

CFA Archaeology Ltd

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Historic Building Recording

Site & Landscape Survey

Geophysical Survey

High Crindledyke Farm, Carlisle, Cumbria Standing Building Survey

Report No. 1973

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**High Crindledyke Farm,
Carlisle, Cumbria
Standing Building Survey**

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1. INTRODUCTION

1.1 General

This report presents the results of a Level 3 standing building survey undertaken by CFA Archaeology Ltd (CFA) at High Crindledyke Farm, Kingmoor, Carlisle, Cumbria (NGR NY 3381 5604, Fig. 1) during October 2011. The work was commissioned by Story Homes Ltd.

Item 17 of the Planning Statement produced by Cumbria County Council states that prior to the demolition of High Crindledyke Farm a Level 3 standing building survey will be undertaken in line with English Heritage (2006). A site visit was conducted by Dr Mike Cressey, CFA's Building Surveyor, in 2008 to assess the architectural character of High Crindledyke Farm, the results of which were incorporated into the cultural heritage statement of the Crindledyke Masterplan. A Written Scheme of Investigation (WSI) was produced by CFA and based upon documents passed to CFA by Story Homes. The WSI was agreed by Jeremy Parsons, Cumbria County Council's Archaeologist preceding the building survey.

1.2 Background

Crindledyke Farm is a typical courtyard steading with three ranges surrounding the farmyard (Fig. 1). The farmhouse dates to the late 18th century and is built of red brick, with three sides covered in a wet-dash render. The north-facing elevation, which is render free, has three bays, the middle of which has an off-set doorway surmounted by an arched window lighting the main staircase. Projecting off the east gable are a series of ancillary buildings of mixed date ranging from the early 19th century to 20th century. The south elevation is rendered and has three bays which incorporate a central doorway and square-headed windows with white painted raised-margins.

The north range has been partly demolished following a recent fire, although the surviving elements appear to date to the late 18th century and includes the shell of a lofted barn with slit vents. A section of wall that is related to another rectangular building forms the load bearing wall for two modern sheds. The west range incorporates a brick-built threshing barn which has been converted into a grain silo. This is attached to a modern steel-framed workshop and lean-to implement shed.

2. Objectives

The objectives of the programmes of archaeological works were:

1. To carry out a desk-based assessment and place the farm in its historical context and to provide details, where known, on the building's architects, builders, patrons and owners.
2. To produce a Level 3 standing building record of the farmhouse, barns and all associated agricultural buildings
3. To produce a Historic Building Survey report outlining the results of the work.

2. METHODOLOGY

2.1 General

CFA follows the Institute for Archaeologists' Code of Conduct, Standards and Guidelines for Historic Building Survey as appropriate.

2.2 Desk-based Assessment

An examination of readily available desk-based sources, namely historical maps and information on listed buildings and secondary sources relevant to local vernacular building traditions, were examined in the County Records Office, Carlisle. The maps examined are listed in Section 8. Extracts from the Census records for High Crindledyke Farm for the years 1841 to 1891 were also examined to provide the names of the residents and their occupation.

The desk-based survey was carried out prior to the commencement of the standing building survey. The Historic Environment Records Officer for Cumbria was contacted to determine what information was held on the SMR.

2.3 Building Survey

The specific building requirements approved by Cumbria County Council are listed in Table 1. Level 3 surveys are specified by English Heritage (English Heritage 2006) as an analytical record supported by historical and cartographic detail.

| Building | Metric Survey | Photographic Survey |
|------------------------------------|---|------------------------------------|
| Farmhouse and ancillary buildings | All exterior elevations to Level 3 | All interior elevations to Level 3 |
| Farm House and ancillary buildings | Ground & First floor plan to Level 3 | All interior floors to Level 3 |
| North and West Ranges | All exterior elevations to Level 3 | All interior elevations to Level 3 |
| North and West Ranges | Ground and first floor plans to Level 3 | All interior floors to Level 3 |

Table 1. Building recording requirements at High Crindledyke Farm

Building elevations were surveyed using an industry standard Total Station in REDM mode to create a series of wireframes which were transposed by Penmap and CAD to produce Figures 3a-c, 5a-b, and 6a-b. Ground and first floor plans (Figs 4a-b) of the farmhouse (Building 4) are based on measured sketches using a hand-held Leica distometer. The client's base map of the farmstead was annotated using the same method as above and included the addition of all building walls, partitions and openings.

A photographic record was maintained during the survey using a Nikon D300 camera. A catalogue of digital images produced is included in Appendix 1 and copied to CD.

All interiors were photographed on a room by room basis. Each room was afforded a unique unit number to allow cross-reference to the photographic record. The photographs were taken on the ordinal points to ensure comprehensive photographic cover. All internal building elevations were recorded by photography only.

3. DESK-BASED ASSESSMENT RESULTS

3.1 Cartographic

'High Grinel Dike' is shown at the current location of the farm on Thomas Donald's map of Cumberland dated 1774 (not shown). The 1820 tithe map (Fig 2a) depicts a courtyard farmstead named as *Cringle Dyke*. The farmhouse is depicted on the south range, with a rectilinear building situated on its east side. Two buildings are shown at the east end of the range aligned north-south. On the north range is a large rectangular building with a narrower building adjoining. At the east end there is a building built on to it at a right angle. On the west side there is a rectangular building with outshot entrance flanked by two smaller structures.

The 1865 First Edition Ordnance Survey map (Fig 2b) depicts a formal courtyard steading with the principal ranges surrounding the farmyard. The north range comprises a linear range with right-angle returns at each end and an outshot building on the north side. The farmhouse is depicted with a narrow rectilinear building on its east side. A single detached building is present to the east.

There are no notable changes on subsequent Ordnance Survey map editions. The 1901 Ordnance Survey map shows that the north range is unaltered while alterations have occurred at the east end of the south range with the addition of an L-shaped building. The 1939 revised Ordnance Survey map (Fig 2c) shows little further change, with extension northwards of the north range. There are some minor changes throughout its history in relation to ancillary buildings, probably lean-tos and sheds, around the core block but there is relatively little change in the basic layout of the steading since the mid 19th century. By 1974, the plan is the same as seen today.

3.2 Bibliographic

The Tithe Apportionment Schedule lists John Hewitt as the landowner with Christopher Blackburn as tenant (Table 2). The results show that arable farming was the main economic base of the farm during the early 19th century.

| Landowner | Tenant | Item | Rent Charge |
|-------------|-----------------------|------------|-------------|
| John Hewitt | Christopher Blackburn | Homestead | £0 2s.6d |
| Ditto | Ditto | Stack yard | £0.1s 9d |
| Ditto | Ditto | Orchard | £0 3s 6d. |
| Ditto | Ditto | Wood | £0 3s 0d |
| Ditto | Ditto | Arable | £48 13.3s |

Table 2. Tithe apportionment value of Crindledyke Farm in 1820

The Cargo Parish census returns were examined and the names of the tenant farmers at High Crindledyke are shown in Table 3.

| Year | Name | Mar. Status | Age |
|------|---------------|-------------|-----|
| 1841 | George Irving | Married | 40 |
| 1851 | Thomas Baxter | Widower | 77 |
| 1861 | Thomas Blake | Married | 44 |
| 1891 | John Hodgson | Widower | 82 |

Table 3. Census returns listing the names of the tenant farmers at Crindledyke Farm

4. BUILDING SURVEY RESULTS

4.1 General Description of the Buildings

The general layout of High Crindledyke farm is described here: this is confined to the main buildings (Buildings 1-5 and 7) only, as the rest are modern 20th century agricultural buildings of no historical interest. The buildings are described in clockwise order and are shown on the general layout plan. The functions of the buildings at the time of the survey are listed in Table 4. Numbers in bold and parentheses relate to architectural feature numbers on the respective elevation drawings.

| Range | Building No | Function | Phase |
|-------|-------------|------------------------------------|--|
| South | 1 | Byre with adjoining chemical store | 20 th century |
| South | 2 | Store shed and utility room | 20 th century |
| South | 3 | Two storey domestic extension | 19 th century core with 20 th century refurbishment |
| South | 4 | Farmhouse | Late 18 th century modernised in the 20 th century |
| West | 5 | Barn/grain silo | Late 18 th century core with 20 th century alterations |
| West | 6 | Workshop | 20 th century |
| North | 7 | Workshop/stores | Late 19 th century |
| North | 8 | Derelict barn | Late 18 th century |
| North | 9 | Lean-to shed | 20 th century |
| North | 10 | Timber-framed barn | 20 th century |
| North | 11 | Steel-framed implement shed | 20 th century |
| North | 12 | Lean-to shed | 20 th century |

Table 4. Function of the individual buildings on each range and relative phase

4.2 South Range

4.2.1 Building 1: Byre

External detail

Building 1 comprises a brick-built byre that was originally a milking shed prior to its conversion to a byre. The building is rectangular and measures 13.4m by 5.6m. The north-facing elevation is largely featureless with red-brick walls (**1/1**) incorporating ventilation grilles (Fig 3a). The wall is built in English Garden bond (5:1). The roof is clad with corrugated asbestos (**1/2**). At the west end of the building there is a distinct break in build where the main build meets a section of earlier brickwork (**1/3**). A large sliding metal door (**1/4**) leads into a general storage area. The east gable (Fig. 3d, Plate 1) incorporates a large rectangular bay opening (**1/5**) but the sliding door has been removed. Above the doorway is a four-paned window (**1/6**).

