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Whin Bank Farm, How Mill, Carlisle: Standing Building Recording

Report No. 1587

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1. INTRODUCTION

1.1 General

This report presents the results of a Level 2 standing building survey carried out by CFA Archaeology Ltd (CFA) in January 2009 on behalf of Mrs Chambers at a barn adjoining Whin Bank Farm, How Mill, Carlisle, Cumbria (NGR NY 5150 5702) centred on; Fig. 1). A planning condition had been put in place to record the historic barn prior to its conversion to a modern dwelling. Some conversion works have already been carried out by the owner but this work was suspended until the historical building survey had been submitted and approved by the planning authority.

This survey has been carried out in line with the terms of reference presented in a Project Brief supplied by Cumbria County Council.

1.2 Objectives

The objectives of the study were as follows:

1. To carry out a rapid desk-based assessment and place the barn in its historical context.
2. To produce a Level 2 standing building record of the barn.
3. To produce a Historic Building Survey report outlining the results of the work

2. METHODOLOGY

2.1 General

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

2.2 Desk-based Survey

An examination of readily available desk-based sources, namely historical maps (listed in Section 7) and listed buildings information, was carried out prior to the commencement of the standing building appraisal. The Historic Environment Records Officer, County Offices, Kendal was contacted for information from their Historic Environment Record.

2.3 Building Survey

A photographic record was maintained during the site survey using digital photography. A catalogue of digital images is included in Appendix 1. The external elevation drawings (Figs 4a-d) are based on the architects drawings which have been checked for internal and external accuracy and where additions have been made since they were drawn up, they have been amended accordingly.

3. DESK-BASED SURVEY RESULTS

3.1 Cartographic record (Fig. 2a-d)

A 1710 map by THB Graham entitled *An old map of Hayton Manor showing Closehead, How and Fenton* villages are all marked but not Street House, an earlier name for Whin Bank Farm.

The 1842 Tithe map of Hayton is the earliest map with sufficient detail to show the layout of barn which was then, as it is today, an L-shaped building. The enlarged extract of the building (Fig 2a) shows the plan of Whin Bank Farm named as *Street House* with four interior units set within a property boundary. A small detached building is present on the south side of the barn. The Tithe apportionment lists the Landowner as Gibson William and the tenant was Robert Forster. A lodger or sub-tenant is recorded as Christian Castle. The property is recorded as Homestead (Item 867) and Croft with arable (Item 868). Twenty-eight and 17 acres were recorded under the holding, with 29 acres assigned to tithe taxation.

The 1865 First Edition Ordnance Survey map (Fig 2b) shows the barn and the brick-built lean-to shed on the east end. The adjoining farmhouse is also shown. The building was a public house called the Salutation Inn on the south side of How Street. The 1901 Second Edition Ordnance Survey map (Fig 2c) shows very little alteration to the footprint, except for a small addition on the east side of the barn's southern entrance and a small extension on the north range. The 1925 Ordnance Survey map (Fig 2d) shows the north range has been extended northwards up to How Street with a building now standing in the north-east corner of the property boundary. The 1957 Ordnance Survey 6" Provisional Edition map (not shown) shows the same L-shaped footprint of the property.

3.2 Listed Buildings Information

The barn is not mentioned in the Listed Buildings of Cumbria. The Historic Environment Record No. 40880 mentions only that Whin Bank Farm is shown on the 1st Edition Ordnance Survey map.

3.3 Bibliographic

The inventory of Surveys and Reports on Building Surveys around Carlisle compiled by the Domestic Building Group was checked in the Carlisle County Records Office. Whin Bank Farm has not been surveyed as part of the group's studies.

4. BUILDING SURVEY RESULTS

4.1 General

The barn occupies a rectangular footprint and is on the east side of the farmhouse (Plate 1). A shed (Unit 1) has been added to the east gable and has a corrugated iron roof. The barn has two units (Units 2-3 byres) on the ground floor which are entered from doorways on the north elevation. The first floor entrance is a large bay opening on the south elevation. The first floor comprises the hay loft (Unit 4) and at the east end there is a second floor in the attic space (Unit 5). The structure is a typical bank-barn built into the side of a hill.

The detailed survey results are presented in the following section. The internal compartments within the barn have been assigned individual Unit numbers shown on Fig 1-3. Selected photographs are shown in Plates 1-13 (bound at rear).

4.2 The barn Interior (Figs 3a-c)

Table 1 presents a summary of the various elements (Units 1-5) of the barns interior. More detailed descriptions are presented in the paragraphs below the table.

Unit No	Dimensions	Function
Unit 1	4.4 x 2.8m	Shed/store
Unit 2	5m x 4.4	Byre
Unit 3	5m x 4.9	Byre
Unit 4	9.5 x 4.5	Loft first floor
Unit 5	4.9 x 4.3	Loft second floor

Table 1 Unit dimensions and function in Figs 3a-b

4.2.1 Unit 1 Lean-to shed/Storeroom (Fig 3a)

Unit 1 is situated on the east gable and accessed by a plank-built door (1.8m x 1.04m) on the north elevation. The walls have been whitewashed. The lower gable wall has two slit vents visible and these are blocked. The corrugated iron roof is carried on timbers resting directly on the wall head. The floor is concrete.

4.2.2 Unit 2 Byre (Fig 3a, Plate 2)

Unit 2 is a former byre with whitewashed rubble walls, and a cement render covering the lower portion of the walls. On the north elevation, the main doorway has a stone lintel on the outside; on the inside of the wall, an original timber lintel is present. The walls are 0.5m thick. The floor has been removed but it was probably originally stone setts with a central drain, as is the case in the adjoining byre (Unit 2). The south elevation wall has been slapped through and removed. The walls (0.5m thick) are exposed and comprise a double skin arrangement with rubble core. A large void extends below the south door

opening which has truncated a partition wall and exposed an I-beam that carries the loft floor.

