messuage and tenement at Row in right of Ann his wife. Upon John Robinson for a messuage and tenement at Row. Upon John Hall for a messuage and tenement at Row in right of Margaret his wife'*. All rents are listed as being 17 shillings and 6 pence. The reference to four 'messuages'⁴

³ Kendal Record Office Ref: WD/HH/3 & 9

⁴ Messuage = dwelling house

suggests that there were four dwellings at 'Row' at this date, although as already noted these may have included Barwise Hall.

- Rental 1744, tenants listed at 'Row': Mr John Hall, William Parkin, John Robinson for Row tenement and Francis Harrison in right of his wife.
- Rental 1745, tenants listed at 'Row': Mr John Hall in right of his wife, William Parkin, Mr John Robinson for Row tenement and Francis Harrison.
- Rental 1754, tenants listed at 'Row': Mr John Hall [a later note beside his name reads 'dead'] in right of Margaret his wife, William Parkin, ? Pattinson in right of his wife for part of Row tenement, Mr John Robinson for another part, Francis Harrison in right of Frances his wife.
- Rental 1756, tenants listed at 'Row': Margaret Hall (widow), William Parkin, ? Pattinson in right of his wife for part of the Row tenement, Mr John Robinson for another part, Mr Francis Harrison in right of Frances his wife.
- Rental 1763, tenants listed at 'Row': Margaret Hall (widow), William Parkin, John Pattinson in right of Elizabeth his wife for part of Row tenement, Mr John Robinson for another part, Francis Harrison, gent, in right of Frances his wife.
- Rental 1766, tenants listed at 'Row': Frances the wife of Francis Harrison for a messuage and tenement at Row late her mother Frances Newton's; William Parkin [or Perkin?] for a messuage and tenement late his mothers Agnes Perkin at Row; John Robinson for a close called Hall Close at Row laying behind the messuage formerly of Richard Wilson and part of the said John Robinson late messuage and tenement at Row; Elizabeth the wife of John Pattinson for all the messuage and tenement late her father's John Robinson and Row except the Hall Croft laying behind the messuage formerly of Richard Wilson; John Hall for a messuage and tenement at Row late his mother's Margaret Hall's.
- Rental 1771, tenants listed at 'Row': Francis Harrison, a messuage and tenement; John Hunter, a messuage and tenement late John Cockton's; Mary Robinson, a close called the Hall Croft; Elizabeth the wife of John Pattinson; John Hall, a messuage and tenement late his mother's.

- Rental 1794, tenants listed at Hoff and Hoff Row: John Stephenson, John Hall, J Lancaster, ? Newton, ? Hunter, George Harrison, Elizabeth wife of Jn Pattinson, Mary Robinson.

3.2.4 Writing with regards to some of the history of the area around Hoff, Nicolson and Burn noted that *'there was anciently a chapel at Hoff, wherein a chaplain was to officiate three days a week. At the south end of the old bridge at Hoff is a place which in Mr Machel's time was called Douglas-Ing, where, it is said, a battle was fought between the Scotch and English. At which time Appleby was burned. Bones of dead men have been dug up near the old bridge stead – perhaps this may refer to the 13th year of Richard 2nd, in the month of November, when the Englishmens barns were full and their yards and barnekens well stored with provisions for the winter. The Scots under the conduct of the Earl of Murray and the Lord Douglas entered into England and burned the County of Gilsland, kept on their journey to Burgh under Stanemore and so through Westmorland and Cumberland, and after much spoil and waste made in all the counties and parts aforesaid with many prisoners and great riches they returned to their own country'* (Nicolson and Burn 1777, 339).

3.2.5 Parson and White's *History, Directory and Gazetteer of Cumberland and Westmorland* published in 1829 provides further information on Hoff and Hoff Row: *'Hoff township forms a manor with Drybeck and includes Hoff Row, Nether Hoff and Barwise Hall, the latter of which though now a farm house, was long the seat of the distinguished family of Berewyse, but now belongs, together with the demesne, to John Metcalf Carleton of Hilbeck, who has sold it, to pass after his death, to William Pitts, Esq. There was anciently a chapel at Hoff, endowed with 37 acres of land. At Douglas Ing, near Hoff bridge, it is said a great battle was fought between the English and the Scotch in the reign of Richard II [late 14th century]. Hoff Row, a hamlet ½ mile west by south of Hoff. The family of Hall has been resident here upwards of 400 years, and is remarkable for longevity. John Hall died in 1716 aged 109 years; his son John died in 1794 aged 89, and his grandson, in 1821, aged 101 years'* (Parson and White 1829, 525). The Directory section of this publication lists the farmers of Hoff Row in 1829: Anthony Brunskill, John Hall (yeoman), and John Varty. Christopher and Thomas Ellison are listed as farmers at Barwise Hall (*ibid*, 530). As with many of the other sources, this directory and those included in the table below, do not differentiate between the different properties at Hoff Row, therefore it is difficult to assess who were the residents of Fellbeck Farm historically.

Trade Directory	Entries for Hoff Row
History, Topography and Directory of Westmorland with Lonsdale and Amounderness in Lancashire, Mannex and Co 1851	<p><i>'Barwise Hall – in the reign of Henry VII and VIII it belonged to a family called Roos, the last of whom forfeited it by stealing a silver chalice out of the church. The Hall and demesne subsequently passed through various families, and is now the property of the Countess of Clarendon'.</i></p> <p>Farmers listed at Hoff Row:</p> <p>Anthony Brunskill</p> <p>Thomas Parker, yeoman</p> <p>Robert Percival</p>
History, Topography and Directory of Westmorland, T F Bulmer & Co 1885	<p>Farmers listed at Hoff Row:</p> <p>William Hewitt & Sons</p> <p>Lancelot Steele</p> <p>Joseph Tuer</p>
Kelly's Directory of Cumberland and Westmorland 1894	<p>Farmers listed at Hoff Row;</p> <p>John Hewitt</p> <p>Joseph Tuer</p>
History, Topography and Directory of Westmorland, T Bulmer & Co 1905	<p><i>'Barwise Hall – it has changed ownership by purchase several times and is now the property of the Fawcett's, The hall is occupied by a farmer. Over the door is inscribed R E D 1676'.</i></p> <p>Farmers listed at Hoff Row:</p> <p>Robert Egglestone</p> <p>John Richardson</p> <p>John Annas Stewardson</p>
Kelly's Directory of Westmorland 1910	<p><i>'Hoff, with the township of Drybeck, forms a manor of which Lord Hothfield is Lord. The land is clayey, with a subsoil of yellow clay. The chief crops are wheat and oats. A considerable part of this township is moorland. Hoff Row is a hamlet half a mile west. John and William Howson Esqrs, Lord Hothfield and Mrs Isabella Laidlaw are the chief landowners'.</i></p> <p>Farmers listed at Hoff Row:</p> <p>Robert Egglestone</p> <p>John Richardson</p>
Kelly's Directory of Cumberland and Westmorland 1921	<p>Farmers listed at Hoff Row:</p> <p>Peter Bell</p> <p>Richard Forest</p>

Trade Directory	Entries for Hoff Row
Kelly's Directory of Cumberland and Westmorland 1934	Farmers listed at Hoff Row: Peter Bell Ernest Robinson

3.2.6 Parish registers for St Lawrence's, Appleby, were also consulted for any references to Hoff Row. The following table lists the entries found, however it must be noted that this is not comprehensive as some of the residents of Hoff Row may not have been baptised or buried at St Lawrence's.

Baptisms at Appleby St Lawrence recorded between 1813 and 1850 [only entries mentioning Hoff Row are included]:

Date of Baptism	Entry
17 th March 1813	Elizabeth daughter of Anthony and Elizabeth Brunskill, Hoff Row, farmer
8 th September 1813	John Tommy son of John and Mary Hall, Hoff Row, farmer
18 th May 1815	John son of Anthony and Elizabeth Brunskill, Hoff Row, farmer
1 st December 1816	Christopher son of John and Mary Hall of Hoff Rowe, farmer
5 th April 1817	Agnes daughter of William and Isabella Richardson of Hoff Row, yeoman
21 st May 1817	Jane daughter of William and Isabella Richardson, Hoff Row, yeoman
8 th December 1817	Bridget daughter of Anthony and Elizabeth Brunskill, Hoff Row, husbandman [another name for a farmer]
14 th August 1819	William son of William and Isabella Richardson, Hoff Row, farmer
12 th January 1820	Thomas son of Anthony and Elizabeth Brunskill, Hoff Row, farmer
16 th January 1821	Joseph son of John and Mary Hall, Hough Row, farmer
18 th October 1822	Elizabeth daughter of Anthony and Elizabeth Brunskill, Hoff Row, farmer
21 st September 1823	Robert son of John and Mary Hall, Hoff Row, yeoman
14 th November 1824	Thomas son of Judith Dixon, spinster, Hoff Row
31 st July 1825	Ann daughter of Christopher and Betty ?Nappett, Hoff Row, husbandman

Date of Baptism	Entry
26 th November 1825	William son of Edward and Elizabeth Swinglehurst, Hoff Row, ?weaver
6 th December 1826	Mary daughter of Mary Wilson, Hoff Row, single woman
14 th September 1828	Maria daughter of Anthony and Elizabeth Brunskill, Hoff Row, husbandman
17 th December 1828	Thomas son of Mary Wilson, Hoff Row, single woman
25 th September 1831	Ann daughter of John and Mary Naisbett, Hoff Row, husbandman
25 th November 1834	Mary daughter of William and Agnes Salkeld, Hoff Row, yeoman
18 th January 1835	Jane daughter of John and Mary Fawcett, Hoff Row, husbandman
1 st February 1835	? daughter of Robert and Ann Ellison, Hoff Row, labourer
8 th June 1835	Christopher son of Sarah Carlton, Hoff Row, single woman
25 th December 1836	Ann daughter of John and Mary Fawcett, Hoff Row, husbandman
12 th June 1837	Emma Margaret daughter of William and Agnes Salkeld, Hoff Row, yeoman
27 th September 1840	Mary daughter of John and Mary Fawcett, Hoff Row, labourer
14 th November 1841	Barbara daughter of William and Barbara Salkeld , Hoff Row, yeoman
2 nd January 1842	Joseph son of John and Frances Varty, Hoff Row, farmer
2 nd January 1842	Margaret daughter of John and Frances Varty, Hoff Row, farmer
13 th January 1848	Thomas Ellwood son of Thomas and Ann Parker, Hoff Row, farmer
13 th January 1850	Sarah Ann daughter of Thomas and Ann Parker, Hoff Row, yeoman

Burials at Appleby St Lawrence recorded between 1813-1850 [only entries mentioning Hoff Row are included]:

Date of Burial	Entry
9 th June 1818	Jane Hunter aged 22
17 th September 1826	Sarah Stephenson aged 30
21 st October 1827	James Stockdale aged 73
27 th December 1829	John Dodd aged 79
2 nd July 1835	Christopher Carlton aged 1 month
19 th May 1841	George Hunter aged 41
26 December 1843	Elizabeth Fawcett aged 13
13 th January 1844	Ann Fawcett aged 7
29 th March 1845	Bridget Hunter aged 81

3.2.7 Kendal Record Office have an index to the Census Returns between the years 1851 to 1891 relating to Appleby, which includes Hoff. The index was consulted for any references to Hoff Row between these years. This list is by no means comprehensive, however it does provide some indication of the families that resided at the settlement of Hoff Row in the 19th century. As with other sources, the farms are not individually named, therefore it is not possible to allocate a family specifically to Fellbeck Farm. The entries are also listed alphabetically by name; therefore, for example, individuals such as Ann Brown in the 1851 Census may not necessarily have been a house servant for Anthony Brunskill