Internal detail

Three composite iron A-frame trusses support the asbestos roof (Plate 2). The north and south-facing elevations have been rendered with cement to a height of 1.2m. Scars within the render mark the position of milking stalls. The floor is concrete with a central drain.

At the west end of the byre there are two compartments accessed by a doorway. One is a small chemical store measuring 4m by 1.2m and is unlit. The second is accessed by a small doorway in the partition wall. The storeroom measures 3.7m by 3.3m and access is gained to the courtyard through the large sliding door (1/4). The interior walls are whitewashed and featureless. The south-facing elevation is hidden behind a steel-framed shed.

4.2.2 Building 2: Stores and Utility Room

External detail

Building 2 occupies a rectangular footprint and is built of brick (2/1, English Garden bond 5:1) on the north-facing elevation (Fig. 3a, Plate 3) and a mixture of brick and cobbles on the south-facing elevation (Fig. 3c). The building is accessed by a double-leaved plank-built door (2/2) on the north-facing elevation. The pitched roof is coved with slate (2/3).

On the south elevation the facade is rendered (2/4) (Plate 4). A modern two-panelled door provides access (2/5). A two-paned window lights the utility room (2/6). A small square windowless opening (2/7) is present below eaves height.

Internal detail

The interior of Building 2 is partitioned by a brick wall forming two compartments. The easternmost room has a cobble-built whitewashed west-facing wall. The brick partition wall is featureless. The larger room is the farm's utility room measuring 6m by 5m. The room is accessed by a modern PVC door on the south-facing elevation and lit by a two-paned casement window. The ceiling is lined with tongue-and-grooved planks. A plank-built door provides access into a small storeroom and to the farmyard.

4.2.3 Building 3: Extension

External detail

Building 3 comprises a fairly recent refurbished extension. The exterior north-facing elevation incorporates a passage wall which is brick-built and covered with pebble-dash render (3/1) (Fig. 3a). A modern half-panelled door provides access to the interior of the extension and the main farmhouse (Building 4). A four-paned wooden window lights the passage (3/2). The passage lean-to roof is covered with slate (3/4). The main wall (3/5) of the extension is red-brick (English Garden bond 6:1). A two-paned window (3/6) is surmounted by a segmented flat arch. The pitched roof is covered with concrete roof tiles (3/7). The chimney stack (3/8) has been heightened by four courses of brick.

The exterior south-facing elevation is harled with pebble-dash render (3/9) (Fig. 3c). The fenestration includes a ground floor casement window (3/10) and a two-paned (1-over-1) casement on the first floor. The roof (3/7) is the same as on the south-facing elevation.

Interior ground floor

A single room is present on the ground floor (Room 8) which measures 5.1m by 4.5m (Fig 4a). The room is lit by a casement window on the north-facing elevation and a window (3/10) on the south-facing elevation. The interior walls are all modern. A modern 12-paned glass door allows access into the passage. A simple softwood staircase is situated on the east-facing elevation.

Interior first floor

The first floor has three rooms (Rooms 10-12) (Fig 4b). Rooms 10 and 11 have been created by the installation of a very thin stud-partition wall. Room 10 is lit by window 3/6 on the exterior north-facing elevation. Room 11 is a small box-room lit by a small window on the exterior south-facing elevation. A doorway leads off the landing into a small bathroom which included modern sanitary wares.

4.2.4 Building 4: Farmhouse

Exterior, north-facing elevation

The north-facing elevation of the farmhouse has four bays, the third bay being asymmetrical (Fig 3a, Plate 5). The building is constructed of hand-made brick using English Garden bond (5:1) resting on a foundation course of cobbles measuring 0.3m high. The windows and door (4/3, 4/4 and 4/5) are modern PVC replacements; window 4/6 is a wooden 1-over-1 sash-and-case window. On the first floor, windows 4/7 and 4/8 light the bathroom of the extension. Window 4/9 lights the staircase and is a modern PVC replacement and has a fine segmented brick arch above. The flanking windows (4/8 and 4/11) have flat arches. Between the stair window (4/9) and 4/8 is a lead insurance plaque (4/24). The skews are sandstone with moulded skewputs (4/12). The pitched roof is covered with slate (4/13). The two chimney stacks are brick-built and covered with pebble-dash render.

Exterior, south-facing elevation

The south-facing elevation of the farmhouse is covered in pebble-dash render and has three bays (Fig 3c, Plate 6). The middle bay has a door with window directly above, flanked on each side by windows at ground and first floor. The roof (4/13) is the same as on the north-facing elevation. Windows 4/21 are all the same dimension (c1.2m by 1.2m) whereas window (4/22) on the first floor above doorway 4/23 is slightly narrower (c. 1m by 1.2m). All the fenestration has raised margins of white-painted sandstone.

Exterior, west-facing gable

The west-facing gable of the farmhouse is partly rendered with pebble-dash render (4/16). The only notable feature is a sash-and-case window that is not aligned to the chimney stack (Fig 3b, Plate 7). The projecting skewput stones (4/12) are more visible on this elevation. The lower part of the elevation to the height of the window sill is masked by the rear wall of a dilapidated lean-to building (4/18). The lean-to roof

(4/20) is corrugated asbestos and has collapsed. The roof was supported by the flanking walls and two piers constructed using breeze-blocks (4/19).

Exterior, east-facing gable

The east-facing gable is featureless and is covered with pebble-dash render (4/16). The first-floor level is masked by the adjoining Building 3.

Farmhouse interior

The farmhouse occupies a four-roomed plan and has eleven individual rooms (Fig 4a-b, Plates 8-11). The core-block of the farmhouse has walls measure 0.4m thick. Internal partitions are 0.18m thick on average. The ground floor hall is staggered and it provides access to all the rooms and central staircase. Table 5 lists the dimensions of each room. Period features are a rarity and the earliest feature surviving is the staircase and the roof trusses (see below) which are all late 18th century.

On the first floor a bedroom on the north side of the building has been compartmentalised to form two bathrooms (Rooms 12 & 13). Room 13 serves the farmhouse whilst Room 12 serves the extension, Building 3.

| Room No | Function | Dimensions (m) (Length x width) | Description of significant features/observations | Digital Photos | | | |
|---------|--------------|------------------------------------|--|----------------|------------|-----|-----|
| | | | | N | E | S | W |
| 1 | Living Room | 5.4 x 4.2 | A c.mid-19 th century cast-iron horseshoe fireplace on west-facing elevation. The fire-surround (Plate 8) is ornate with fluted in-bands and central boss. A sash and case window (3-over-3) is present at the centre of the north-facing elevation. Moulded skirting board and picture rail. Built in cupboard to the right of the fireplace (20 th century). | 001 | 002 | 003 | 004 |
| 2 | Hall | 12.5 x 1.5 | The hall has a wooden plank floor (19 th century) inlaid with a lighter (lime or box wood) border with oak leaves (Plate 9 & 11). Rear and front doors are modern PVC. | | | 005 | 006 |
| 3 | Living room | 4.3 x 4.2 | No period features. Windows are modern PVC. The fireplace is modern. | 007 011 | 008 | 009 | 010 |
| 4 | Sitting Room | 4 x 3.9 | Early 20 th century fitted pine cupboards and stripped 6-panelled door. | | 012 | 013 | 014 |
| 5 | Staircase | 3.1 x 1.3 | Fine late 18 th or early 19 th century staircase with softwood handrail and square balustrades. The risers are all moulded softwood (pine). Built-in stair cupboard of pine. | | | | 025 |
| 6 | Kitchen | 5.4 x 3.9 | All modern fixtures and fittings. An original beam (0.2m x 0.2m) is visible between a timber mock-beam ceiling. | 015 | 016 017 | 018 | 019 |

| Room No | Function | Dimensions (m) (Length x width) | Description of significant features/observations | Digital Photos | | | |
|---------|--------------------------------|------------------------------------|--|----------------|-----|------------|-----|
| | | | | N | E | S | W |
| 7 | Passage to Room 8 and farmyard | 7.2 x 1 | No period fixtures or fittings. | | 020 | | 021 |
| 8 | Living room | 5.1 x 4.5 | No period fixtures or fittings. | 022 | 023 | 024 | 025 |
| 9 | Utility room | 4.5 x 4 | Featureless room, plank-lined ceiling. Plank-built door to out-house on west-facing elevation. | 027 | | 026 | |
| 10 | Bedroom | 3.3 x 2.1 | No period features, all modern. | 028 | | 029 | |
| 11 | Box Room | 3.2 x 1.9 | No period features, all modern. | 030 | | 031 | |
| 12 | Bathroom | 4 x 1.6 | All modern fixtures and fittings. | 032 | | 033 | |
| 13 | Bathroom | 4 x 2.1 | All modern fixtures and fittings. | 034 | | 035 | |
| 14 | Landing | 5.2 x 2.4 | Period (late 18 th century) landing window opening with modern PVC replacement. Period balustrade and hand rail on landing stairs (Plate 10). | 040 | | 041 | |
| 15 | Bedroom | 3.9 x 3.7 | No period fixtures and fittings. | 044 | | 043 | |
| 16 | Bedroom | 4.5 x 4 | Wooden sash-and-case window. A stripped 6-panelled door is present. | | | 046 047 | |
| 17 | Box room | 3.4 x 2.7 | No features of architectural interest. | 050 | | 049 | |

Table 5 Function, dimensions, observations and digital shot number in each room within the farmhouse (Building 4)

Roof truss configuration

Three king-post roof trusses are present within the roof of the farmhouse (Plate 12-13). All are dressed softwood and are peg-jointed. The purlins are trenched. Table 6 lists the principal features present on the king-post trusses.

| Feature No | Description |
|------------|---|
| 1 | Pine king post with shouldered base and soffit carrying the ridge plate (8) |
| 2 | Squared pine struts supporting the principal rafter (3) |
| 3 | Rectangular dressed principal rafters with trenches for the purlins (4) |
| 4 | Dressed pine purlins (through purlins) supporting the common rafters |
| 5 | Dressed pine common rafters supporting the sarking boards |
| 6 | Sarking boards (pine) c. 0.25m wide. |
| 7 | Timber tie-beam |
| 8 | Timber (pine) ridge plate |

Table 6. Roof truss features in Building 4. Feature numbers are shown on Plate 12.