4.2.3 *Unit 3 Byre (Fig 3a, Plate 3)*

Unit 3 is accessed by a door on the north-facing elevation and has whitewashed walls and a stone floor with central drain. A window on the south elevation is a recent insert. The floor-joists are exposed throughout the length of the unit.

4.2.4 *Unit 4 First floor loft (Fig 3b, Plate 4-5)*

The barn's principal entrance is on the south elevation and is centrally placed. The floor-joists are all in situ but the plank floor has been removed, albeit for a small section, at the west end. The floor planking ran east to west. Directly opposite the main bay opening was another door now converted into a window. This door may have been a loft door accessed via a set of wooden stairs (forestair) or it may have been a pitching door, conveniently placed for large carts to load fodder directly into the barn floor. The barn is open to the roof and its coursed sandstone fabric is exposed throughout. The gable is pierced by three slit vents. A further six slit pierce the walls on either side of the main barn doorway.

4.2.5 *Unit 5 Second floor attic space (Fig 3b)*

Approximately 5m above the barn's first floor is a second level with a wooden floor measuring 4.9m x 4.3m. The partition wall between the farmhouse and the first floor loft contains a blocked feature, and is possibly a small doorway into the farmhouse. A wooden lintel is present above the blocking work. On top of what is now a farmhouse bedroom is a floor which allows access behind the first A-frame cruck of the barn roof. At the rear of the floor space is the west gable wall which has a brick-built chimney breast. To the right of the chimney breast is a small brick-blocked opening measuring c. 0.4m by 0.25m. It is assumed that this was a small window.

4.3 **Roof Construction (Fig 3c and Plates 6-7)**

The barn roof incorporates four oak A-frame crucks with wide timber blades that are united by scarf-joints cut on the left-hand side blade. The ridge-beam is trenched into the top of the right-hand cruck blade. The common rafters comprise both original oak timbers and modern replacements and are nailed to the ridge beam. The through-purlins sit in trenches cut into the cruck blades. Timber packers sit between the blades and the common rafters. Between the purlins and the top of the crucks are a series of oak pegs which continue on all four A-frames. The pegs appear to be from an earlier phase of roof construction that incorporated a different configuration of purlin, in all probability associated with a thatched roof.

Each set of crucks is numbered (I-III) on the blade and on the tie-beam. The numbers are on the right hand side of the crucks looking east. The presence of numbers on cruck-framed roof members is not uncommon and demonstrates they were constructed in kit-form in a carpenter's workshop. Importantly the numbers show that the trusses are all contemporary in terms of construction. However it is possible that the timbers were re-numbered following modification from an earlier roof. There is evidence to suggest that this occurred in some Cumbrian buildings at the end of the 18th and early 19th century buildings (Bruntskill 2002) which would fit well with the age of the barn at Whin Bank Farm.

4.4 The barn exterior (Figs 4a-d)

4.4.1 North Elevation (Fig 4a, Plate 8)

The North elevation of the barn measures 10m from the east gable to the corner of the farmhouse. Unit 1, a lean-to shed has been constructed against the east gable. The building is constructed of coursed sandstone with red sandstone quoins. A plank-built door has dressed surrounds. A small window above the door has been blocked. The shed has a corrugated iron pent roof.

The north elevation of the barn includes the north entrance to the farmhouse. This building has an asymmetric roof which masks about one third of the barn's exterior. On the ground floor two doorways provide entry into Units 2 and 3, the former byres. A new window has been inserted in between the doors. The doors have long and short surrounds and sandstone lintels. Two windows have been inserted recently and are enlargements of existing smaller windows.

On the first floor, a new four-paned window has been inserted into an earlier loft pitching door. The former doorway is flanked by rectangular slit vents. Two more are hidden behind the dormer of the farmhouse.

New cast-iron rain goods have been added at the east end of the elevation. The roof is covered with slates that are graded in size with smaller near the ridge and larger near the eaves. A brick-built chimney stack has been added to the east end of the barn.

4.4.2 East elevation gable (Fig 4b, Plate 9)

The east-facing elevation incorporates the gable of the barn and the brick-built shed (Unit 1). The gable measures 5m wide and the corrugated pent-roof of the brick-built lean-to shed (Unit 1) occupies about a third of the gable. The fabric of the main build comprises coursed sandstone. Three slit vents occupy the centre of wall with another higher up at the apex. A smaller square opening is present below the two lower slit vents. The gable has ashlar quoins. The upper part of the gable has been rebuilt to accommodate the new chimney stack.

4.4.3 *South elevation (Fig 4c, Plate 10-11)*

The south elevation measures 12.4m long. The principal feature on this elevation is the large bay opening into the barns first floor. At the east end at ground level is the rear wall of the brick lean-to shed. The shed abuts the corner of the gable rather crudely. Earth is exposed below the foundation courses. On the east end of the barn two slit vents occupy the first floor level of the wall. A large bay opening measuring 2.4m wide is flanked by two parapet walls which flank a ramp up to the doorway. The walls are topped by sandstone copings and are about 1m high. A timber beam above the doorway supports a cat-slide roof. On the west side of the doorway there are four more slit vents.

The west end of the barn incorporates the farmhouse (Plate 12). A window is present on the ground floor and lights Unit 3, the former byre. A large doorway to the farmhouse is surmounted by a 4-paned window. These features have raised margins.

4.4.4 *West elevation (Farmhouse gable, Fig 4d, Plate 13)*

The west elevation incorporates the farmhouse gable and has two four-paned windows and a central chimney stack. The first floor window appears to have been secondary within a larger window opening. Ashlar quoins frame the gable. The adjoining building on the north side of the main block rests with some conformity against the ashlar quoins of the gable.