1851 Census:

Name	Age	Position	Occupation	Where born
Ann Brown	19		House servant	Milburn
Anthony Brunskill	64	Head	Farmer	Brough
Elizabeth Brunskill	28	Daughter		Hoff Row
Maria Brunskill	22	Daughter		Hoff Row
Thomas Brunskill	31	Son		Hoff Row
Ann Dalton	6	Daughter		Marton
Edmond Dalton	36	Head	Farmers hind	Gt Salkeld
Margaret Dalton	36	Wife	Farmers hind	Brampton (W'land)
Ann Parker	34	Wife		Burrels

Name	Age	Position	Occupation	Where born
Sarah Parker	1	Daughter		Hoff Row
Thomas Parker	29	Head	Yeoman	Dufton
	Hoff Row	Son		
Ann Percival	14	Niece		Brough
Elizabeth Percival	51	Wife		Blencarn
John Percival	16	Nephew	Scholar	Brough
Robert Percival	54	Head	Farmer	Blencarn

1861 Census:

Name	Age	Position	Occupation	Where born
Elizabeth Brunskill	72	Mother	Farmer (former)	Hoff
Thomas Brunskill	41	Head	Farmer 60 acres	Hoff
Maria Brunskill	32	Sister	General servant	Hoff
Sarah Richardson	38			Colby
Thomas Richardson	5	Son		Hoff
Anthony Wappett	15	Servant	Cow boy	Hoff

1871 Census:

Name	Age	Position	Occupation	Where born
Christopher Potter	6	Son		Coatgill
Christopher Potter	6	Head	Farmer – no farm	Tebay
Elizabeth Potter	35	Wife		Asby
George Potter	1	Son		Hoff Row
Isabella Potter	12	Daughter		Asby
John Potter	8	Son		Coatgill
Sarah Jane Potter	10	Daughter		Gaisgill
William S Potter	3	Son		Birks

1881 Census:

Name	Age	Position	Occupation	Where born
William Hewit		Head	Farmer 135 acres	Hoff
Isabella Hewit	50	Wife		Newby
Clark Hewitt	24	Son	Blacksmith	Newby
James Hewit	22	Son		Newby
John Hewit	26	Son	Blacksmith	Newby
William Morland	15	Boarder		C Ravensworth

3.2.8 The Royal Commission on Historical Monuments, England, published an inventory in 1936 of historical monuments and buildings within the old country of Westmorland (RCHME 1936). In the township of Hoff, several buildings were referred to and included descriptions along with approximate dates of origin. The entries are of relevance to the present study of Fellbeck Farm as they provide an insight into possible contemporary buildings within close proximity to the site:

- *‘Barwise Hall (house and barn) – The house is of two storeys; the walls are of stone and the roofs are slate-covered. It was probably built by Sir John Sudwick in 1579, and the staircase winif appears to have been added by Reginald Dobson in 1676. The barn is of three storeys with loop-lights. It was probably built in 1681, which date and the initials R and E D are cut on the enriched lintel of the main doorway’.*
- *Drybeck Hall – The walls are of rubble and the roofs are slate-covered. It was built in the late 17th century and the outbuildings, forming an extension on the NE, are perhaps of early 18th century date. The doorway has an embattled enrichment on the face of the lintel and the initials and dated W S, G S 1679’.*

The following entries are not all individually named and the locations can only be established from the slight descriptions:

- *‘House 490 yards west of Drybeck Hall has been much altered but retains a doorway with the initials T and A R 1693’.*
- *‘Haybanks, house, 380 yards ENE of Drybeck Hall was built in the late 17th or early 18th century’.*

- *'Rutter, house, 1050 yards ENE of Haybanks. The doorway has the initials and date H and H R 1686 and there are 18th century dates on the two windows'.*
- *'House, 520 yards west of Hoff Bridge has a moulded string-course between the storeys. The doorway has moulded jambs and square head with the initials and date I and S H 1695 on the lintel. There are two original windows in the east wing. Inside the building are two cupboards, one original and the other dated 1719'. [this entry appears to refer to Fellbeck Farm]*
- *'House, ¼ mile north of above has an original doorway with a triangular arch in a square head and the initials and date R A 1676'. [this appears to refer to Hoff Row Farm located to the north of Fellbeck Farm]*

- 3.2.9 In the publication *'Historic Farmhouses in and around Westmorland'* (1952), the only entry relevant to the present study is Barwise Hall located to the west of Fellbeck Farm (see Figure 1). The description suggests that although it is believed the present building was constructed in 1579 by Sir John Sudwick, whose initials and those of his wife are in a panel along with an impaled shield-of-arms above the front door, the Hall derives its name from the family of Berewyse. This was the site of their seat in the 13th century (Palmer 1952, 12).
- 3.2.10 Barwise Hall is also noted by Pevsner, who suggests that much of the visible architectural elements of the building fit better with a 1676 date rather than 1579 (the two dates which are included within date stones in the building). Pevsner makes no mention of any of the properties at Hoff or Hoff Row (Pevsner 2002, 225).
- 3.2.11 In the 1990s Hoff was described as a 'gathering' of cottages and scattered farmsteads rather than a hamlet or village. In the 19th century it was noted that quarrying in and around the settlement provided work. There were two public houses in Hoff, one is now converted to a working farm, and the other which was known as the New Inn, dates back to the 17th century. A row of cottages beside the pub has a date stone of 1698, and it has been noted that these buildings were used as a workhouse in the 19th century, and possibly also utilised for weaving and spinning as suggested by the extra height of the upper storey. There was no church at Hoff, although there was a Methodist Chapel, dated 1895, now converted into a private dwelling house (CFWI 1991, 124).

3.3 CARTOGRAPHIC SOURCES

- 3.3.1 **Introduction:** a study was undertaken of readily-available historical maps in order to provide some information on the development of the settlement known as Hoff Row, and on the property now known as Fellbeck Farm. Cartographic sources were only available from the late 18th century to the late 20th century (with the exception of a map of Westmorland dating to 1576), and several potential sources, including Enclosure Maps and Tithe Maps and Awards, provided no additional information on the property which is unfortunate as these would have potentially noted the owners and occupiers of the property in the early to mid 19th century.
- 3.3.2 **Saxton's Map of Westmorlandie and Cumberlandia 1576 (Figure 3):** this was the earliest cartographic source consulted, and although it is at a small scale, it does indicate that there were notable properties at 'Burrels', 'Hoffe' and 'Dribek' in 1576. It is not possible to note which property is actually represented by this small vignette at Hoff; it may be Barwise Hall which is noted to have been the site of the seat of the family of *Berewyse* in the 13th century, although the present building has two date stones of 1579 and 1676 (Palmer 1952, 12).
- 3.3.3 **Thomas Jefferys Map of Westmorland 1770 (Figure 4):** Jefferys map annotates the settlement of Hoff as 'Hough' and Hoff Row, located to the west of 'Hough' as 'Hough Row'. There appears to be two properties represented, shown to the south side of the label 'Hough Row', with a further two shown to the north side of the place name. The scale of this map does not allow for accurate interpretation with regards to individual properties, and it is necessary to be cautious with this map as it may not be an accurate depiction of the properties that existed at the time. It is possible, however, that the settlement of 'Hough Row' may have included what is now known as Fellbeck Farm, Hoff Row Farm, Barwise Hall and an unidentified property.
- 3.3.4 **Hodgson's Map of Westmorland 1823-1825 (Figure 5):** Hodgson's map provides clearer information on the topography and the locations of properties in Westmorland in the early 19th century. Hoff and Hoff Row are now annotated as such, rather than 'Hough'. The tracks to Hoff Row, Barwise Hall and Mount Pleasant are clearly visible on this map, with the track through Hoff Row heading in a northerly direction towards Bandlely Wood. A property appears to be represented in the general location of Fellbeck Farm, with a short section of track leading in a south-easterly direction, and several buildings also appear to be shown in the general location of Beech House and Hoff Row Farm.

- 3.3.5 ***Plan of Hoff and Drybeck Commons 1823 (Figure 6):*** this Enclosure map unfortunately provides no information on the properties at Hoff Row in the early 19th century, as it was concerned with parcels of land that were being enclosed at this date. It does, however, show the form of the small village of Hoff, and the start of the track which leads towards Hoff Row.
- 3.3.6 ***Drybeck and Hoff Tithe Map and Award 1842 [not reproduced here]:*** unfortunately this Tithe Map and accompanying Award does not show the settlement of Hoff itself, the nearest property it does show is 'Hoff Lund' [Hoff Lunn] which is located to the south of Hoff Row.
- 3.3.7 ***First Edition Ordnance Survey Map 1863, 6" to 1 mile scale (Figure 7):*** this was the earliest map consulted which provides accurate information on the topography of the area around Hoff, and of the buildings at Fellbeck Farm itself. None of the properties at the settlement of Hoff Row are named individually, a problem which was noted during the historical research. The buildings at what is now known as Fellbeck Farm, are shown as a linear arrangement for the house, orientated south-west to north-east which a small detached building shown to the south end. The agricultural buildings are shown to the north side of the house, with a well labelled to the south side. The property now known as Hoff Lodge is not shown to have existed at this date.
- 3.3.8 ***First Edition Ordnance Survey Map c.1865, 25" to 1 mile scale (Figure 8):*** the larger-scale version of the First Edition Ordnance Survey map provides clearer information on the buildings at Fellbeck Farm at this date.
- 3.3.9 ***Second Edition Ordnance Survey Map 1898, 25" to 1 mile scale (Figure 9):*** by 1898 there have been small alterations undertaken to the buildings at Fellbeck Farm. The small building shown on the First Edition Ordnance Survey maps to the south of the house is not longer shown, and there have been a change to the building against the south gable of the house. A small building against the north-west elevation of the farm buildings has also been demolished by this date.
- 3.3.10 The Second Edition Ordnance Survey map was used as the basis for the Land Valuation Act 1910, as shown by the red lines marked on this map sheet (Figure 9). Fellbeck Farm is labelled as Plot No. 304, which corresponds with a Schedule that provides information on the occupier and owner of the property in 1910. At this date the occupier was Robert Egglestone, the owner was listed as John Wilkinson of Thrimby Grange [near Penrith], and the farm extended to around 40 acres. The red line around the property shows the extent of the farm and land in 1910 (Figure 9). Information from the Land Valuation Act 1910 Schedule also indicates that in the early 20th century Hoff Row Farm (Plot No. 293) was occupied

by J Richardson, was owned by J Howson Trustees, and consisted of c.112 acres. The property now known as Beech House (Plot No. 266) was occupied by A Gaddas, was owned by Isa Laidlaw, and consisted of approximately 31 acres.

- 3.3.11 ***Third Edition Ordnance Survey Map 1915, 25" to 1 mile scale (Figure 10):*** by 1910 the property known as Hoff Bank (now Hoff Lodge) has been constructed. As far as the buildings at Fellbeck Farm are concerned, two presumably agricultural structures have been erected to the north of the house, and a small building has been added to the south-east elevation of the dwelling.
- 3.3.12 ***Ordnance Survey Map 1970, 1:2500 scale (Figure 11):*** by 1970 several other buildings have been erected to the north of the house, presumably agricultural in character, and a small building is once again shown to the south-west side of the house. Fellbeck Farm is labelled as 'Hoff Row' at this date, whilst the property to the north is shown as 'Beech House'. An Ordnance Survey map of 1974 [not reproduced here] shows the property to the north of Beech House as 'Hoff Row Farm'.