4.3 West Range

The west range incorporates Buildings 5 and 6, a brick-built threshing barn and a steel-framed workshop.

4.3.1 Building 5: Threshing Barn

The barn (Fig 5a-b) measures 11.8m by 5m. The main build (5/1) is English Garden bond (5:1) and the bricks are hand-made and share the same characteristics as the farmhouse (Building 4). The east-facing elevation of the threshing barn includes a large plank-built door (5/2) at the south end. A small window is present midway along the elevation (5/3). A large bay opening is surmounted by a timber lintel at the north end (5/4). A modern steel-framed lean-to partly hides a plank-built pitching door on the first floor (5/5).

The south-facing gable (Fig. 6a, Plate 15) is pitched and has five blocked slit vents (5/6). Six blocked slit vents are visible on the north-facing gable which has been incorporated into Building 6, the steel-framed workshop.

The west-facing elevation (Fig 5b) has two small windows (5/7) at the ground floor which are surmounted by a row of blocked slit vents (5/8). A set of four blocked vents are present at the north end of the building. Situated 8.4m from the south-gable is an out-shot blocked doorway (5/9) measuring 3m wide (Plate 14). The doorway has a cat-slide roof covered with corrugated asbestos (5/10).

Interior features

The barn has been divided in two compartments by the installation of a brick-built partition wall (late 19th century?) which runs east-west across the barn. The larger unit (8.7m by 4.8m) within the barn was formerly used as a milking parlour and still retains five milking stalls on the interior east-facing wall. At the north end the smaller unit (5.8m by 4.8m) has been converted into a grain silo and is lined with breezeblocks.

The loft floor only survives over the former milking parlour and, judging by its relationship with the iron-A-framed roof, it dates from the 20th century. The wall heads have been raised with grey brickwork to accommodate the roof, which is covered by corrugated asbestos (5/11).

4.3.2 Building 6: Steel-framed workshop

Building 6 is a steel-framed workshop measuring 10.6m by 6.4m and is open on its west-facing elevation (Fig 5a-b, 6b). The roof is corrugated steel and slopes down towards the north end. The roof is supported by steel I-beams.

4.4 North Range

The late 18th / early 19th century core of the north range also includes Buildings 8 and 11. Building 7 is probably of 19th century date whilst buildings 9, 10 and 12 are 20th century additions (Fig. 6a-b).

4.4.1 Building 7: Workshop

Building 7 is a rectangular lean-to workshop measuring 7.7m long by 2.7m wide and is constructed of machine made brick (English Garden bond 5:1) (Fig. 6a). It has been

constructed within the return angle of Building 8's doorway which has been extended southwards with brickwork. The building is accessed by a central steel doorway (5/2) on the south-facing elevation and is flanked by two windows (5/3 and 5/4). Two smaller windows are present just below eaves level (5/5 and 5/6) (Fig. 6a).

The only notable feature worthy of mention within the interior of Building 7 is its back wall which includes a blocked doorway measuring c. 1.2m high and c. 1m wide. The blocking work is brick and the same type as that used to construct Building 7. The doorway would have provided another route into Building 8. The rest of the walls are hidden behind shelving and storage bins.

4.4.2 Building 8: Burnt-out barn

Building 8 was destroyed by a major fire in 2005. The building now survives as a roofless shell and measures 14.4m by 4.8m. Its principal entrance measures 2.5m wide and is situated on the south-facing elevation facing the courtyard (Fig 6a). The outshot entrance walls survive to the full height of about 4m and these would have carried a cat-slide roof similar to that on the west-facing elevation of Building 5. The interior walls are constructed of English Garden wall bond (5.1) and the entrance wall are English Garden Bond (3:1).

The sockets for the main loft timbers are visible surmounted by a series of slit vents that occupy the full length of the rear (south-facing) elevation (Fig. 6a, Plate 16). There is also minor blocking work at the east end of the building. On the ground floor a large hole in the wall shows that the barn is constructed from a double skin wall. Several large fire-damaged oak beams still lie on the floor of the adjacent building (Building 9).

At the east end of building a brick-built partition wall has been installed to create a small animal shed which measures 4.8m by 3.2m. The shed is accessed by a doorway on the south-facing elevation.

4.4.3 Building 9: Lean-to

Building 9 is a brick-built lean-to building built against the north-facing elevation of Building 8 (Fig 6b). It measures 11m by 5.7m and was last used as a sheep shed. Access to the shed is by two large doorways on the north-facing elevation. The corrugated asbestos roof is supported by dressed timber mono-type frame trusses which are scarfe-jointed and nailed (Plate 18). The walls are whitewashed and featureless.

4.4.4 Building 10: Hay barn

Building 10 is a large timber-framed hay barn which is fully open on its north-facing elevation (Fig 6b). A series of large diameter timber posts support the corrugated iron roof. The sides of the barn are timber clad. The roof is supported by A-frame rafters that rest on a timber wall plate. The rear wall of the barn is a truncated section of an earlier wall with slit vents measuring 12.5m long and 3m high.

4.4.5 Building 11: Shed

Building 11 is 12.5m long by 5.1m wide and comprises a modern steel-framed shed used for storing farm machinery (Fig 6a-b). The building incorporates the aforementioned section of an earlier brick wall pierced by slit vents. The floor is concrete and the roof is clad with corrugated iron sheeting.

4.4.6 Building 12: Shed

Building 12 is a steel-framed lean-to implement shed with a steel clad roof (Fig 6a-b). The partition wall between Buildings 10 and 11 is built of breeze-blocks. The building was erected in the recent past and is of no historical interest.

5 DISCUSSION

5.1 Phase development

A review of the development is now considered based on the results of the standing building survey and map regression analysis. A colour-coded phase development plan is shown as Fig. 1.

Phase 1: Late 18th / early 19th century

Crindledyke Steading is a typical courtyard steading with the principal buildings arranged around the farmyard. At the core of the complex of buildings is the farmhouse and annex buildings whose present-day footprint is more or less the same as that depicted on the 1820 tithe map. The two large barns (Buildings 5 and 8) are present during this period and represent threshing barns, which commonly had an extended doorway with cheeks on either side (Brunskill 1971). Another former rectangular building was probably a byre, of which now only one wall survives, and which now forms the dividing wall between modern sheds Buildings 10 and 11.

The farmhouse king-post roof trusses appear to be contemporary with the building's core block. The three pine trusses are numbered (I II & III) and were constructed in kit form on the ground in the carpenter's workshop prior to their installation. During the 18th and 19th century king-post trusses were widely adopted and favoured for their efficiency and they are suitable for quite wide spans because the king-post itself acts to prevent the tie-beam from sagging (Harris 1978).

The staircase and possibly the squat six-panelled doors on the first floor are the only survivors from this period. The staircase is probably pine with very fine balusters, newel post and moulded risers (Plate 9, 10).

Phase 2: 19th century

Nineteenth century alterations appear to be mainly confined to the interior of the farmhouse and the core block of its annex buildings (Buildings 2 and 3), which may have replaced the earlier buildings depicted on the tithe map. The inlaid hall floor in the farmhouse, with its inlaid oak leaf border (Plate 11), is possibly inspired by the Arts and Crafts movement that flourished between 1860 and 1910. The ornate wooden fire surround in Room 1 (Plate 8) appears to be typically Edwardian with its high surround and overmantle. The cast-iron grate within is probably late 19th century and has been re-used in the later fireplace. The brass-plated fender is probably an Art Deco reproduction.

Buildings 2, 3 and 7 share the same machine-made brick and are of 19th century date.

Phase 3: 20th century

This phase has the largest number of elements and includes Building 1 and the collapsed lean-to on the west gable of Building 4. The lean-tos on the east and west side of Building 5 and the grain silo within its interior also belong to this phase. All the steel-framed sheds (Building 6, 9-12) are recent 20th century structures. Included

within this phase is the refurbishment of the farmhouse interior, with its bathroom conversions.

6. CONCLUSIONS

Three broad phases of development are proposed at High Crindledyke Farm and it is likely that there will be a certain amount of overlap within each phase.

The core block of the farmhouse has remained the same since it was constructed. The king-post roof trusses appear to be original late 18th century features, as is the farmhouse staircase. Other curiosities include the hall floor which is possibly Arts and Crafts inspired. Other period features include the Edwardian fire-surround in Room 1 on the ground floor. Apart from these, all other period features have been removed during modernisation. An upstairs bedroom has been remodelled into two bathrooms to serve the needs of the farmhouse and Building 3, the 20th century flat. The rest of the farmhouse has been modernised to suit the needs of 20th century living.