5. DISCUSSION

The barn is a combination bank barn which was an integral part of the farmstead shown first on the 1842 tithe map (Fig 2a). By the mid 19th century the farmstead was a public house called the Salutation Inn. Later the building reverted back to being a farmstead. The current layout of the barn suggests that it has remained largely unaltered from its construction during the late 18th or early 19th century. The barn was used for a combination of different activities within the farmstead, with feedstuffs stored in the loft space above the byres. The barn has been built into a natural slope where higher ground allows access into the barn via the large central doorway on the south elevation. Below at ground level access to the byres is on the north elevation. Brunskill (1971) mentions that the origin of the bank barn is obscure. Bank barns are common to England and Wales with the largest concentration being the Lake District.

The barn is largely unaltered since its construction and in general terms the major changes include the following:

- Phase 1 An original late 18th or early 19th century farmstead with farmhouse and bank barn. The roof is probably contemporary with the main construction but may have re-used crucks that were taken from another building. These were numbered by a carpenter prior to setting out in their present position. Later alteration included the insertion of through-purlins (mid-19th century?). Construction of the external brick-built shed on the east elevation, early 19th century
- Phase 2 Conversion of the farmhouse (or part of it) to a public house called the Salutation Inn. No significant alteration to the bank barn. Mid 19th Century.
- Phase 3 Closure of the public house sometime after 1901 and between 1925 and reversion back to a farmstead.
- Phase 4 Alteration to the barn's fenestration during the recent past (2008) with enlargement of window openings and insertion of a window in a former pitching door at the barn's first-floor level.

6. CONCLUSION

The results confirm that the barn has remained largely unaltered since it was constructed during the late 18th or early 19th century. The barn is classified as a bank barn and is typical of its type in which a combination of agricultural activity centred on the loft floor, and animals were kept in the byres below. The farmhouse was integral to the barn. The roof incorporates four numbered A-frame oak crucks that may have been used in an

earlier building and modified to suit the layout of the barn. The roof has been replaced recently, with modern alterations mainly to the fenestration on the north-facing elevation.

This illustrated standing building survey report has recorded all the significant architectural details present within the barn at Whin Bank Farm and it is recommended that no further work is required.

7. REFERENCES

Brunskill, R. W. 1971 Illustrated Handbook of Vernacular Architecture. Faber and Faber.

Brunskill, R. W. 2002 Traditional Buildings of Cumbria: The County of the Lakes. Cassell PLC

Cumbria Sites and Monument Record No 40880

Ordnance Survey 1865 First Edition Sheet XV11.16 25" to the mile

Ordnance Survey 1901 Second Edition Sheet XV1.16 25" to the mile

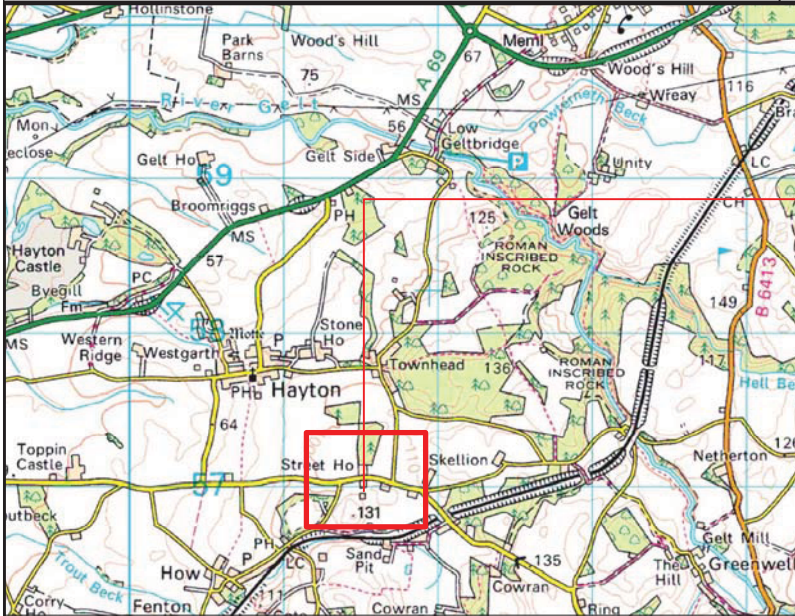
Ordnance Survey 1925 Third Edition Sheet XV1.16 252 to the mile