4 HISTORIC BUILDING ASSESSMENT

4.1 INTRODUCTION

- 4.1.1 The property of Fellbeck Farm, Hoff, was surveyed by Fiona Wooler on 18th June 2010. The survey involved a visual inspection of the exterior and interior (where possible) of the dwelling, and a digital photographic record was made of the main elevations and features of architectural and/or archaeological interest. It must be noted that a comprehensive study of the fabric could not be undertaken as the property is in use as a residence.
- 4.1.2 A visual inspection and photographic record was also undertaken of the traditional agricultural buildings located immediately to the north of the dwelling, and a brief description is included within this report.

4.2 THE HOUSE

- 4.2.1 The house at Fellbeck Farm is orientated south-west to north-east, and is accessed by a gateway from the track which leads to the B6260 from Appleby-in-Westmorland (Plate 1 and Figure 2). To the south-east side of the house is the garden, and to the north side is a paved area between the dwelling and the agricultural buildings. The main façade of the house, which contains the main entrance, faces towards the farm buildings (Plate 2).
- 4.2.2 The house is of two-storeys (apart from single-storey extensions to the north and south elevations which will be referred to below), and is constructed of roughly coursed rubble sandstone with alternating long and short quoins. The roof is laid in slate, and contains three brick chimneys along the ridge line (Plates 3 and 4).
- 4.2.3 It is clear from the main elevation that there are three main construction phases to the main body of the house (not including the single-storey additions) (Figure 12). There is a clear construction break to the south (right-hand) side of the main entrance indicating that the section which contains the decorative doorway with initials and date 'I S H 1695' is a later addition (Plates 3 and 5). The door surround itself appears slightly out of place, suggesting it may have been reset from elsewhere; however, this may be the result of slight subsidence as the ground level decreases to the north.
- 4.2.4 To the south end of the main elevation is a further vertical construction break indicating that the two-storey section to the south end of the property may also be a later addition, and possibly agricultural in origin

due to the lack of evidence of original windows. The south corner of this addition has a large boulder which has been utilised as part of the footings (Plates 6 and 7). The doorway in this addition is relatively plain compared to that into the main house, suggesting this may have been used as a stable or byre with hayloft above (Plate 8). It is interesting to note, however, that it is unusual for an agricultural building to be located at a higher level than the house due to the drainage of animal waste.

- 4.2.5 The original section of the house, located between these two additions already described, consists of a two-storey, one-room deep property. There was no evidence for an original main doorway in the north-west elevation; however there is a doorway in the former north gable (which now provides access between the kitchen and the lounge, see Figure 14) which has an inner chamfer characteristic of an external doorway. In the north-west elevation there are two small 'fire windows', one at ground floor and one at first floor level to the north end of the original section of the house. Fire windows were used to light the hearth within the property. Of the original two-light mullioned windows at ground and first floor level, only two survive at the upper level (Plate 9), and the head of another survives at ground level (Plate 10), the mullion and jambs of this window have been replaced. The positions of the modern versions presumably reflect the locations of the original windows. Running horizontally along the main north-west elevation is a moulded string course located just above the ground floor windows (Plate 10). This is an architectural feature which is not present on the south-east elevation which faces the present garden, indicating that the north-west elevation was the side of the house which was 'on show'. A similar horizontal band of masonry was also noted at Barwise Hall, located to the west of Fellbeck Farm (Palmer 1952, 12).
- 4.2.6 The north-west elevation of the addition to the north side of the property, as shown on Plate 11, has the main entrance with initials and date as already noted (Plate 5). To the left of the doorway are two, two-light mullioned windows of which the mullions and jambs have clearly been replaced; however the hoodmoulds along the top have survived. These hoodmoulds, although providing architectural detail to the façade, also were practical in deflecting rainwater from the openings (Plate 11). At first floor level there is a small fire window directly above the main entrance, indicating that there was formerly a fireplace in this location internally, and two, two-light mullioned windows, one of which is original (Plate 11).
- 4.2.7 The north-east gable end of the house has a single-storey addition constructed against it, now used as a boot room and boiler house (Figure 14), however it was possible to note the presence of four small windows in this elevation, two at first floor level and two close to the apex (now

blocked), which would have lit the attic space (Figure 13 and Plate 12). The small windows appear to have been positioned to either side of the flue for the fireplace with segmental head located in the kitchen at ground level (which interestingly has two bread ovens, one to either side, see Figure 14), and the fireplace at first floor level. The horizontal section of timber visible between the upper most windows shown on Plate 13 appears to have provided some support for the chimney stack. The two blocked windows close to the apex of the gable were utilised for lighting the attic space, possibly suggesting that this area may have been used as a garret, or servant's quarters. Plate 14 shows the north-east gable from the garden side of the house. The proposed works to the house involve heightening the single-storey extension against the north-east elevation, in line with the present ridge line of the roof. This construction would mean that these four small windows would be affected by the works, and presumably one side of the wall would be affected by the insertion of a doorway into the new bathroom. There was, however, no evidence of any architectural detail in these windows. The two uppermost, which would have lit the attic space, were noted to have been blocked up, the right-hand window however still retains the recess internally (Plates 15 and 16).

4.2.8 The south-east elevation which faces the garden is relatively free of original features, as is consistent with a property of this form (Plates 17 to 21). According to Brunskill, in a two-unit house dating from the middle of the 17th century up until the start of the 19th century, windows were confined to the front wall except for a small window or ventilation slit which may have lit the buttery at ground floor level (Brunskill 2002, 67). Most of the windows in the elevation are relatively modern insertions, although a small window at first floor level in the original section of the house may be either original or inserted when the outshut, or lean-to, with pitched roof was constructed against this elevation (Plates 19 and 20). This extension to the original south-east wall of the house may have been constructed to house a dog-leg staircase, and scullery or brewhouse at ground floor level. It is possible that this lean-to may not have been an original feature of the house, and that initially access to the first floor (which is likely to have been open to the roof) would have been by a steep ladder-type staircase (Brunskill 2002, 65). The lean-to may have been added at the same time as the extension to the north-east end of the house (in the late 17th century if the date stone is to be believed), at which point the upper floor may also have had a ceiling inserted to create separate attic space, as suggested by the two now-blocked windows in the north-east gable.

4.2.9 The northern end of the south-east elevation now has a sunroom constructed against part of the wall. The proposed works at Fellbeck Farm

include the removal of this sun room and the erection of a longer version which would partly extend across the heightened wall of the present single-storey extension. There were no architectural or archaeological features visible within this section of wall which would be affected by this proposed scheme of works.

- 4.2.10 The single-storey extension against the north-east elevation of the house has a relatively modern window in the south-east elevation (Plate 22). The north-east elevation facing the farm buildings has a doorway (Plate 23). There was no evidence for any architectural or archaeological features within this extension which may be affected by the proposed scheme of works. The listed building description suggests that this extension is 18th century in date, along with the two-storey addition to the south side of the house, which may have been used as a byre or stable (see 1.1.2 above).
- 4.2.11 To the south-west end of the house is a further extension with pitched roof, with relatively modern mullioned windows in the north-west, south-west and south-east walls (Plates 24 and 25).
- 4.2.12 Internally, it was noted that the original section of the house contained two spice cupboards, one suggested to be original (see listed building description, 1.1.2 above) and the other dated 'I H 1719' (Plate 26). Cupboards such as these, located to the side of a fireplace, provided a dry keeping-place for salt and spices. The doors of these 'spice cupboards', as they were commonly known, were often embellished with initials and decorative motifs (Denyer 1991, 20). The initial 'I' shown on the spice cupboard, and indeed over the main entrance, may actually represent a 'J' as has been seen by the author elsewhere, in which case it is possible to consider that the initials 'I H' actually stand for 'John Hall'. The present fireplace itself is a later addition; however what still survives of the original fireplace is the large timbers (the 'heck') which divided the fireplace from the original main entrance in the gable wall, and the notches in one of the vertical posts for a former, possibly wattle and daub, internal wall. It was mentioned by Mr Roberts that at first floor level, one of the internal walls was found to have been wattle and daub when new light fittings were inserted. This wall is directly above that which may have been present at ground floor level. Plates 27 to 29 may provide some indication on what the original layout of the property was, prior to the additions against the north-east gable, and the lean-to (containing the stair case) against the south-east wall.
- 4.2.13 Although they are not affected by the proposed scheme of works at Fellbeck Farm, the farm buildings have been photographed and will be briefly described here as the house should not be seen in isolation, but as part of a former working farmstead.

- 4.2.14 The farm buildings are located immediately to the north of the house, but are orientated roughly north to south, constructed of roughly coursed sandstone masonry with alternating quoins. Regularly spaced square holes, rather than the more common vertical ventilation slits, in the north-east and south-west elevations would have provided ventilation. The farm buildings consist of a single structure containing a bank barn, accessed via a ramp from the higher ground to the west (Plate 30), with a central cart shed at the lower level (Plates 31 and 32), with a possible byre and stables to either side. Set close to the eaves in the north-east elevation is a rather crude inscribed stone with the initials 'I H' (Plate 32), again possibly referring to John Hall, although there was no definite evidence found during the desk-based research that the Hall family occupied this particular property. The south-east elevation has inserted windows, which are characteristic of providing light and ventilation into a byre or cowhouse, as well as the lines of square ventilation holes already noted (Plate 33). The north-west elevation is partly obscured by a modern shed, although it was possible to note the square ventilation holes noted in the other elevations (Plate 34).
- 4.2.15 The interior of the bank barn, at first floor level, was accessed via the large doorway with canopy shown on Plate 30. This was a space open to the roof, characteristic of a barn, with two roof trusses constructed of reused timber creating three bays (Plate 35). In the opposite wall is a standard-sized doorway characteristic of a winnowing door, used to allow wind to blow the chaff from the valuable grain of the newly threshed cereal crop (Plate 36). According to Brunskill, a true bank barn combined a conventional threshing barn at an upper level, with a cowhouse, stable and cart shed at the lower level, utilising the contours of the ground to provide an efficient farm building. In his description of a bank barn, Brunskill notes that the threshing doors were protected by a canopy, a winnowing door was located immediately opposite the threshing doors, and that the cart shed was generally located beneath the threshing floor at ground level. Straw from the threshed crops would have been dropped into the byre and stable below through trap doors (Brunskill 2002, 105). All of these features are present in the bank barn at Fellbeck Farm. The general use of the bank barn on the farmstead in Cumbria was during the period 1730 to beyond 1850 (*ibid*, 108). As with many farm buildings, the bank barn at Fellbeck Farm contained little in the way of architectural features which could aid in dating the structure. The only feature of note, however, was the hinges of the winnowing door, which are characteristic of the 18th century (Plate 37), although the possibility of re-use needs to be considered. Farm buildings also often contain evidence for graffiti, providing some insight into those who worked or lived on the farm. The only piece of graffiti noted during

the brief visual inspection was the name 'J Bell' written in pencil on the internal side of the winnowing door (Plate 38). A Peter Bell is listed in early 20th century trade directories as being a farmer at Hoff Row (see 3.2.5 above), consequently it is possible that he farmed at Fellbeck Farm.