Collectively, the agricultural buildings are of historical interest as they reflect the typical changes in use from arable to pastoral use. The early 19th century was an important period, when local agricultural change affected the pattern and layout of farm buildings. During this period, dispersed rural steadings developed into smallholdings arranged around courtyards combining all the requirements for mixed farming with threshing barns, cattle courts, byres and domestic accommodation (English Heritage 2006). Twentieth-century development has also left its mark on the buildings, some of which have been modified to suit the needs of animal husbandry. Building 5, the former threshing barn, was converted into a grain silo and a milking parlour.

7. RECOMMENDATIONS

The Level 3 standing building survey has been carried out at High Crindledyke Farm and its developmental history is now understood. No further recording work is recommended prior to the farm's demolition. The decision for any further recording work in the light of the survey results lies with Cumbria County Council.

As required by Cumbria County Council, a watching brief will take place during the later stages of demolition to determine whether any earlier buildings lie below the footprint of the current buildings. The results of this work will be produced under separate cover.

8. BIBLIOGRAPHY

Brunskill , R.W 1971 'Illustrated Handbook of Vernacular Architecture', p.151.

English Heritage (2006) 'Understanding Historic Buildings: A guide to good recording practice'.

English Heritage (2006) 'The Conversion of Traditional Farm Buildings: A guide to good recording practice'.

Harris, R 1978 'Discovering Timber-framed Buildings'. p.85.

Cartographic

The Cargo Parish Tithe map and Schedule 1820

Ordnance Survey 1865 First Edition 6" to the mile Cumberland Sheet XV1

Ordnance Survey 1901 Second Edition 6" to the mile Sheet Cumberland Sheet XV1

Ordnance Survey 1926 6" to the mile Cumberland Sheet XV1.SE

Ordnance Survey 1937-1939 with additions Cumberland Sheet XV1.SE

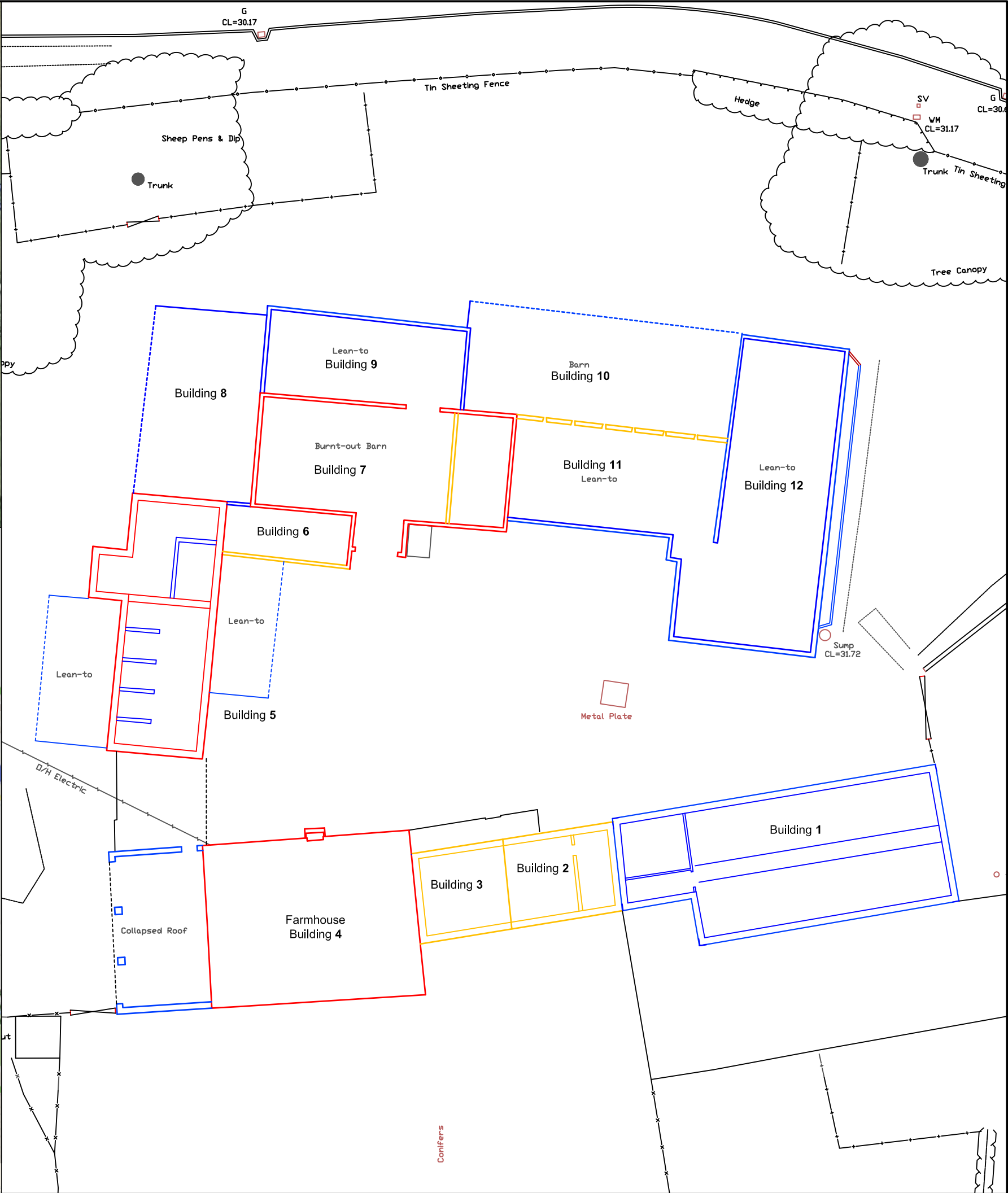
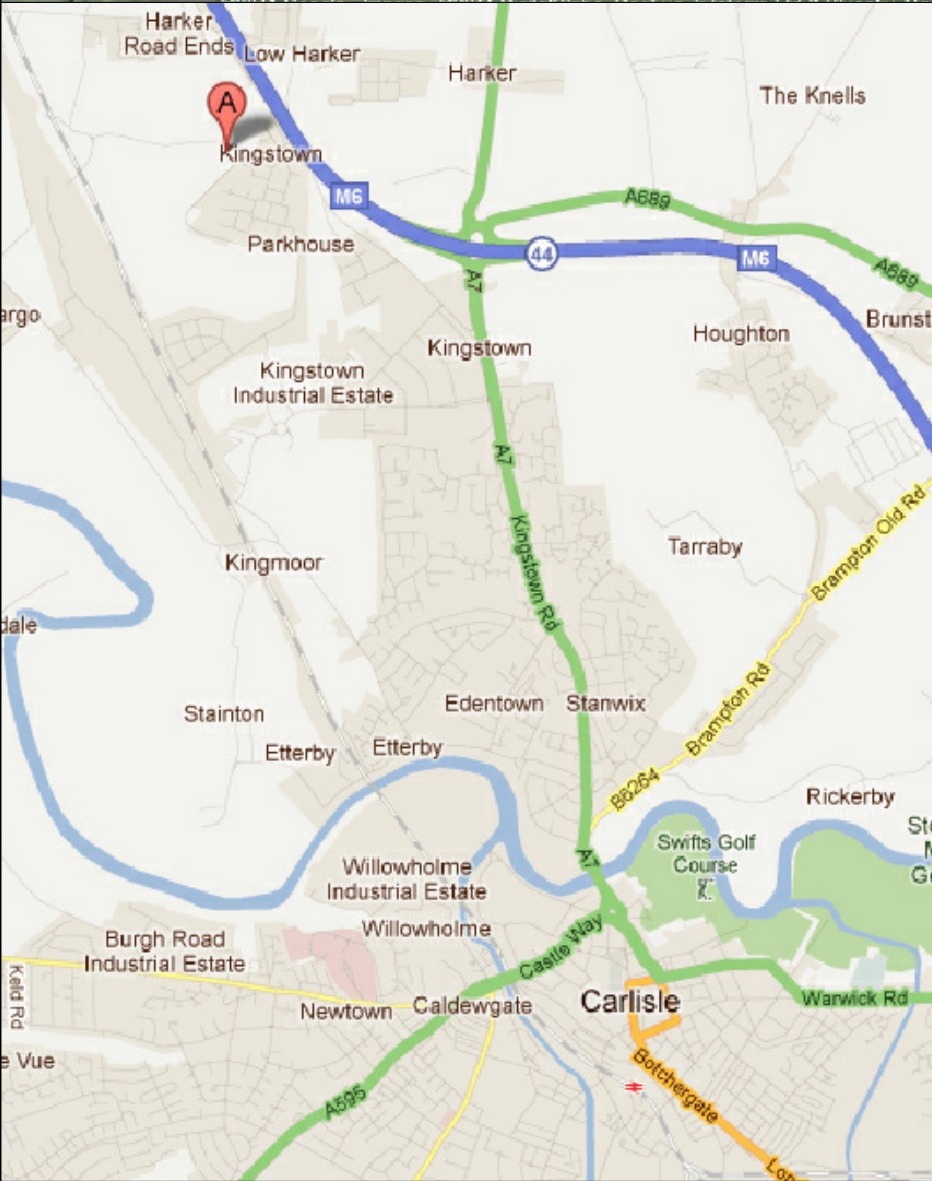
Donald, Thomas 1774 Map of Cumberland. Produced by the Cumberland & Westmorland Antiquarian & Archaeological Society in 2002.