Tithe Map of 1842, Hayton Village. Carlisle County Records Office DRC/8/87

APPENDIX 1: PHOTOGRAPHIC RECORD

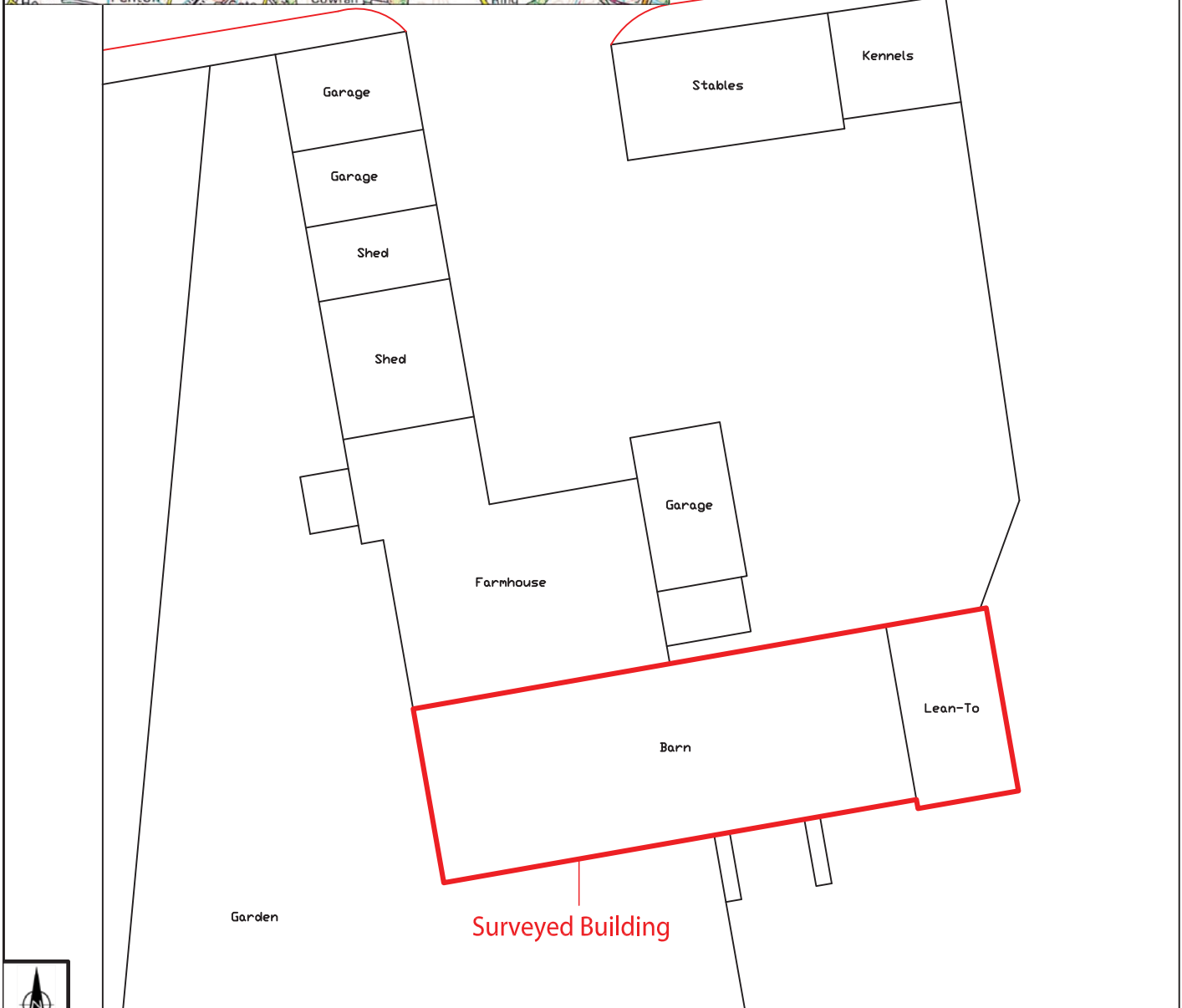
Shot	Initial	Summary description: Architectural Feature/Context	Taken from
001	MC	North-facing elevation of the barn, main ground floor doorways	North
002	MC	North-facing elevation of the barn, main ground floor doorways	North
003	MC	East-facing elevation of the farmhouse entrance	East
004	MC	North-facing elevation, door to lean-to building (Unit 1)	North
005	MC	North-facing elevation, fabric detail on barn wall	North
006	MC	East-facing gable showing lean-to building roof and barn gable	East
007	MC	East-facing gable showing lean-to building roof and barn gable	East
008	MC	South facing wall of Unit 1, brick-built lean-to foundations	South
009	MC	South-facing elevation, east end of the barn with fabric detail	South
010	MC	South-facing elevation, upper storey slit vents	South
011	MC	South-facing elevation showing roofline and slit vents	South
012	MC	South-facing elevation, foundations below Unit 1 brick-built building	South
013	MC	South-facing elevation, fabric detail on east end of the barn	South
014	MC	East-facing elevation, showing cat-slide roof of the barn entrance	East
015	MC	East-facing elevation, cat-slide roof on the outshot barn entrance	East
016	MC	South-facing elevation of the barn entrance and ramp	South
017	MC	South-facing elevation, barn entrance and ramp	South
018	MC	South-facing elevation, barn entrance and ramp	South
019	MC	South-facing elevation, farmhouse at west end of the barn	South
020	MC	South-facing elevation, farmhouse at west end of the barn	South
021	MC	West-facing elevation, barn entrance and flanking wall	West
022	MC	West-facing elevation, barn entrance and flanking wall	West
023	MC	West-facing elevation, farmhouse gable	West
024	MC	West-facing elevation, sandstone quoins and abutting range	West
025	MC	West-facing elevation, with farmhouse range	West
026	MC	West-facing elevation with farmhouse range	West
027	MC	West-facing elevation with blocked window and modern inserts	West
028	MC	North-facing elevation, gable of north range and dormer roof	North
029	MC	North-facing elevation, gable of north range and dormer roof	North
030	MC	East-facing elevation of the North range, modern sheds	North
031	MC	East-facing elevation of the north range and farmhouse entrance	East
032	MC	Barn interior, first floor, general shot	West
033	MC	Barn interior, cruck blades and new common rafters	West
034	MC	Barn interior, cruck blades and new common rafters	West
035	MC	Barn interior, west-facing gable slit vents	West
036	MC	Barn interior, four slit vents on north-facing elevation, west end	North
037	MC	Barn interior, entrance and flanking wall with slit vents	North-west
038	MC	Barn interior, general fabric of south-facing wall	West
039	MC	Barn interior, general shot of fabric on south-facing wall	West
040	MC	Barn interior, first floor with entrance	West
041	MC	Barn interior, north-facing wall flanking main entrance	North-west
042	MC	Barn interior, plank floor, (remains of) and exposed floor joists	West
043	MC	Barn interior, plank floor (remains of) and floor joists	West
044	MC	Barn interior, plank floor (remains of) and floor joists	West
045	MC	Barn interior, south side of the roof showing roof trusses on wall head	West
046	MC	Barn interior, A-frame trusses (no 3) and through purlins	West
047	MC	Barn interior, chimney breast at west end of the barn on second floor	East