***Plate 1:** View looking north-east showing the gateway leading to the house at Fellbeck Farm*



Plate 2: View looking south-east showing the main elevation of the house



Plate 3: North end of the main elevation (north-west facing) (Scale = 2m)



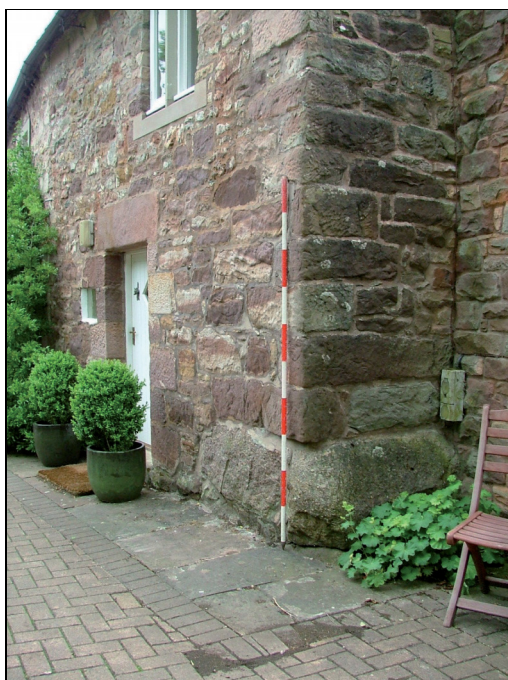
Plate 4: View looking south-west showing the main elevation



Plate 5: Detail of the main entrance leading into the present kitchen, showing the initials I S H and the date 1695 (Scale = 2m)



***Plate 6:** South end of the main north-west elevation showing a vertical construction break*



***Plate 7:** Detail of the large boulder used as part of the footings for the south addition to the house (Scale = 2m)*



Plate 8: Detail of the doorway into the southern addition to the house (Scale = 2m)



Plate 9: Detail of the two-light mullioned windows at first floor level in the main north-west elevation



Plate 10: Detail of one of the original heads of a two-light mullioned window, the mullion and jambs of which have been replaced



Plate 11: Detail of the north-west elevation of the addition to the north side of the original house



***Plate 12:** View looking south showing the north-east gable of the house containing small windows, and the single-storey addition (Scale = 2m)*



***Plate 13:** Detail of the small windows and horizontal piece of timber between the two uppermost blocked windows, north-east gable*



Plate 14: View of the north-east elevation as seen from the north-east



Plate 15: Left-hand blocked attic window, with the flue of the kitchen and first floor fireplaces to the right of photograph



Plate 16: Right-hand blocked attic window, although the recess is still open



Plate 17: South-east elevation



Plate 18: South end of the south-east elevation showing the relatively modern inserted doorway and windows, into what may have been originally a byre or stable



Plate 19: Part of the original south-east elevation of the house showing modern inserted windows, although the small window close to the addition may be original or may have been inserted when the addition was constructed



Plate 20: Detail of the extension against the south-east elevation which houses the staircase and bathroom (Scale = 2m)



Plate 21: North end of the south-east elevation showing the present sun room



Plate 22: South-east elevation of the single-storey extension against the north-east gable (Scale = 2m)



Plate 23: North-west elevation of the single-storey extension against the north-east gable of the house (Scale = 2m)



Plate 24: South-west elevation of lean-to, south end of house (Scale = 2m)



Plate 25: South-east elevation of the lean-to at the south end of the house (Scale = 2m)



Plate 26: Detail of the two spice cupboards located in the original section of the house

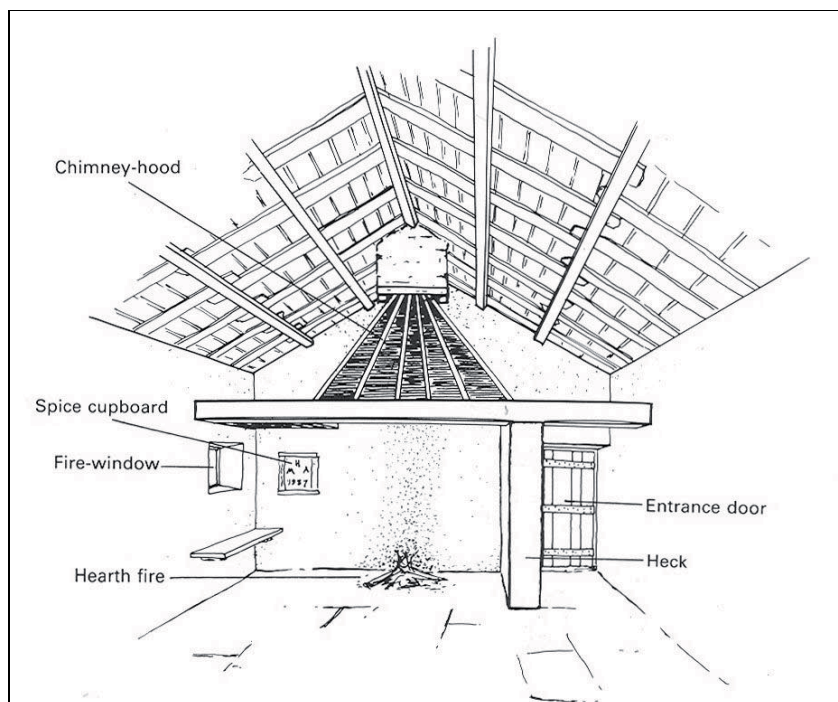


Plate 27: Sketch showing how the original fireplace may have looked in the earliest phase of the house (Source: Denyer 1991)

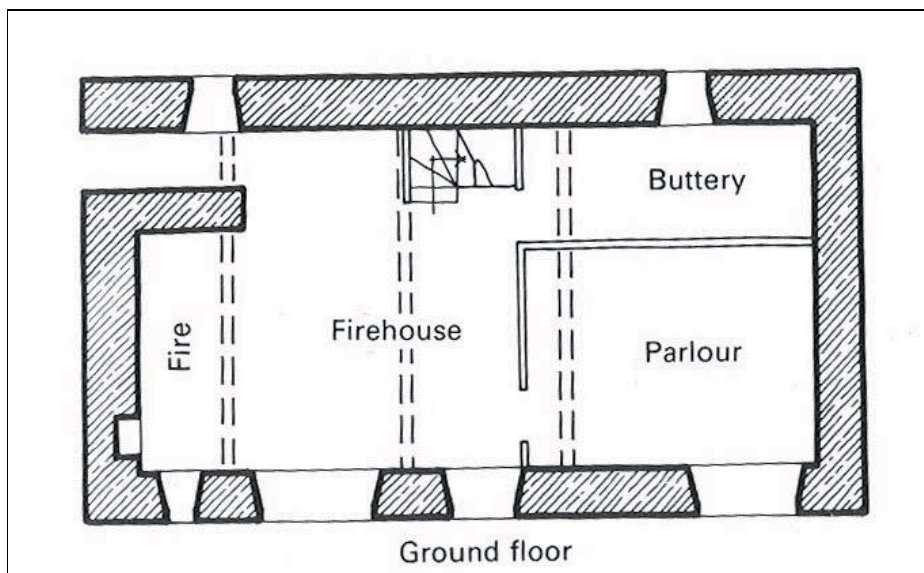


Plate 28: Sketch plan showing what the original layout of the ground floor of the earliest phase of the house may have been (Source: Denyer 1991)

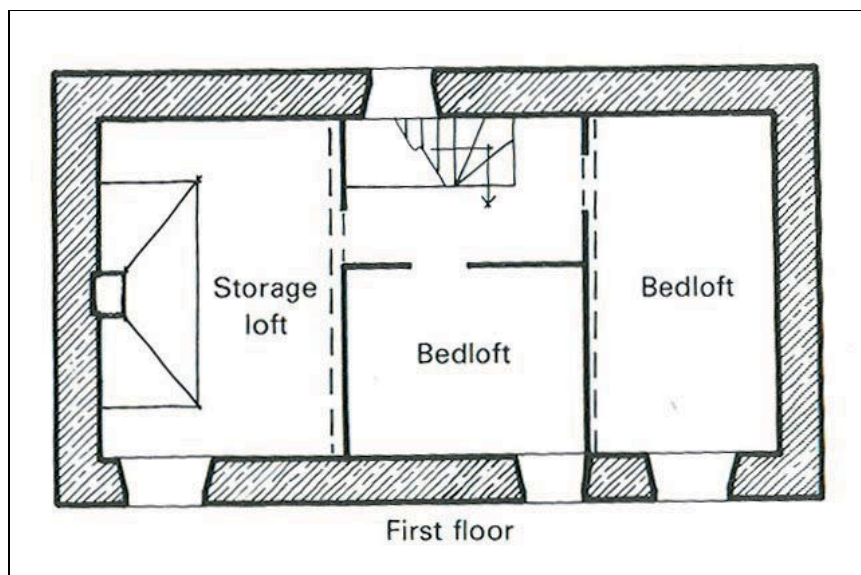


Plate 29: Sketch plan showing what the original layout of the first floor of the earliest phase of the house may have been (Source: Denyer 1991)



Plate 30: View looking north-east showing the entrance to the first floor of the bank barn



Plate 31: View looking south-west showing the north-east elevation of the bank barn (Scale = 2m)



Plate 32: Detail of the central cart shed doorway, north-east elevation of the bank barn (Scale = 2m)



Plate 32: Detail of a crude inscribed stone with the initials 'I H', north-east elevation of the bank barn



Plate 33: South-east elevation of the bank barn (Scale = 2m)

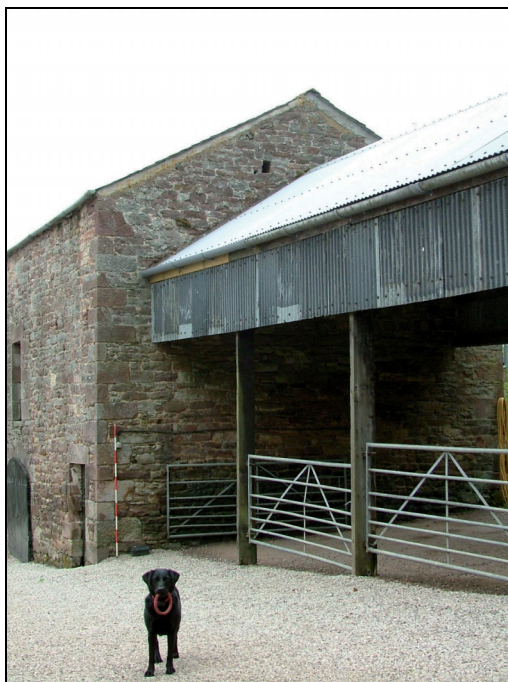


Plate 34: North-west elevation of the bank barn and modern shed



Plate 35: Detail of one of the roof trusses in the bank barn showing the reused timbers



Plate 36: Detail of the first floor door in the north-east elevation of the bank barn, possibly used as a 'winnowing door' (Scale = 2m)



Plate 37: Detail of one of the door hinges, first floor of the bank barn



Plate 38: Barely legible pencil graffiti 'J Bell' on the first floor door of the bank barn

5 CONCLUSION AND RECOMMENDATIONS

5.1 CONCLUSION

- 5.1.1 North Pennines Archaeology Ltd were commissioned to undertake a historic building assessment of the Grade II Listed house at Fellbeck Farm, known historically simply as Hoff Row, in order to inform a planning application for the demolition of the present sun room, and the erection of a larger version against the south-east elevation of the house, and the heightening of a single-storey extension against the north-east elevation, in line with the present ridge line of the property, to provide space for an additional bedroom.
- 5.1.2 Prior to the historic building assessment, a rapid desk-based assessment was undertaken in order to provide information on the origins, historical development and owners and occupiers of the building, where known. This research indicated that the earliest phase of the house was believed to date to the late 16th or 17th century, and is one of a number of properties in the locality of similar date and form. Historically, the property formed part of a small settlement known as Hoff Row, in the township of Hoff, which was located in the parish of Appleby St Lawrence. Documentary evidence provides information on the tenants of Hoff Row from the late 17th century, although it has not been possible to establish who were the actual occupiers of Fellbeck Farm, as all the dwellings were simply listed under 'Hoff Row' until modern times. There is reference to the Hall family having lived at Hoff Row for '*upwards of 400 years*', with several of the family having been known for their long lives, for example John Hall died in 1716 aged 109 years (Parson and White 1829, 525). It is possible that the date stone referred to in the listed building description may refer to John Hall and his wife, although it has not been possible to attribute for definite the Hall family to Fellbeck Farm. His son was also known as John, and the date and initials 'I H 1719' on the carved oak door of the spice cupboard in the present lounge may refer to him (the letter 'I' often being used in inscriptions for 'J'). The only occupant to be directly attributed to Fellbeck Farm was Robert Egglestone in 1910, when the farm extended to around 40 acres, and the owner was John Wilkinson of Thrimby Grange near Penrith. A full history of the property goes beyond the scope of the present study, however it is hoped that future research may establish which families were associated with each particular property at Hoff Row.