APPENDIX 1: Digital Photographic Register

| Shot No. | Summery description of subject | Facing |
|----------|--|------------|
| 001 | Building 4, Room 1 south-facing elevation | North |
| 002 | Building 4, Room 1 west-facing elevation with ornate fireplace | East |
| 003 | Building 4, Room 1 north-facing window | South |
| 004 | Building 4, Room 1 east-facing elevation and entrance | West |
| 005 | Building 4, Room 2 rear doorway and hallway | South |
| 006 | Building 4, Room 2 staircase and hallway | North |
| 007 | Building 4, Room 3 south-facing elevation | North |
| 008 | Building 4, Room 3 north-facing central window | South |
| 009 | Building 4, Room 3 west-facing wall and doorway | East |
| 010 | Building 4, Room 3 east-facing modern fireplace | West |
| 011 | Building 4, Room 3 south-facing window and wall | North |
| 012 | Building 4, Room 4 west-facing doorway | East |
| 013 | Building 4, Room 4 north-facing wall and cupboards | South |
| 014 | Building 4, Room 4 east-facing modern fireplace | West |
| 015 | Building 4, Room 6 south-facing kitchen windows and worktops | North |
| 016 | Building 4, Room 6 west-facing wall and ceiling | East |
| 017 | Building 4, Room 6 west-facing wall and ceiling | East |
| 018 | Building 4, Room 6 north facing kitchen cabinet and wall | South |
| 019 | Building 4, Room 6 east-facing brick-built fireplace | West |
| 020 | Building 4, Room 7 general shot of the passage to Building 3 | East |
| 021 | Building 4, Room 7 general shot of the passage to Building 3 | West |
| 022 | Building 4, Room 8 south-facing wall and doorway | North |
| 023 | Building 4, Room 8 west-facing doorway and fireplace | East |
| 024 | Building 4, Room 8 north-facing casement window | South |
| 025 | Building 4, Room 8 east-facing staircase | West |
| 026 | Building 4, Room 9 utility room, general shot | South-east |
| 027 | Building 4, Room 9 utility room, general shot | North-west |
| 028 | Building 4, Room 10 south-facing window | North |
| 029 | Building 4, Room 10, featureless walls | South |
| 030 | Building 4, Room 11 south-facing doorway | North |
| 031 | Building 4, Room 11 north-facing window | South |
| 032 | Building 4, Room 12 south-facing wall, toilet and sink | North |
| 033 | Building 4, Room 12 north-facing tiled wall and bath | South |
| 034 | Building 4, Room 13 south-facing window, toilet and sink | North |
| 035 | Building 4, Room 13 north-facing entrance and airing cupboard | South |
| 036 | Building 4, Room 18 south-facing bedroom wall | North |
| 037 | Building 4, Room 18 north-facing sash and case window | South |
| 038 | Building 4, Room 18 east-facing door and wall | West |
| 039 | Building 4, Room 18 west-facing built in cupboard and chimney breast | East |
| 040 | Building 4, Room 14 landing balustrade | North |
| 041 | Building 4 Room 14 staircase handrail and newal post | West |
| 042 | Building 4 Room 14 landing and staircase handrail | South |
| 043 | Building 4 Room 15 north-facing bedroom window | South |
| 044 | Building 4 Room 15 south-facing door | North |
| 045 | Building 4 Room 15 west-facing wall and doorway | North-east |
| 046 | Building 4 Room 16 south-facing wall and doorway | South |
| 047 | Building 4 Room 16 north-facing central window | South |
| 048 | Building 4 Room 16 east and south-facing windows | North-west |
| 049 | Building 4 Room 17 north-facing boxroom doorway | South |
| 050 | Building 4 Room 17 south-facing central window | North |
| 051 | Building for ground floor staircase moulded risers | West |
| 052 | Building 4, Hallway inlaid wooden floor with floral pattern border | South |
| 053 | Building 2 store shed, interior shot | North |
| 054 | Building 2 store shed, interior shot with rubble-built back wall | South |

| Shot No. | Summery description of subject | Facing |
|-----------------|--|---------------|
| 055 | Building 1, west end store shed | North |
| 056 | Building 1, west end store shed, door to byre | South-east |
| 057 | Building 1, west end store shed, door to byre | South |
| 058 | Building 1, west end store shed, chemical store | West |
| 059 | Building 1, byre roof and steel-framed truss | South |
| 060 | Building 1 byre, north-facing wall and roof truss | South-west |
| 061 | Building 1 byre, general shot of structural roof trusses | West |
| 062 | Building 1 byre, west-facing interior bay opening on east gable | East |
| 063 | Building 5 north-facing interior gable wall and loft floor | South |
| 064 | Building 5 general shot of the roof truss | South |
| 065 | Building 5 east-facing interior blocked barn doorway | East |
| 066 | Building 5 south-facing interior gable and grain silo crusher | North |
| 067 | Building 5 interior north end, silo floor | North-west |
| 068 | Building 5 east-facing interior wall, general shot | West |
| 069 | Building 5 west-facing interior wall with earlier floor joist sockets | South |
| 070 | Building 7 south-facing wall of workshop with blocking work | North |
| 071 | Building 7 west-facing interior gable wall | East |
| 072 | Building 7 north-facing wall and loft window | South |
| 073 | Building 7 east-facing wall and door to modern workshop | West |
| 074 | Building 5 lower section of the south gable below lean-to shed | North |
| 075 | Building 5 upper section of the south-facing gable | North |
| 076 | Building 5 with modern steel-framed shed on west side | North |
| 077-097 | Building 5 west-facing elevation consecutive overlapping shots | East |
| 098-122 | Building 8-12, north range, overlapping consecutive shots | South |
| 123-141 | Building 4, gable and lean-to, consecutive shots | East |
| 142 | Building 4, general shot of the west-facing gable | East |
| 143 | Building 5, general shot | North-east |
| 144 | Building 5, general shot of the south-facing gable | North |
| 145-169 | North-range, south-facing elevation, Buildings 12, 11, 8, and 7, consecutive shots | North |
| 170-188 | East range, Building 5, consecutive shots | West |
| 189-190 | Building 4, farmhouse, south-facing elevation | North |
| 191 | Building 4 farmhouse gable and adjoining lean-to shed | North |
| 192-222 | Building 4, 3 and 2 consecutive shots from the west to east | North |
| 223 | Rear wall of Building 1 and 2 junction hidden behind a modern shed | East |
| 224-235 | Building 2, rear wall with brick and cobble build | North |
| 236 | Topographic shot of Crindledyke Farm | North |
| 237-238 | Topographic shot of Crindledyke Farm | North-west |
| 239-247 | Building 4, farmhouse king-post roof trusses | East & West |
| 248-249 | Building 4, farmhouse, roof sarking boards | West |
| 250-251 | Building 4, farmhouse roof trusses and purlins | West |
| 252 | Building 4, King-post, general shot | West |
| 253-254 | Building 4, King-post seat and tie beam | West |
| 255 | Building 4, sarking boards and purlins | West |
| 256 | Building 5, south end of barn below lean-to shed | West |
| 257-258 | Building 7, on north range, general shot | North-west |
| 259-260 | Building 8, south facing interior wall of the burnt-out barn | North |
| 261 | Building 8, west-facing gable end (remains of) | East |
| 262 | Building 8, former doorway on south elevation | South |
| 263 | Building 8, eastern side of the doorway with former cat-slide roof | South-east |
| 264 | Building 11, interior east-facing wall | West |
| 265-267 | Building 11, interior south-facing truncated wall with slit vents | North |
| 268 | Building 1, east-facing gable with wide bay opening | West |
| 269 | Small animal house built on the east end of Building 8 | North |
| 270 | Small animal house built on the east end of Building 8 | East |
| 271 | Small animal house built on the east end of Building 8 | South |

| Shot No. | Summery description of subject | Facing |
|-----------------|---|---------------|
| 272 | Small animal house built on the east end of Building 8 | West |
| 273 | Lean to building with Building 5 behind it | West |
| 274 | Building 8, east end following removal of fuel tanks | North |
| 275 | Building 5 south end, red-painted plank-built doorway to former milking parlour | West |
| 276 | Building 4, north-facing elevation | South |
| 277-278 | Building 9 interior south-facing wall | North |
| 279 | Building 9 interior west-facing gable | East |
| 280 | Building 9 interior north-facing collapsed wall | South |
| 281 | Building 9 interior east-facing gable wall | West |
| 282 | Building 9, mono timber roof truss | East |
| 283 | Building 9 interior, collapsed north wall | South |
| 284-285 | Building 5, east-facing interior walls with windows | West |
| 286 | Building 5, interior stalling on rear east-facing wall | West |
| 287 | Building 5 interior south-facing wall | North |
| 288 | Building 5 interior west-facing wall with plank-built door | East |
| 289-316 | Building 1-4 consecutive shots taken from east to west | South |





Key:

- 20th Century
- 19th Century
- 18th Century



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| Project: High Crindledyke Farm, Carlisle, Cumbria | | | |
| Client: Story Homes | | | |
| Scale at A3: 1:250 | | | |
| Drawn by: | LW | Checked: | LW |
| Report No: | 1973 | | |