048	MC	Barn interior, chimney breast at west end of the barn on second floor	East
049	MC	Barn interior, configuration of the purlins resting on trench of cruck blade No 2	West
050	MC	Barn interior, configuration of A-frames 2-4	West
051	MC	Barn interior, ridge joist and half-jointed blades at ridge	West
052	MC	Barn interior, ridge joist in trench and scarfe-jointed blades	West
053	MC	Barn interior, wooden peg for supporting an earlier purlin	West
054	MC	Barn interior, small blocked opening on west gable	East
055	MC	Barn interior, configuration of the roof trusses	West
056	MC	Barn interior, configuration of the roof trusses	West
057	MC	Barn interior, second floor and roof trusses	West
058	MC	Barn interior, roof truss resting on the wall head	West
059	MC	Barn interior, looking east onto the first floor	West
060	MC	Barn interior, ground floor, truncated wall	East
061	MC	Barn interior, ground floor truncated wall	East
062	MC	Barn interior, I-beam supporting first floor joists	South
063	MC	Barn interior, I beam supporting first floor joists	South
064	MC	Barn interior, Unit 2, south-facing elevation	South
065	MC	Barn interior, Unit 2, west-facing elevation	West
066	MC	Barn interior, Unit 2, north-facing elevation	North
067	MC	Barn interior, Unit 2, east-facing elevation (partition wall)	East
068	MC	Barn interior, Unit 2, east-facing elevation (partition wall)	East
069	MC	Barn Interior, Unit 3, south facing elevation	South
070	MC	Barn Interior, Unit 3, south facing elevation	South
071	MC	Barn Interior, Unit 3, west-facing elevation	West
072	MC	Barn Interior, Unit 3, west-facing elevation	West
073	MC	Barn Interior, Unit 3, south-facing elevation	South
074	MC	Barn Interior, Unit 3, south-facing elevation	South
075	MC	Barn Interior, Unit 3, east-facing elevation	East
076	MC	Barn interior, Mortise jointed timber, provenance unknown	Vertical
077	MC	Barn interior, Unit 3 byre floor and drain channel	North
078	MC	Blocked doorway into the farmhouse at first floor of the barn.	East
079	MC	Blocked doorway into the farmhouse at first floor of the barn	East
080	MC	General view of the barn and farmhouse exterior	North
081	MC	General view of the barn and farmhouse exterior	North
082	MC	General view of the north-elevation of the barn	North
083	MC	General view of the barn and adjoining north wing	North
084	MC	General view of the barn from a distance	North-east
085	MC	General view of the barn from a distance	North-east



Site Location

Road



Key:

Fig No: 1 Revision: A Client: Mrs Chambers, Whin Bank Farm

Title: Location Map

Project: Whin Bank Farm, How Mill, Carlisle:
Standing Building Recording



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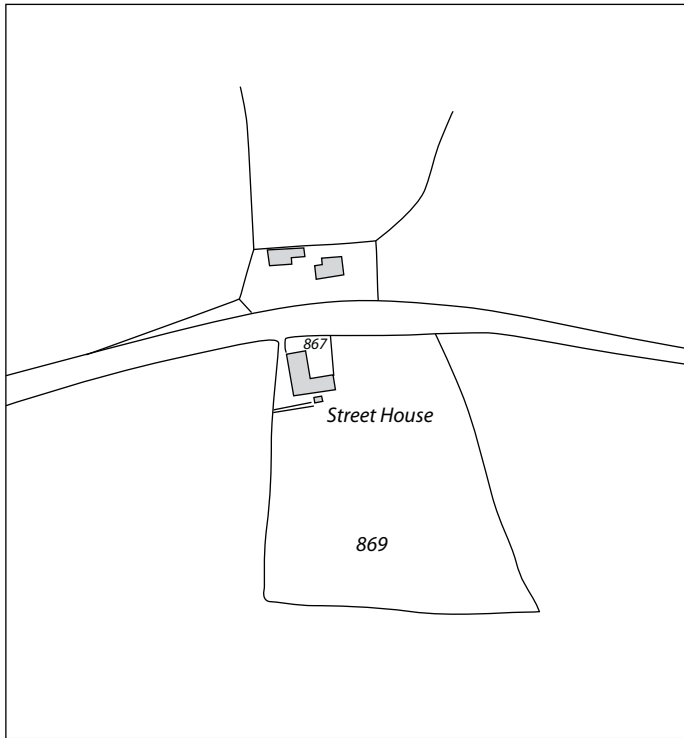