- 5.1.3 The historic building assessment has revealed that the earliest phase of the property consisted of a two-storey, one room deep house with its main entrance in the north-east gable (now the doorway between the kitchen and the lounge). The presence of the two spice cupboards and the remains of a 'heck' suggest a property which may have been constructed in the 17th century, as suggested by examples provided by Brunskill, although this form of two-unit house was also used well into the 18th century (Brunskill 2002, 66). At some point, possibly also in the 17th century, the house was extended to the north-east to provide a kitchen with two bread ovens at ground floor level, and bedroom at first floor level. The main entrance into the property was altered, and was inserted in this addition, with an inscribed date stone 'I and S H 1695', and decorative moulded jambs. It must be noted, however, that it is necessary to be cautious with regards to date stones; they do not necessarily commemorate a new building phase, they may relate to a marriage or significant event, and they are often reset from elsewhere, so the presence of this date within the addition to the earlier building does not necessarily provide a date for the modifications.
- 5.1.4 The area that will be affected by the proposed alterations at Fellbeck Farm are located in the north-east gable of this addition, which contains four small windows, two at first floor level and two now-blocked at attic level, which possibly lit servants rooms in the 'garret'. None of these windows display any evidence for architectural features, and of the two which lit the attic space, one is now completely blocked-up, whilst the other retains its recess internally.
- 5.1.5 The other area of the property which will be affected by the proposed alterations is part of the south-east elevation of the main house, and the single-storey extension against the north-east gable. None of these areas displayed any evidence for architectural or archaeological features which would be affected by the proposed scheme of works.

5.2 RECOMMENDATIONS

- 5.2.1 As the whole of the external walls, including those areas which will be affected by the proposed alterations at Fellbeck Farm have been photographed and analysed, no further archaeological work is deemed necessary. Copies of the photographs will be retained in an archive which will be ultimately be deposited at a suitable repository.

6 BIBLIOGRAPHY

6.1 MAPS

Saxton's Map of Westmorlandie and Cumberlandia 1576 (Reproduction)

Thomas Jefferys Map of Westmorland 1770 (Reproduced in four sections from the original engravings, Cumberland and Westmorland Antiquarian and Archaeological Society 2001)

Hodgson's Map of Westmorland 1823-1825, Kendal Record Office

Plan of Hoff and Drybeck Commons in the Parish of St Lawrence Appleby 1823, Kendal Record Office Ref: WQR/I 41

Drybeck and Hoff Tithe Map and Award 1842, Kendal Record Office Ref: WDRC/8/11

First Edition Ordnance Survey Map 1863, 6" to 1 mile scale, Westmorland Sheet 15

First Edition Ordnance Survey Map c.1865, 25" to 1 mile scale, Westmorland Sheet 15. 6 (B)

Second Edition Ordnance Survey Map 1898, 25" to 1 mile scale, Westmorland Sheet 15.6

Third Edition Ordnance Survey Map 1915, 25" to 1 mile scale, Westmorland Sheet 15.6

Ordnance Survey Map 1970, 1:2500 scale, Plan NY6617-6717

6.2 SECONDARY SOURCES

Brunskill, R.W, 2002, *Traditional Buildings of Cumbria*, London: Cassell

Bulmer, T.F & Co, *History, Topography and Directory of Westmorland* 1885

CFWI (Cumbria Federation of Women's Institute's), 1991, *The Cumbria Village Book*, Newbury: Countryside Books

Denyer, S, 1991, *Traditional Buildings and Life in the Lake District*, London: Victor Gollancz Ltd/Peter Crawley in association with The National Trust

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

IfA, 2008a, *Standard and Guidance for Archaeological Desk-Based Assessment*, Institute of Field Archaeologists: Reading

IfA, 2008b, *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, Institute of Field Archaeologists: Reading

Lee, J, 1998, *The Place Names of Cumbria*, Carlisle: Cumbria County Council

Nicolson, J and Burn, R, 1777, *The History and Antiquities of the Counties of Westmorland and Cumberland, Volume I*, Republished 1976 by E P Publishing Ltd/Cumbria County Library

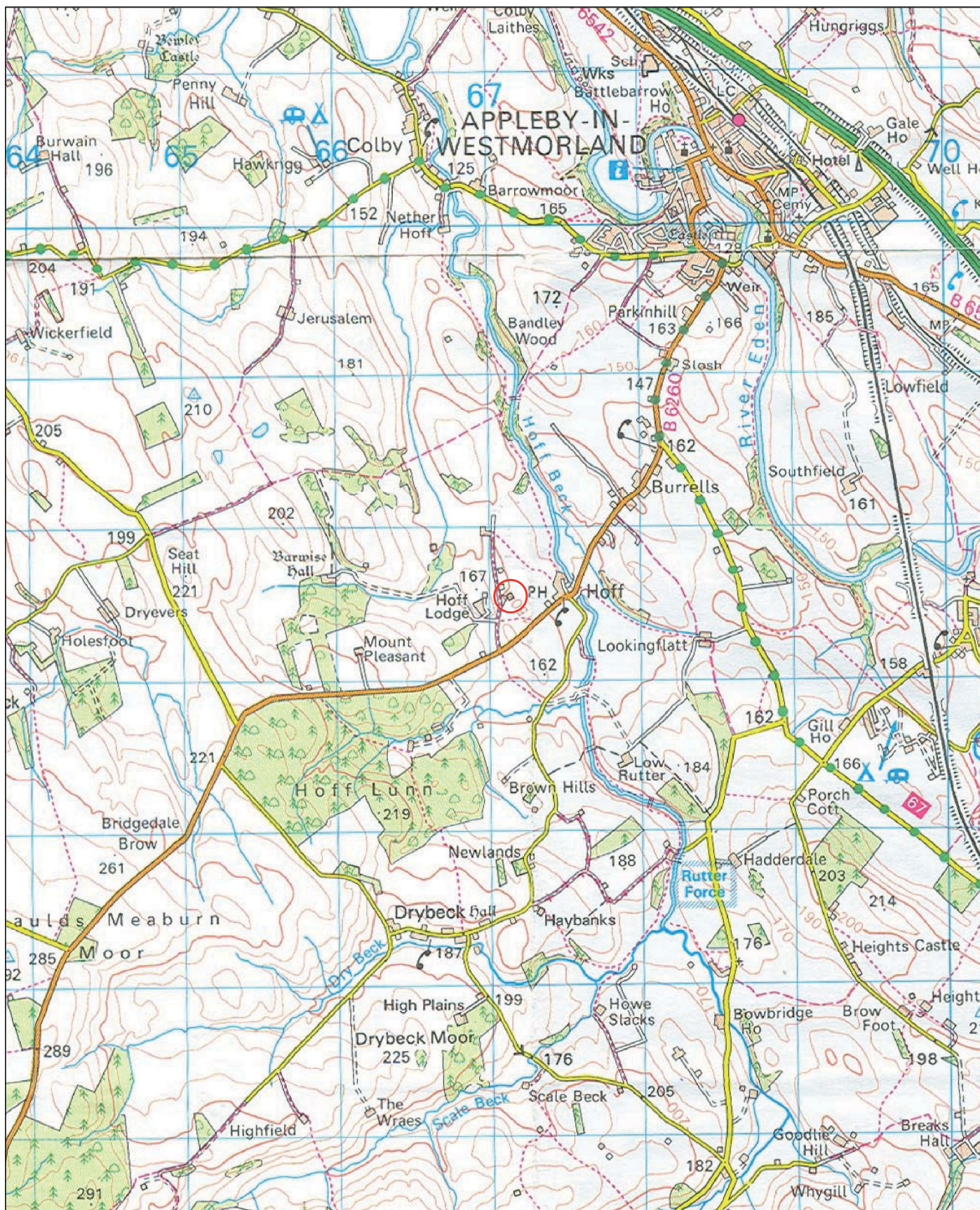
Palmer, J.H, 1952, *Historic Farmhouses in and Around Westmorland*, Kendal: Westmorland Gazette Ltd

Parson, W and White, W, 1829, *History, Directory and Gazetteer of Cumberland and Westmorland*, Republished by Michael Moon 1984

Pevsner, N, 2002, *The Buildings of England: Cumberland and Westmorland*, Yale University Press, First Published by Penguin Books 1967

RCHME, 1936, *An Inventory of the Historical Monuments in Westmorland*, Royal Commission on Historical Monuments England, London: His Majesty's Stationery Office

APPENDIX: FIGURES



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm, Hoff
SCALE: 1:50 000 at A4
REPORT No: CP1190/10
CLIENT Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 1

KEY:



Site Location



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732

Figure 1 : Site Location

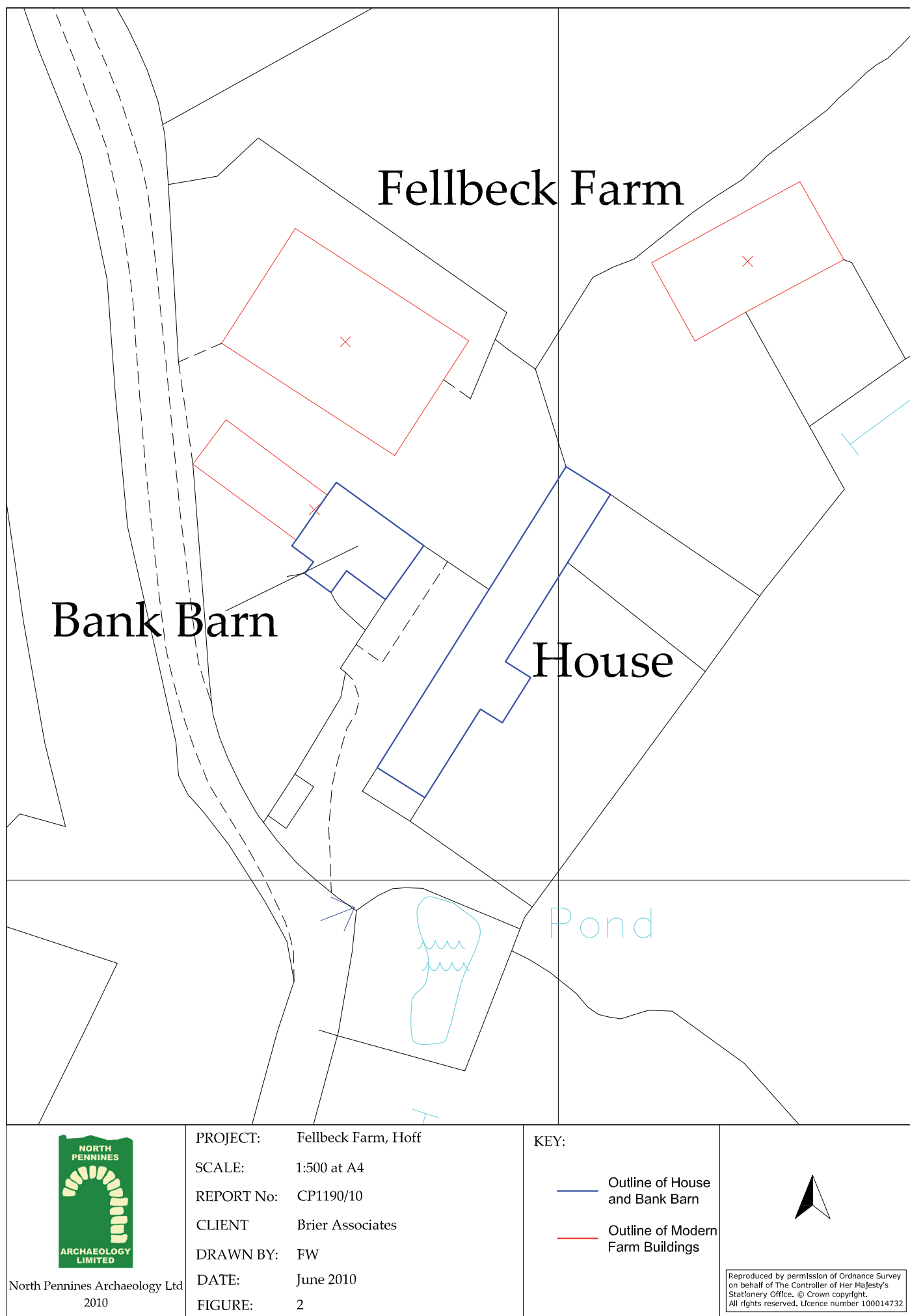
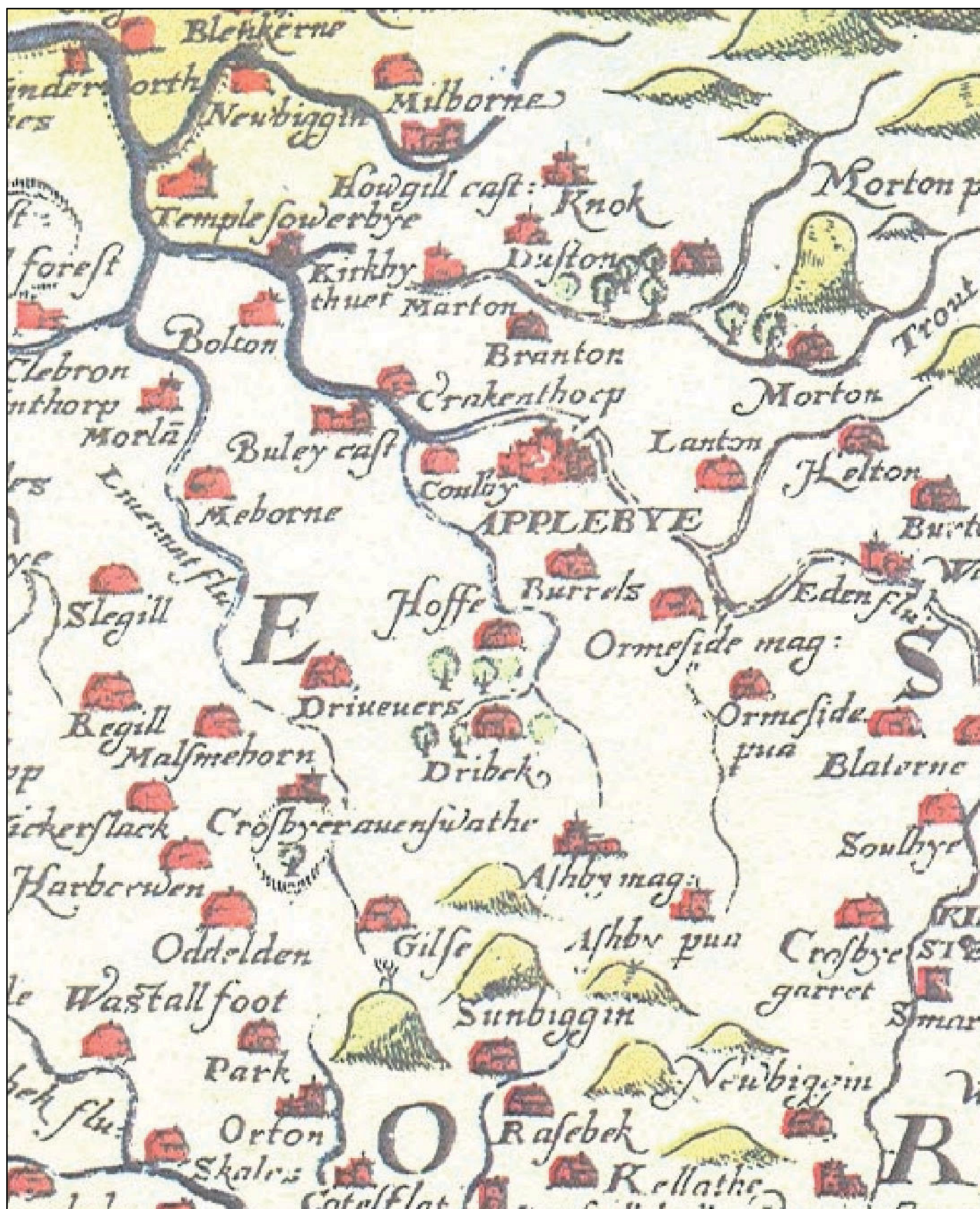


Figure 2 : Site Plan



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm, Hoff
SCALE: Not to Scale
REPORT No: CP1190/10
CLIENT: Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 3



Figure 3 : Extract from Saxton's Map of Westmorlandie and Cumberlandia 1576



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm, Hoff
SCALE: Not to Scale
REPORT No: CP1190/10
CLIENT Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 4

KEY:



Approximate Site
Location



Figure 4 : Extract from Thomas Jefferys Map of Westmorland 1770

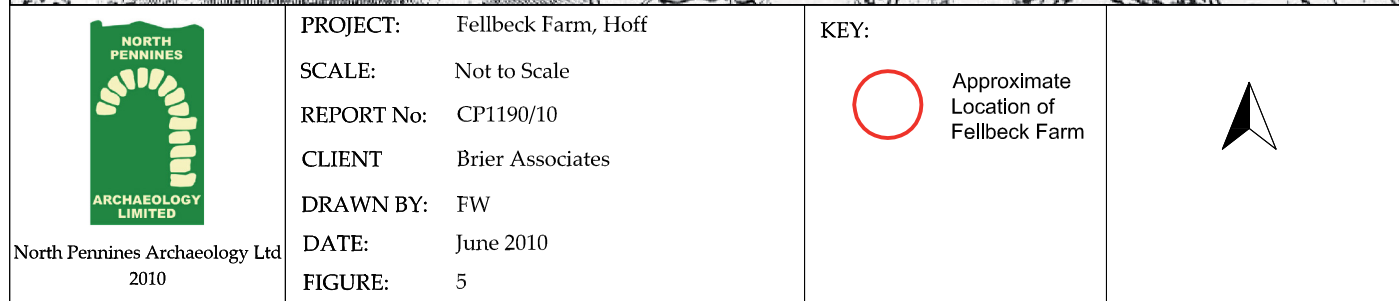
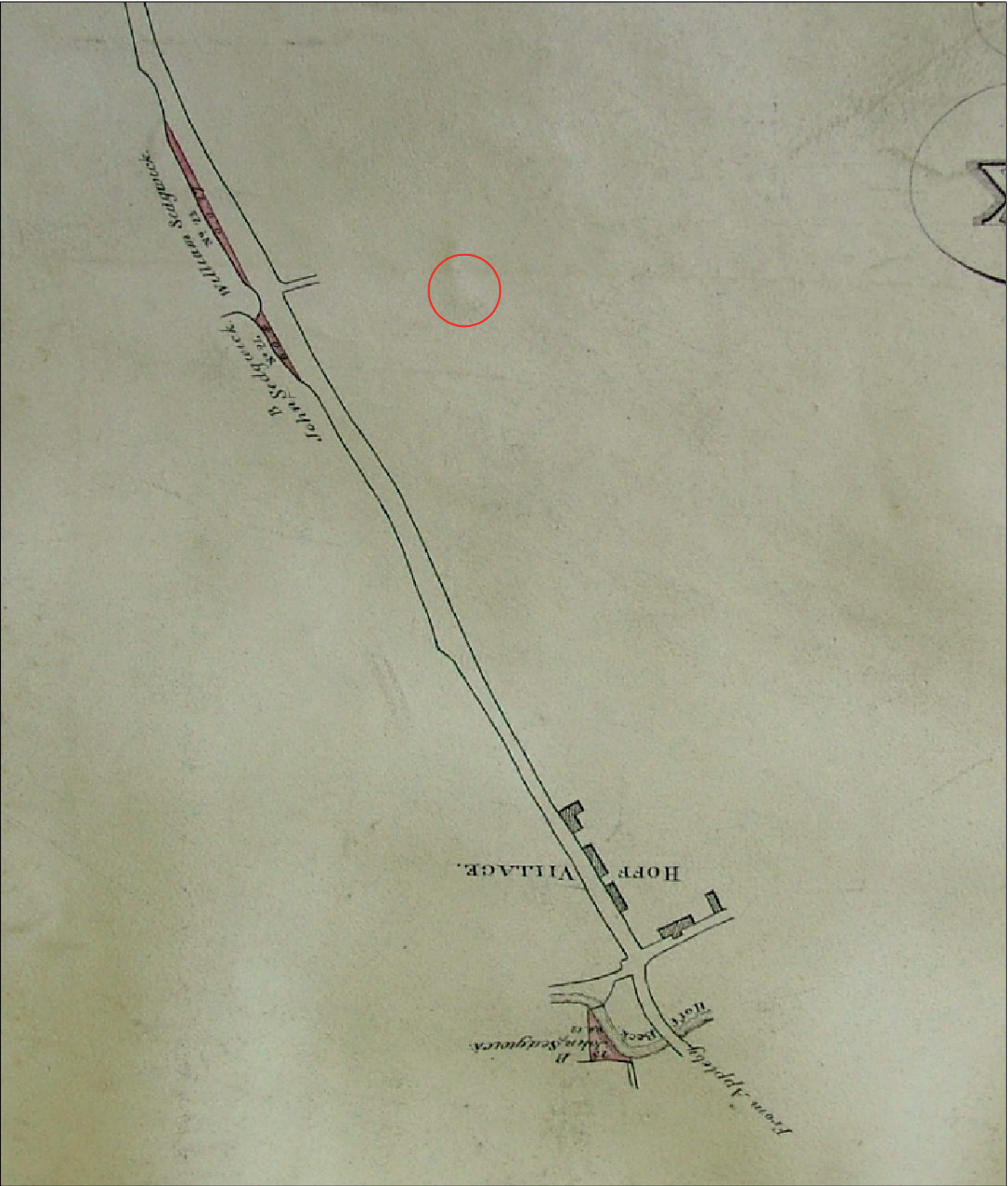


Figure 5 : Extract from Hodgson's Map of Westmorland 1823-25



North Pennines Archaeology Ltd

2010

Fellbeck Farm, Hoff

CLIENT:

Brier Associates

SCALE: Not to Scale

DRAWN BY: FW

DATE: June 2010

KEY:



Approximate
Location of
Fellbeck Farm



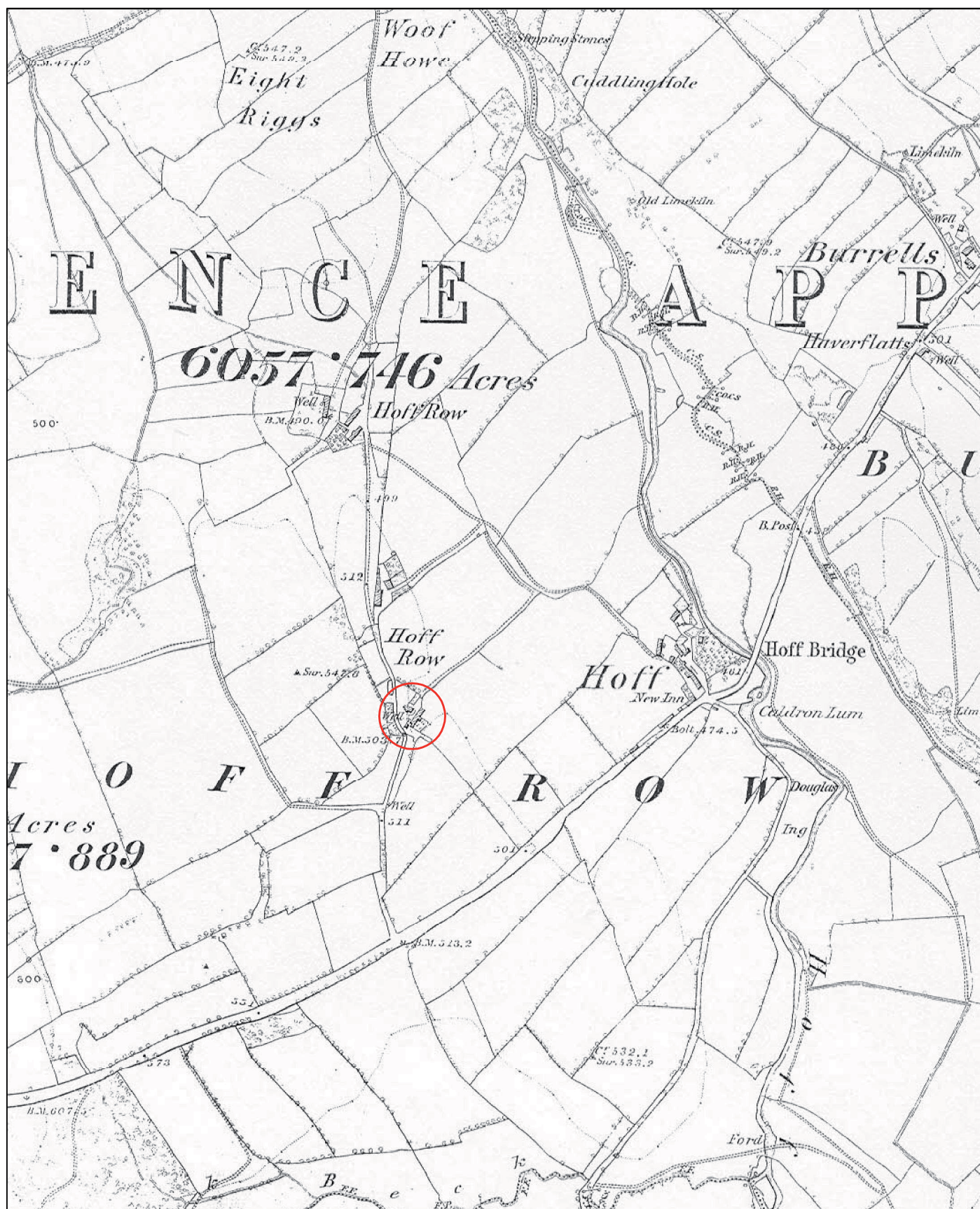
REPORT No:

CP1190/10

FIGURE:

6

Figure 6 : Extract from a Plan of Hoff and Drybeck Commons 1823



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm , Hoff
SCALE: Not to Scale
REPORT No: CP1190/10
CLIENT Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 7

KEY:

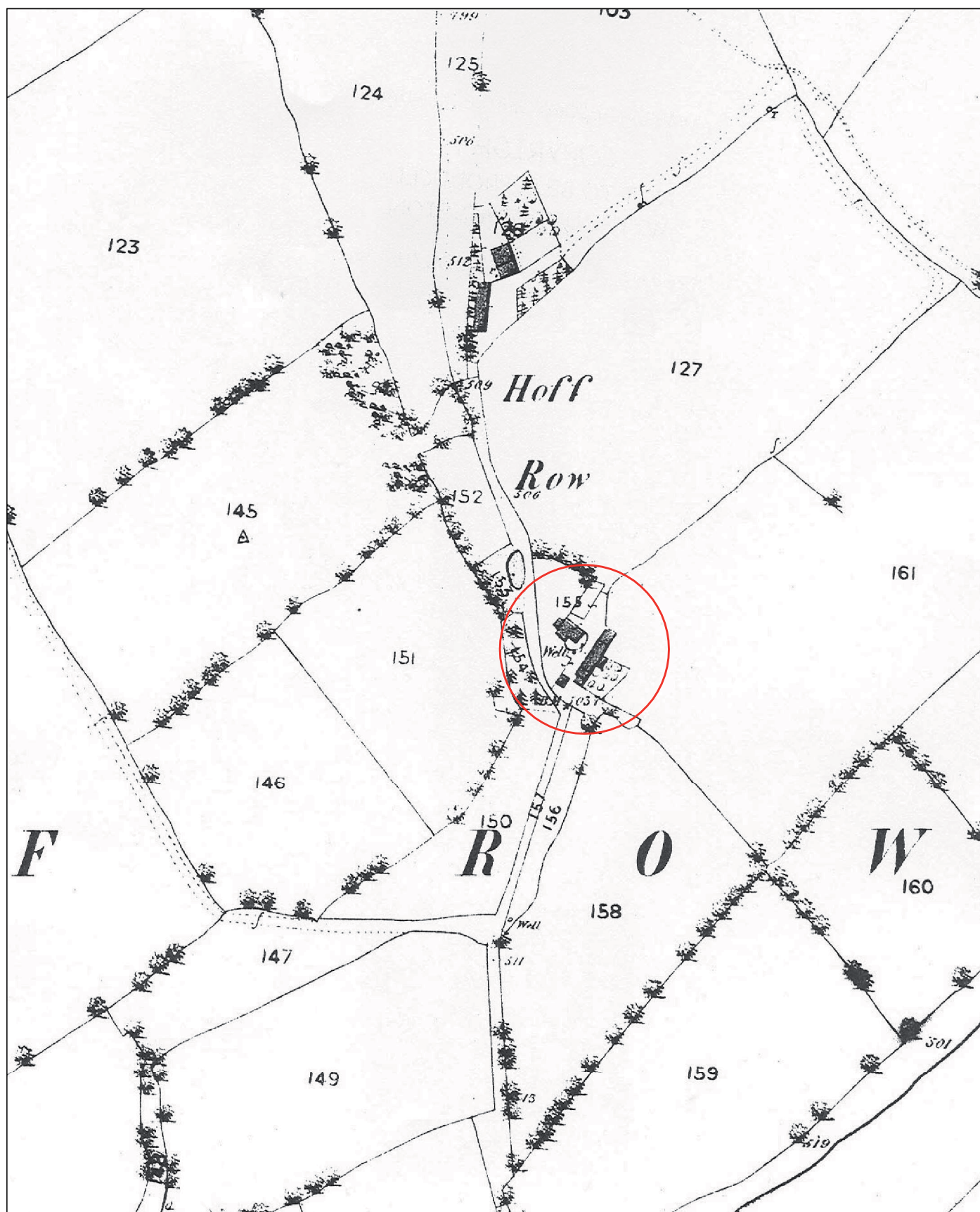


Site Location



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationary Office. © Crown copyright.
All rights reserved. Licence number 100014732

Figure 7 : First Edition Ordnance Survey Map 1863 (6" to 1 mile scale)



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm, Hoff
SCALE: Not to Scale
REPORT No: CP1190/10
CLIENT: Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 8

KEY:



Site Location



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732

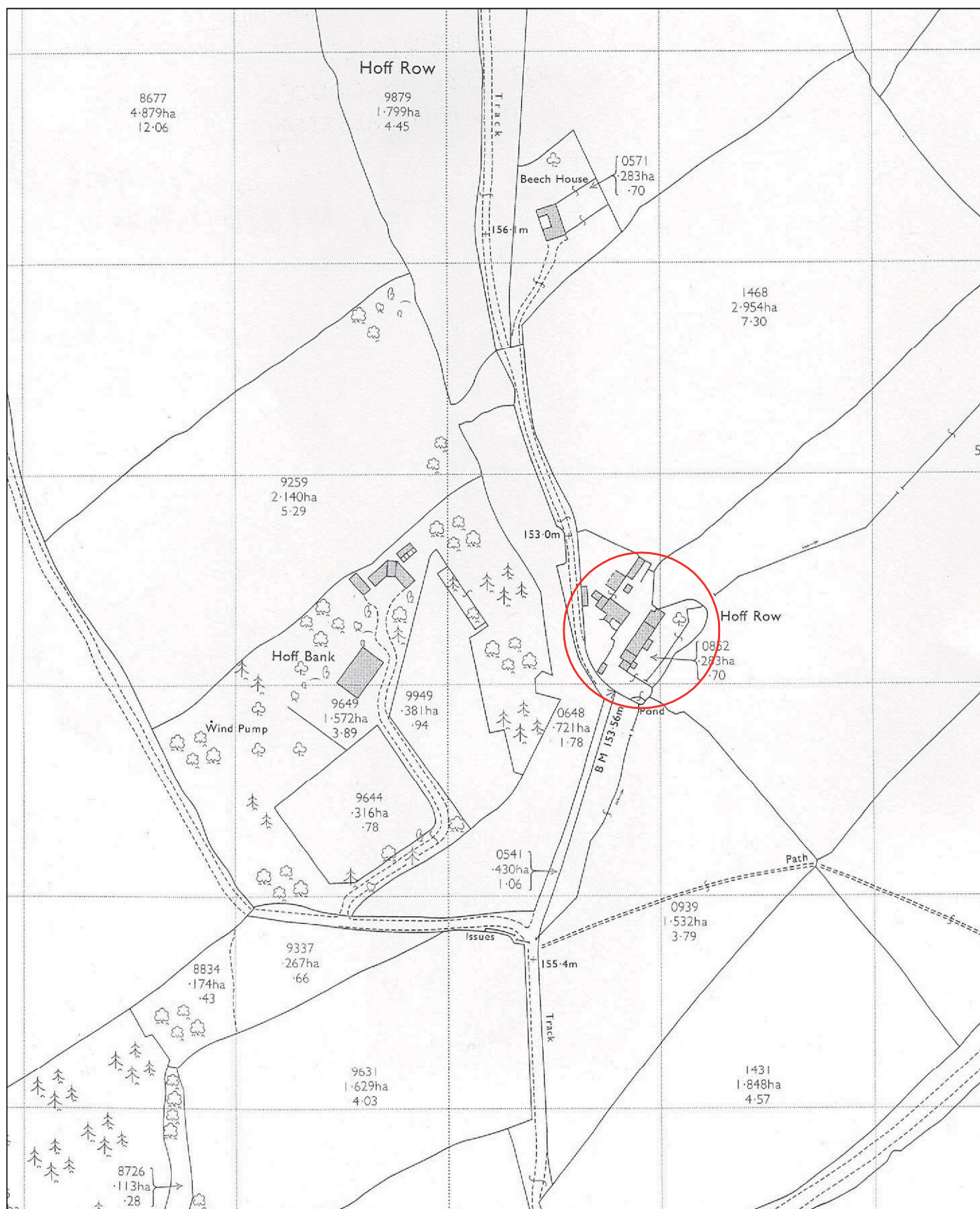
Figure 8 : First Edition Ordnance Survey Map c1865 (25" to 1 mile scale)