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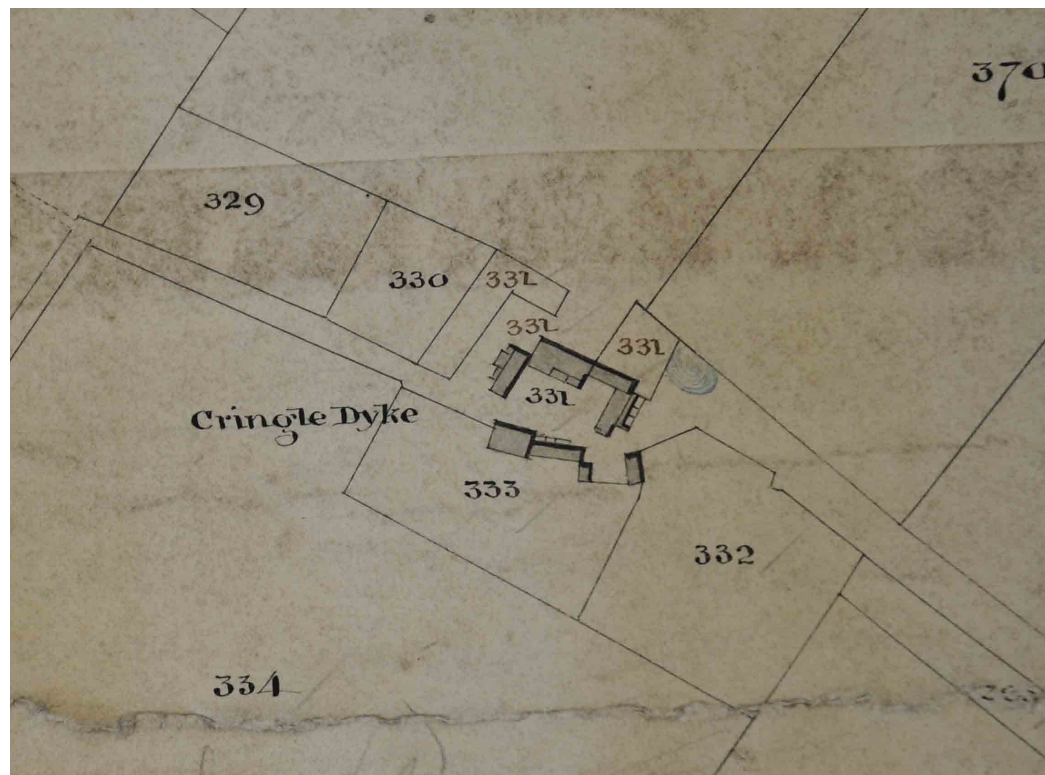