Fig. 2a - 1841 map extract from the Hatton Tithe Map

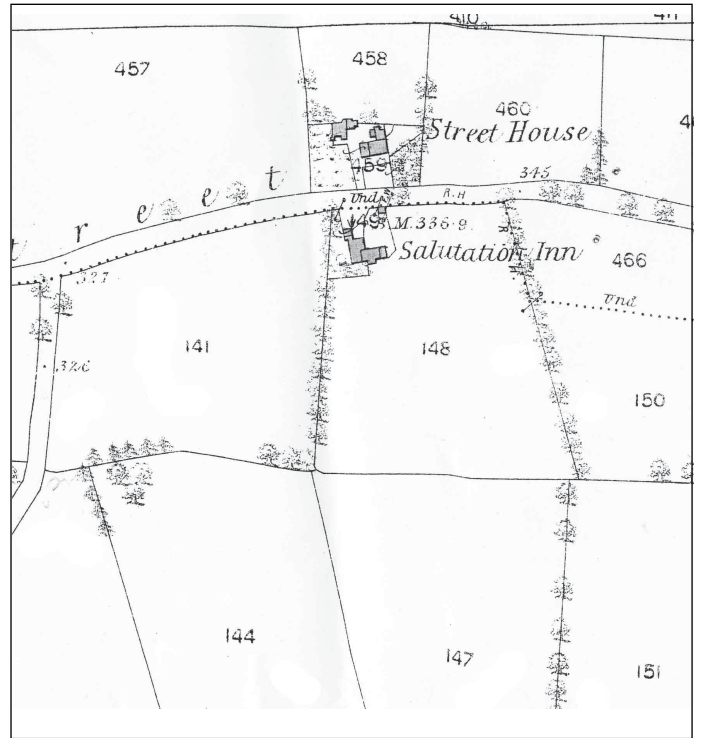


Fig. 2b - 1865 map extract from 1st Edition Ornanace Survey

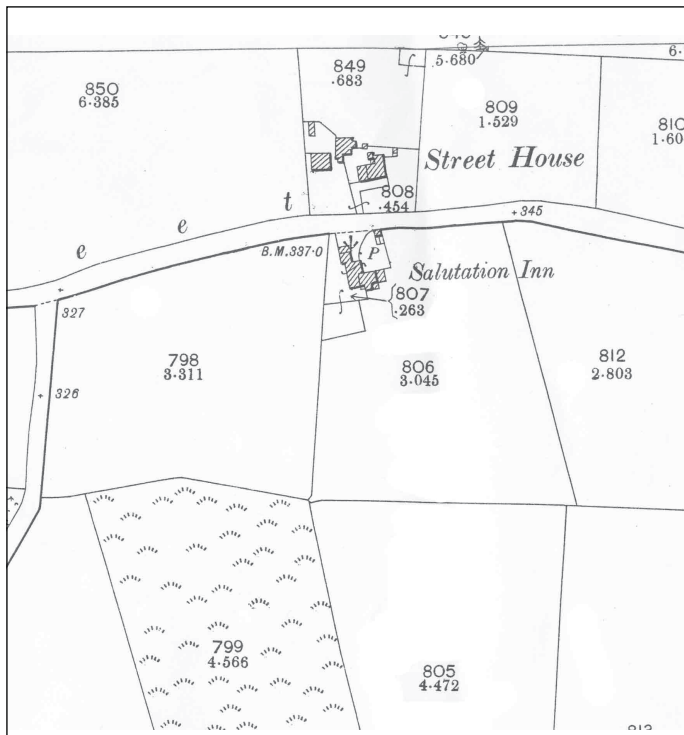


Fig. 2c - 1901 map extract from 2nd Edition Ordnance Survey

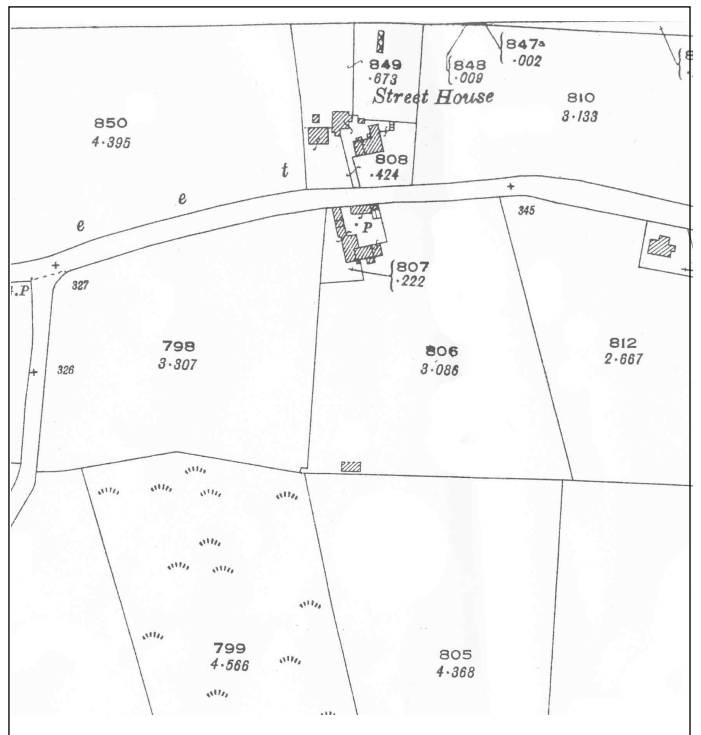


Fig. 2d - 1925 map extract from Ordnance Survey

Key:



Fig. No:

2

Revision:

A

Client:

Mrs Chambers, Whin Bank Farm

Title:

Map Regression

Project:

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Scale:



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Key:

Surveyed Building

Roof Truss



Key:

Surveyed Building

Roof Truss

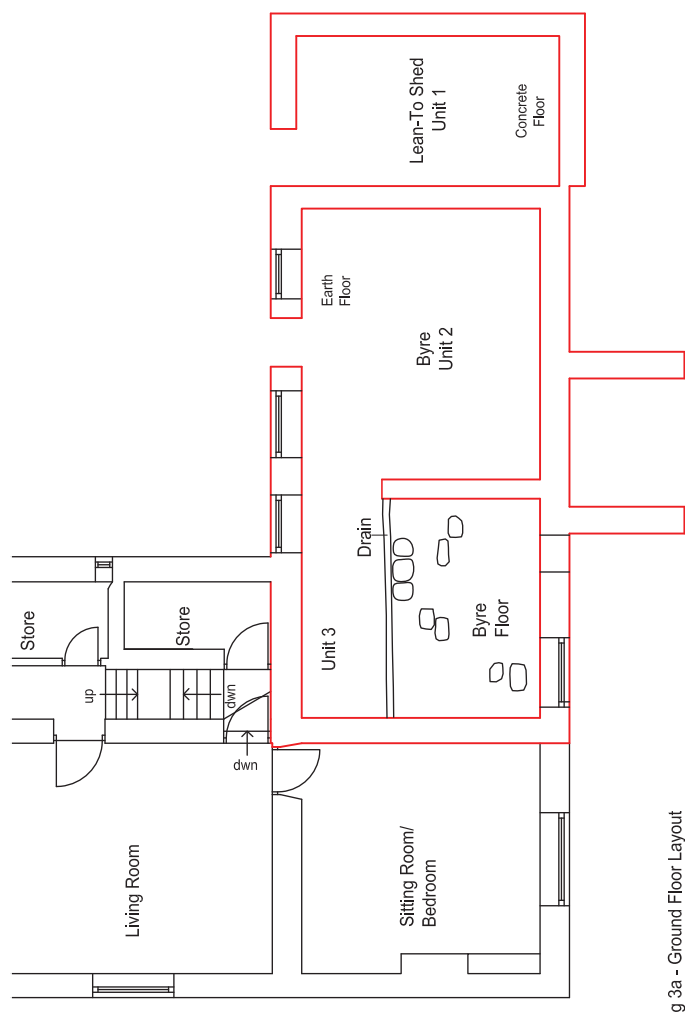


Fig 3a - Ground Floor Layout

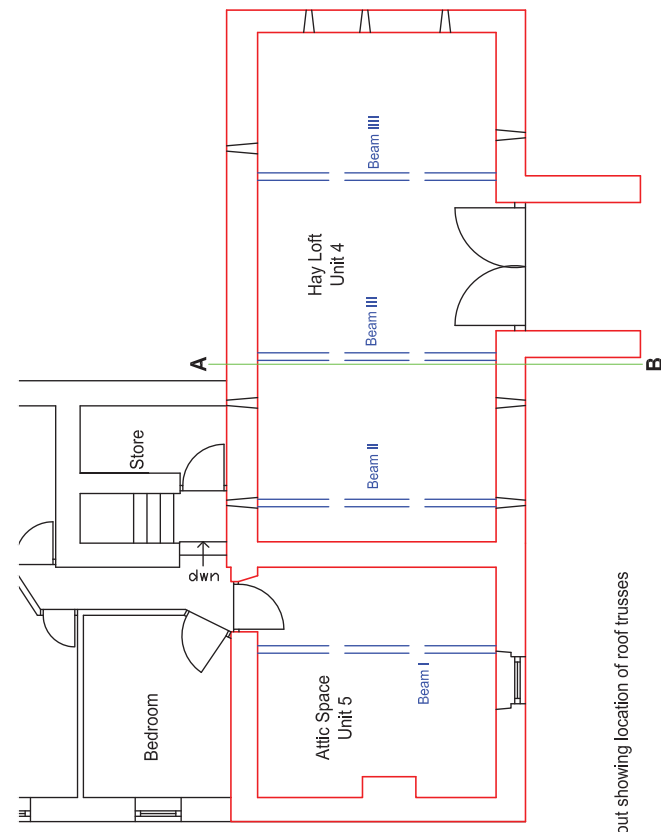


Fig 3b - First Floor Layout showing location of roof trusses

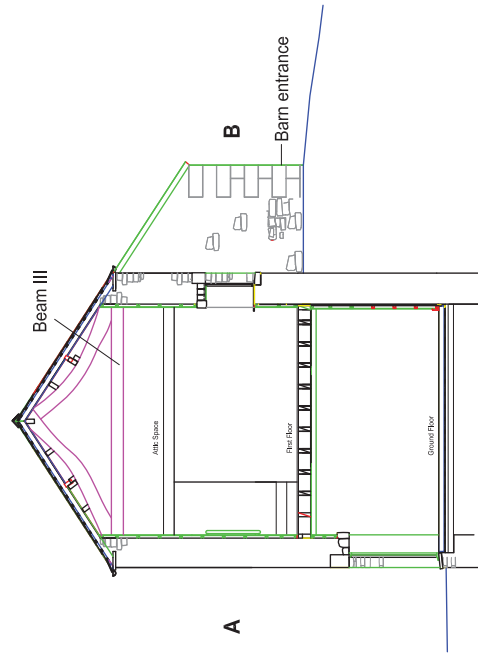


Fig 3c - Section (A-B) through Barn showing A-Frame roof trusses

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Fig. No:	3	Revision:	A
Title:	Floor Plans and section through barn		
Project:	Whin Bank Farm, How Mill, Carlisle; Standing Building Recording		
Scale:	1:100 @ A3		
Client:	Mrs Chambers, Whin Bank Farm		
Drawn by:	LW		
Page No:			

Key:

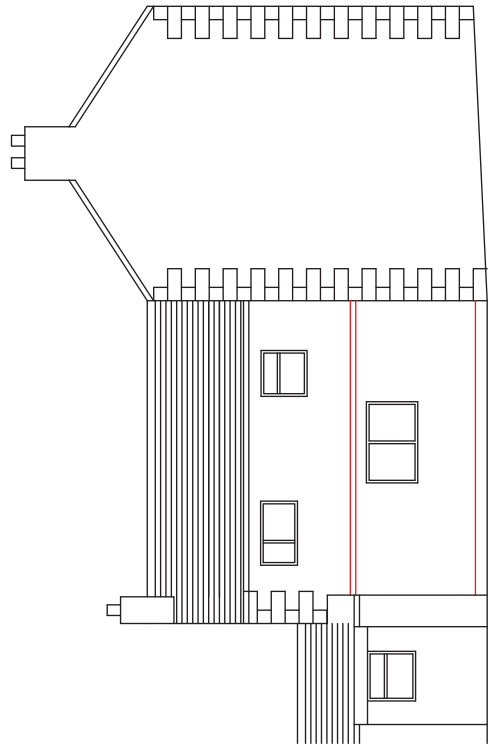


Fig 4d - West Elevation

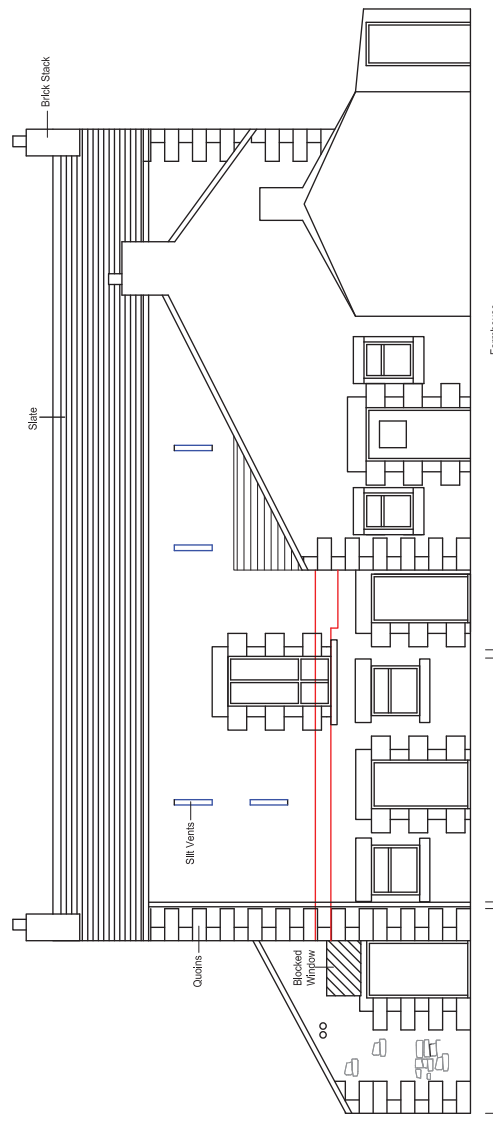


Fig 4a - North Elevation

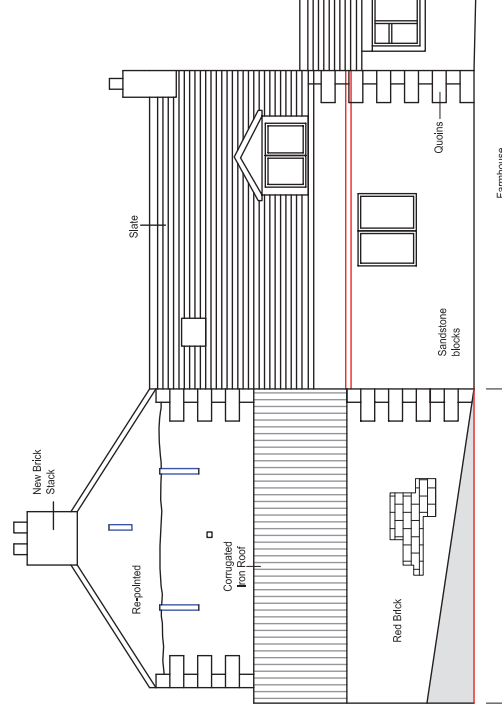


Fig 4b - East Elevation

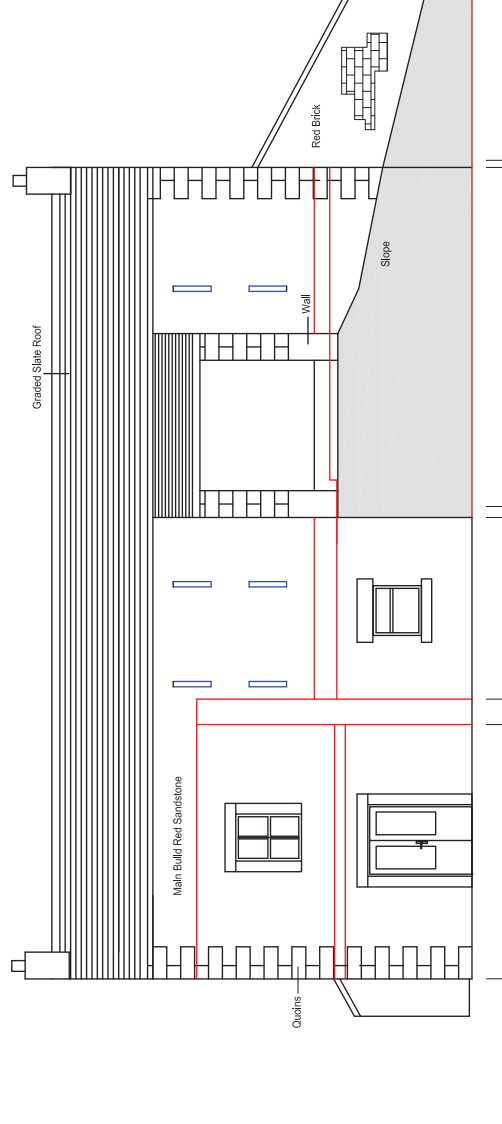


Fig 4c - South Elevation

Fig. No: 4 Revision: A

Title: Elevation Drawings

Project: Whin Bank Farm, How Mill,
Carlisle:
Standing Building Recording

Scale: 1:100 @ A3

Client: Mrs Chambers, Whin Bank Farm

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Plate 1 - Whin Bank Farm, general setting



Plate 2 - Unit 2, former byre looking south



Plate 3 - Unit 3, former byre looking east



Plate 4 - Interior of the barn looking east



Plate 5 - Interior of the barn from the attic space



Plate 6 - A-frame cruck's, looking east

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Client:

Mrs Chambers, Whin Bank Farm

Title:

Plates 1-6

Project:

Whin Bank Farm, How Mill, Carlisle
Standing Building Recording



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Plate 7 - Scarfe-joined cruck blades and new common rafters



Plate 9 - East-facing gable with brick-built lean-to shed



Plate 8 - North-facing elevation of the barn (west end)



Plate 10 - South-facing elevation of the barn



Plate 11 - South-facing elevation with large bay doorway

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Plates 7-11

Project:

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Plate 12 - South-facing elevation, west end, showing slit vents and farmhouse




Plate 13 - West-facing gable and attached Farmhouse

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Fig. No:	Revision: A	Client: Mrs Chambers, Whin Bank Farm
Title: Plates 12-13		
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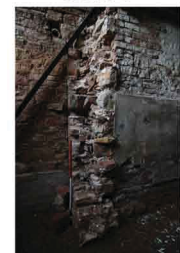
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