Figure 9 : Second Edition Ordnance Survey Map 1898 (25" to 1 mile scale)



Figure 10 : Third Edition Ordnance Survey Map 1915 (25" to 1 mile scale)



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm, Hoff
SCALE: 1:2500 at A4
REPORT No: CP1190/10
CLIENT: Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 11

KEY:



Site Location



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732

Figure 11 : Ordnance Survey Map 1970 (1:2500 scale)

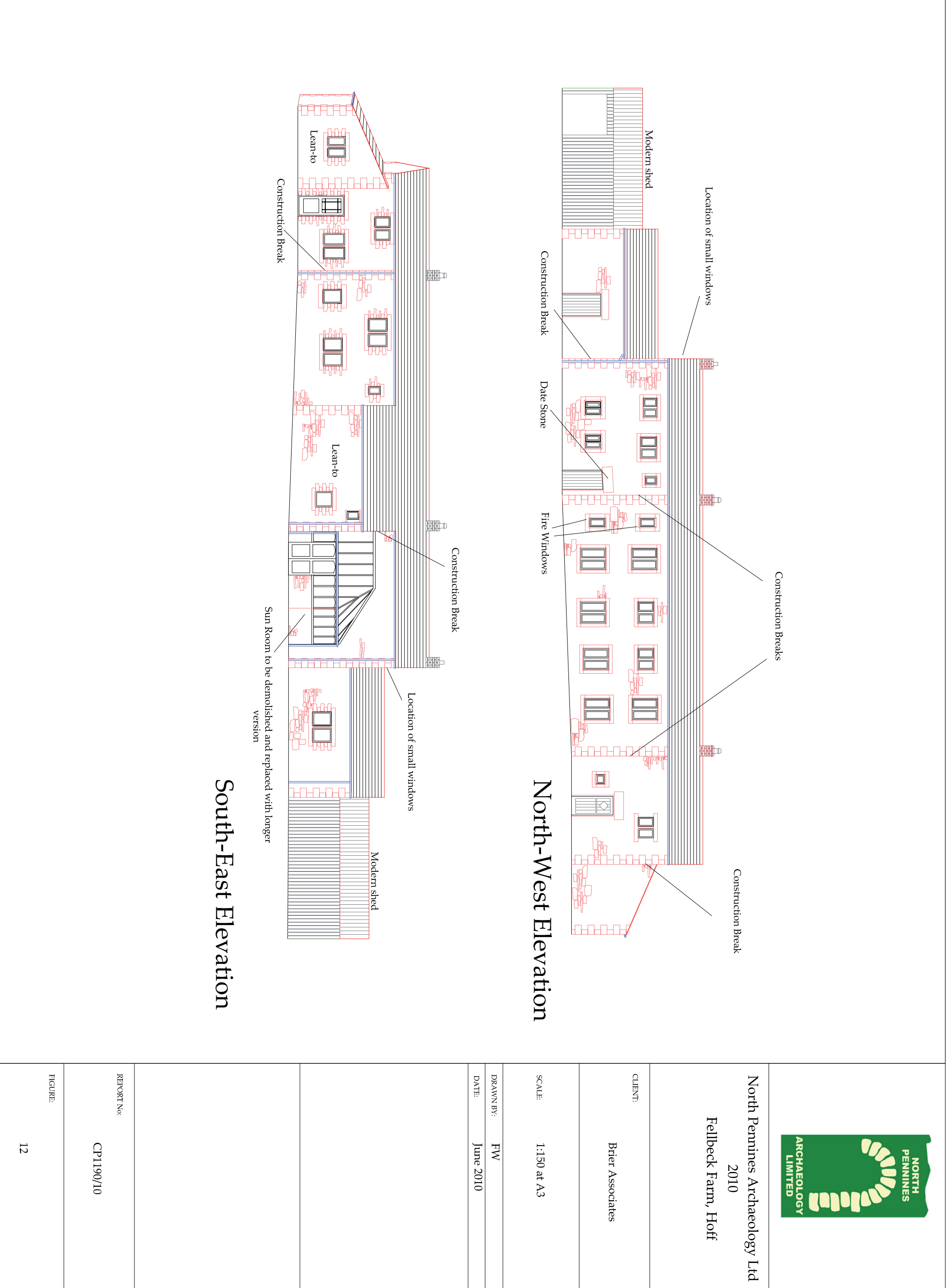
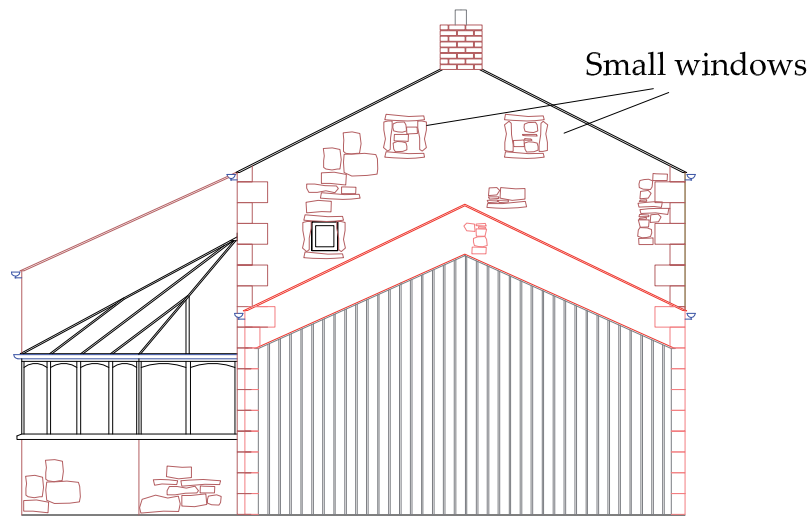
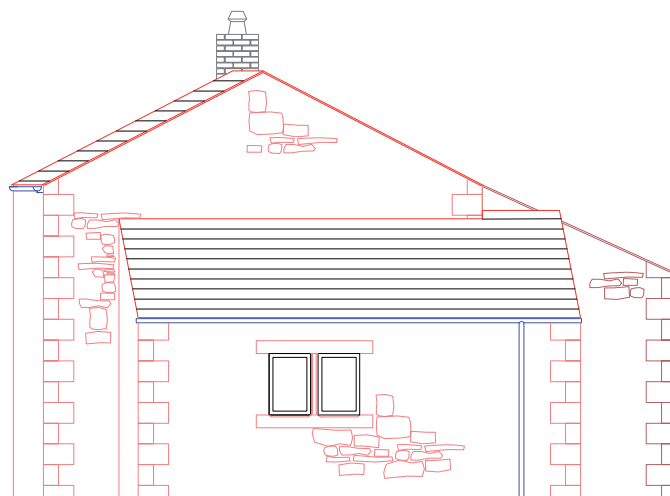


Figure 12 : North-West and South-East Elevations of the House



North-East Elevation



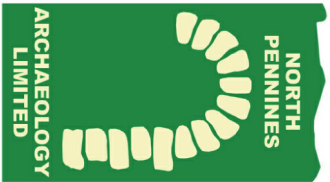
South-West Elevation



North Pennines Archaeology Ltd
2010

PROJECT: Fellbeck Farm, Hoff
SCALE: 1:100 at A4
REPORT No: CP1190/10
CLIENT Brier Associates
DRAWN BY: FW
DATE: June 2010
FIGURE: 13

Figure 13 : North-East and South-West Elevations of the House



North Pennines Archaeology Ltd
2010
Fellbeck Farm, Hoff

CLIENT:

Brier Associates

SCALE: 1:150 at A3

DRAWN BY: FW
DATE: June 2010



REPORT No:

CP1190/10

FIGURE:

14

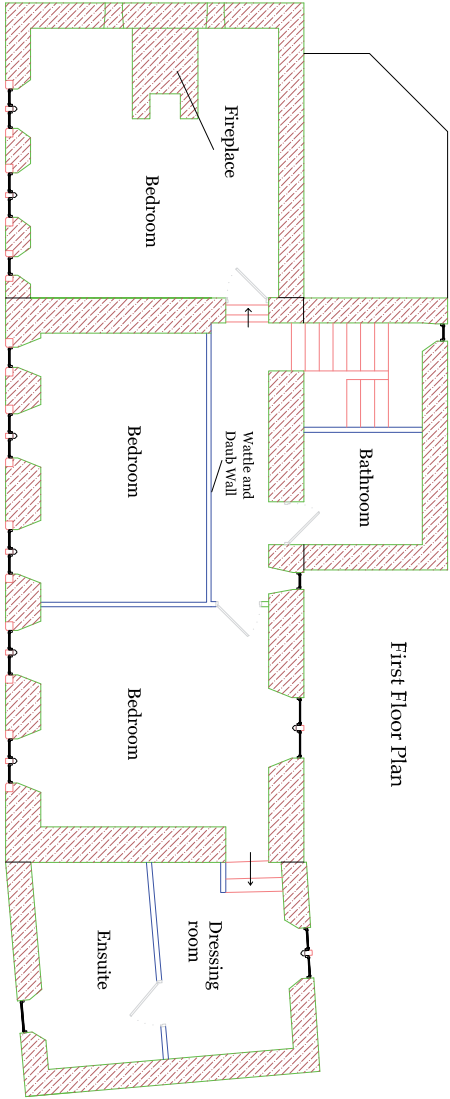
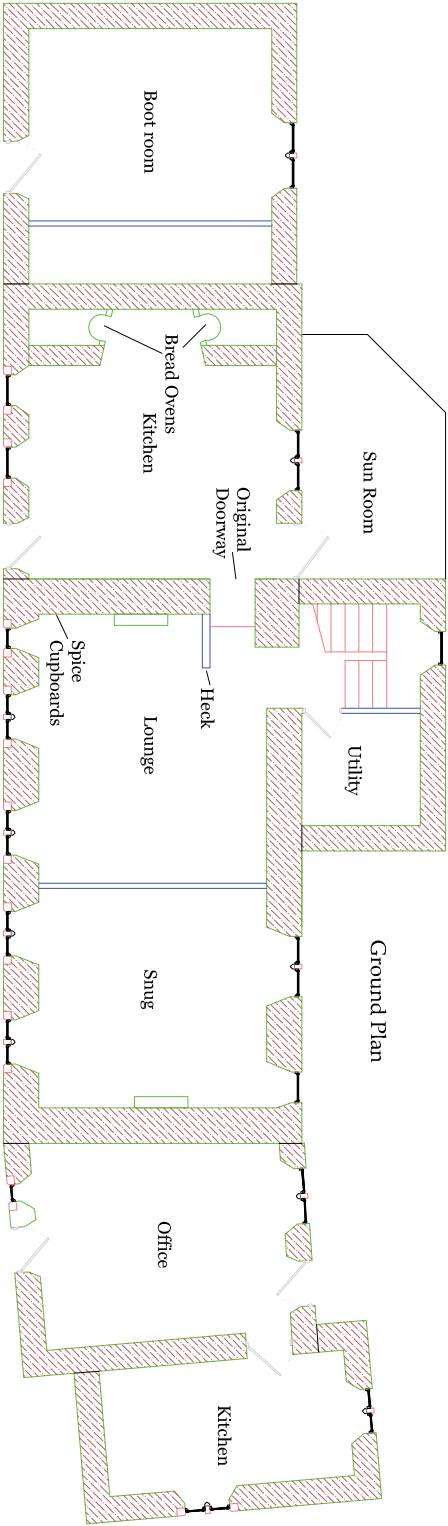


Figure 14 : Ground and First Floor Plans of the House