Fig. 2a - Tithe Map 1820



Fig. 2b - Ordnance Survey 1st Edition Map, 1865

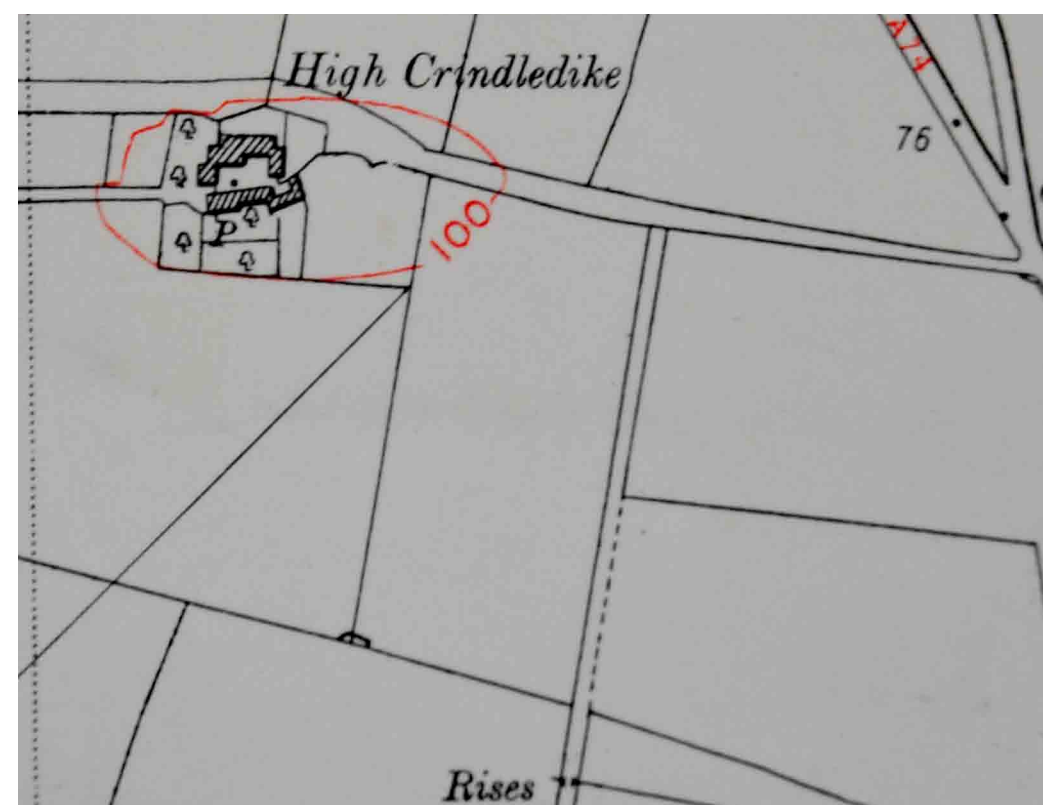


Fig. 2c - Ordnance Survey 1939 revised map





Fig. 3a - South Range, North-facing Elevation



Fig. 3b - Building 4, West-facing Gable

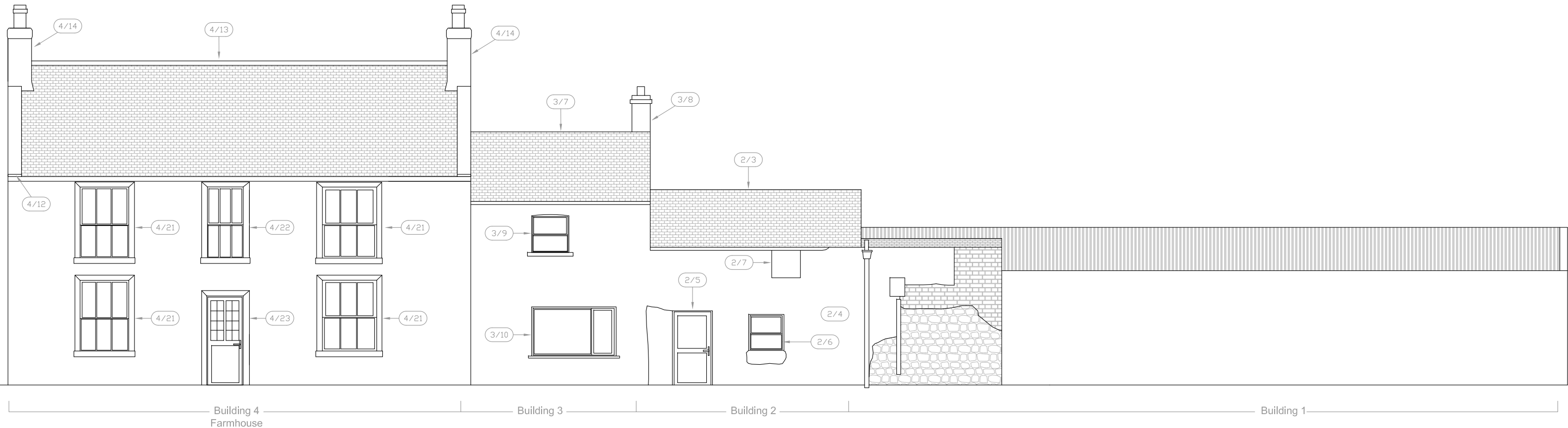


Fig. 3c - South Range, South-facing Elevation

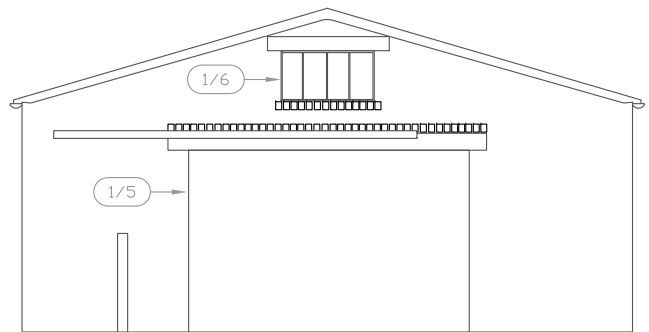


Fig. 3d - South Range, East-facing Gable



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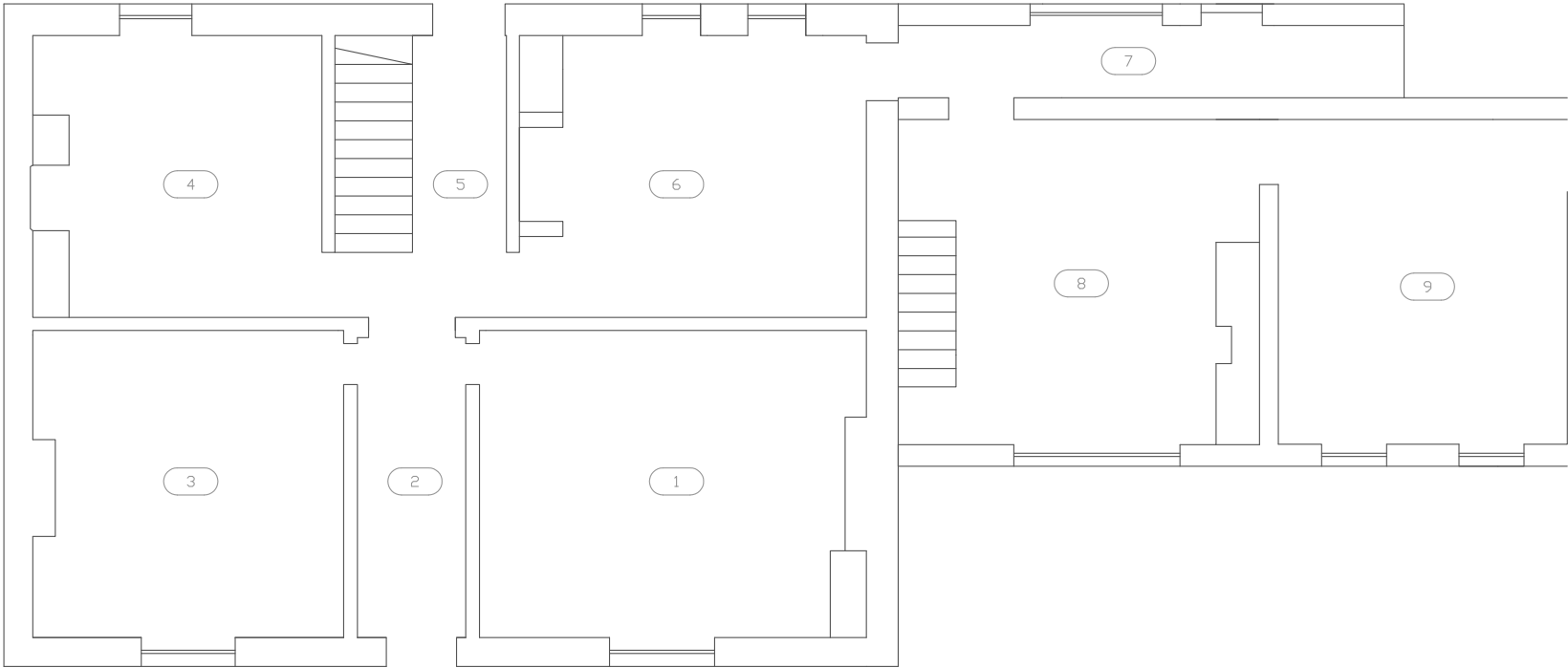


Fig. 4a - Farmhouse, South Range, Ground Floor Plan

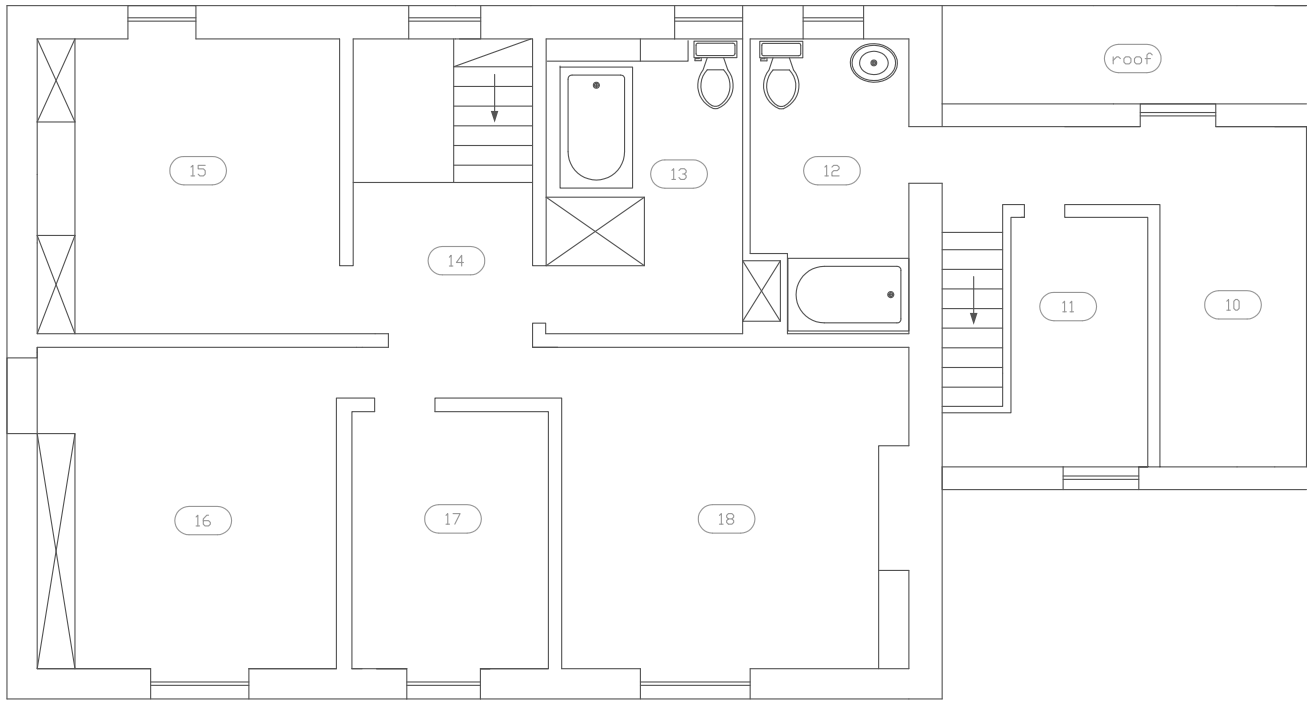


Fig. 4b - Farmhouse, South Range, First Floor Plan



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| Fig. No: | 4 | Revision: | A |
| Title: | Farmhouse Floor Plans | | |
| Project: | High Crindledyke Farm, Carlisle, Cumbria | | |
| Client: | Story Homes | | |
| Scale at A3: | 1:100 | | |
| Drawn by: | LW | Checked: | LW |
| Report No: | 1973 | | |



Key:

SV - Slit Vent

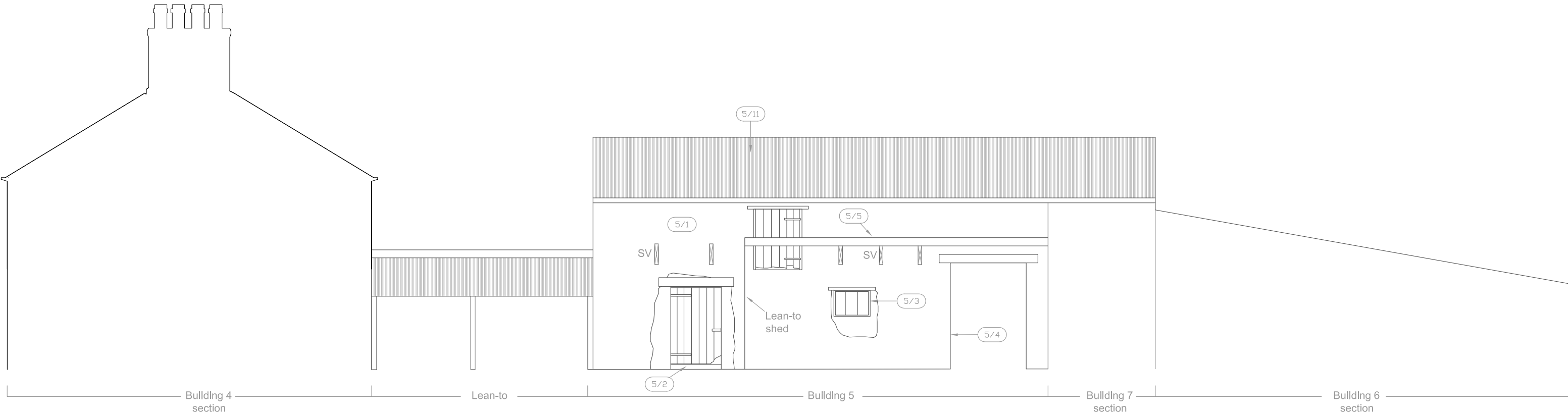


Fig. 5a - West Range, East-facing elevation

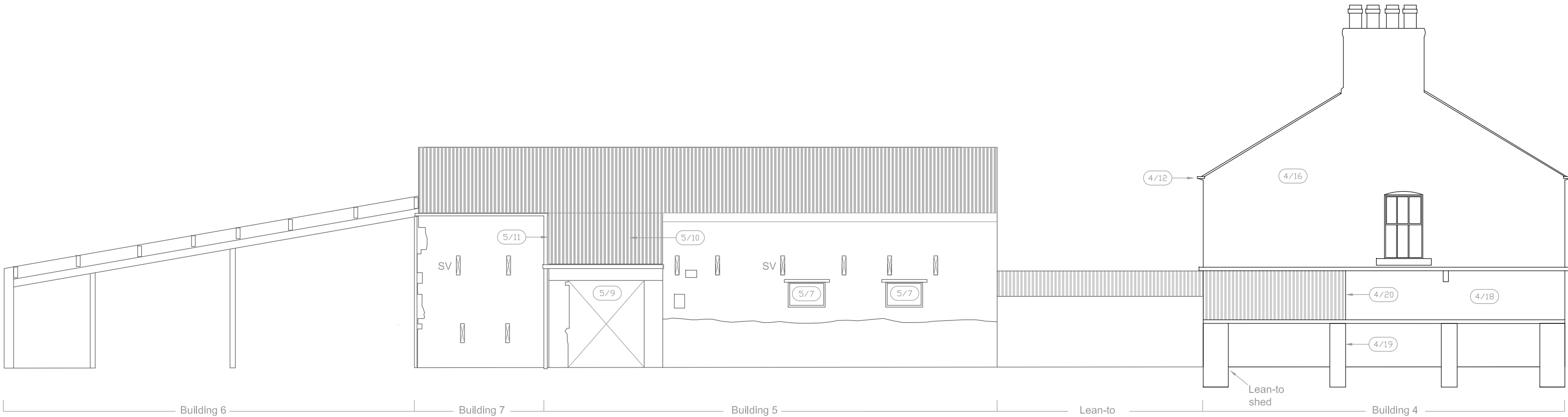


Fig. 5b - West Range - West-facing Elevation



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| Fig. No: | 5a-b | Revision: | A |
|----------|------|-----------|---|

Title:
North Range Elevations

Project:
High Crindledyke Farm,
Carlisle, Cumbria

Client:
Story Homes

Scale:
1:100



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| Drawn by: | Checked: | Report No: |
| LW | LW | 1973 |

Key:

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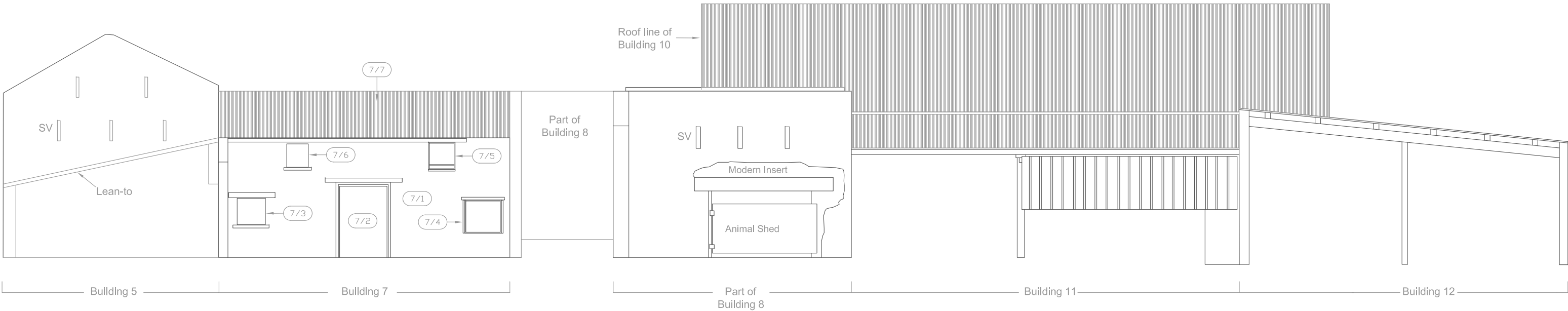


Fig. 6a - North Range, South-facing elevation

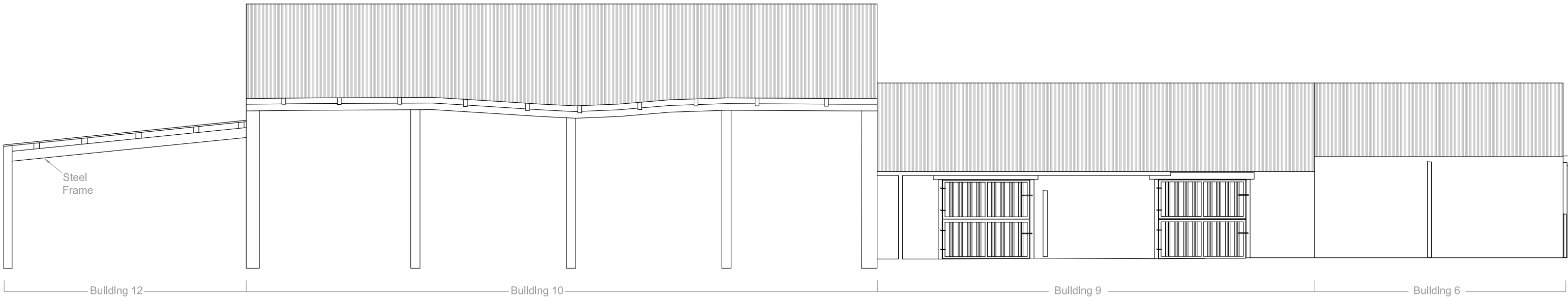


Fig. 6b - North Range - North-facing Elevation





Plate 1 - East-facing entrance to Building 1



Plate 2 - Interior of building 1 showing the steel roof trusses



Plate 3 - Part of the north-facing elevation of the South Range showing Buildings 1-3



Plate 4 - South-facing elevation of Buildings 2 and 3


| | | | | | |
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| | Project: | | | | |
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Plate 5 - North-facing elevation of the farmhouse



Plate 6 - South-facing elevation of the farmhouse



Plate 7 - West-facing gable of the farmhouse


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Plate 8 - Room 1 fireplace



Plate 9 - Staircase and hall

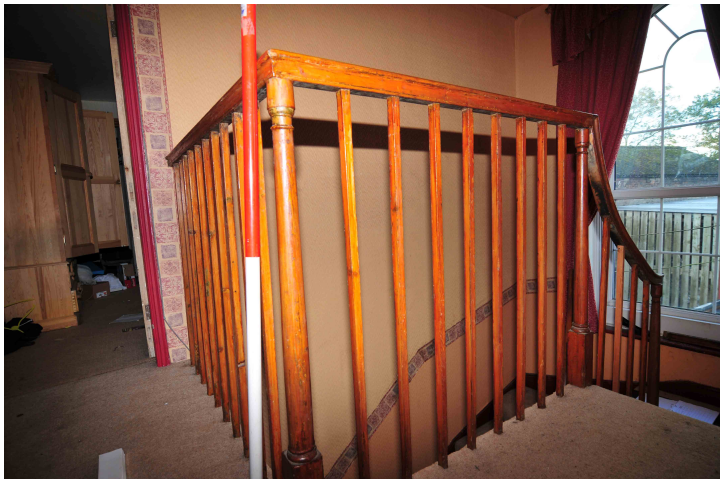



Plate 10 - Staircase and landing



Plate 11 - Ornate hall floor possibly inspired by Arts and Crafts movement

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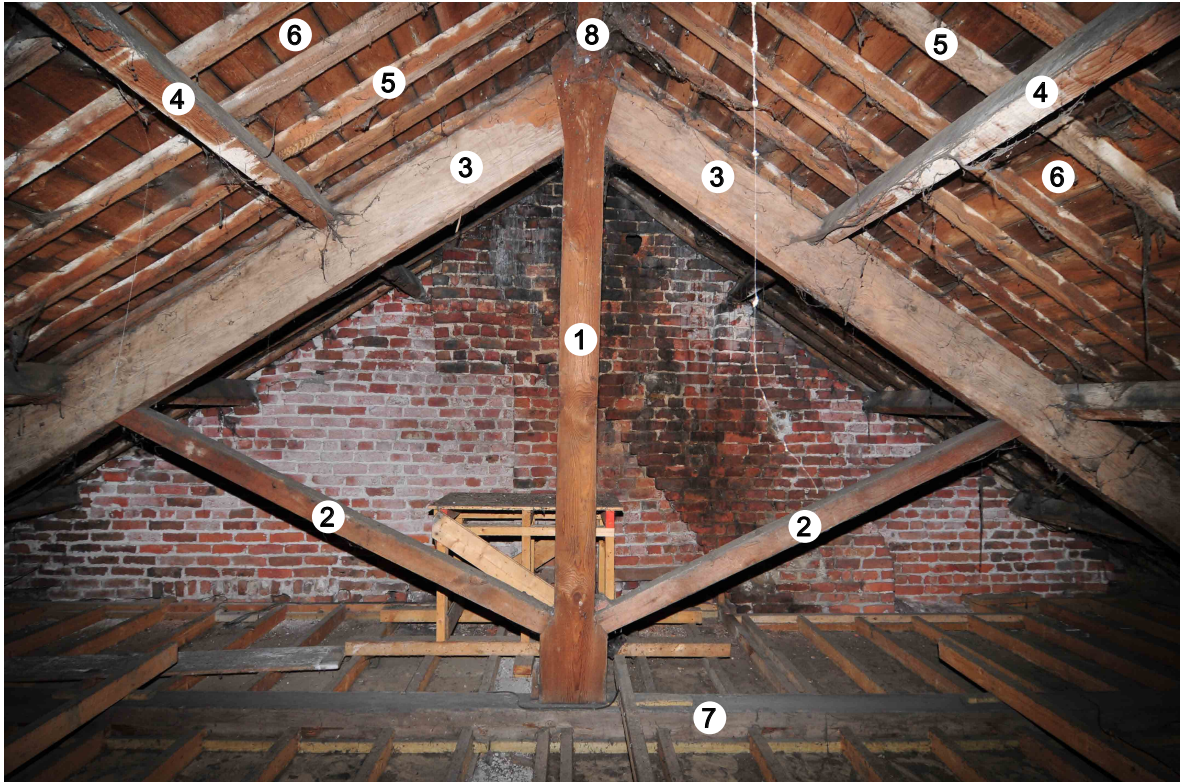


Plate 12 - King-post roof truss, feature descriptions listed are in Table 4



Plate 13 - The base of the king-post truss showing carpenter's kit numbers


| | | | | |
|-----------|--|-------------|---------------------|--|
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Plate 14 - West-facing elevation of Building 5, showing blocked doorway



Plate 15 - South-facing gable of Building 5 showing blocked slit vents


| | | | | |
|-----------|--|-------------|---------------------|---|
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Plate 16 - South-facing elevation of Building 8



Plate 17 - Interior of Building 8



Plate 18 - Timber mono roof in Building 9

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