

Barn at Castlehaw
Sedbergh
Cumbria:
Historic Buildings Record (Level 3 Survey)



June 2020

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*This report is formatted to allow printing on both sides of the paper
and may contain blank pages*

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SUMMARY

The barn at Castlehaw (NGR: SD 66249 92442) is grade II listed and comprises a bank barn of L-shaped plan, dating to the first half of the eighteenth century, together with later buildings at its north end. The bank barn, which has suffered recent collapse, has a two storey cross-wing at its south end, formerly containing shippons with hayloft over, as well as a threshing bay and former stable. Other components of the group appear later and of lesser interest. The recording was carried out for the owner Mr Close, before conversion of the buildings.

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BARN AT CASTLEHAW, SEDBERGH, CUMBRIA:

HISTORIC BUILDINGS RECORD (LEVEL 3 SURVEY)

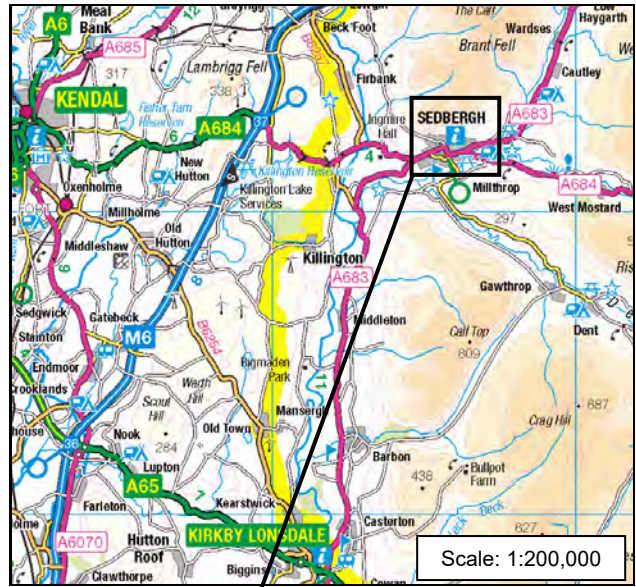
1 Introduction

- 1.1 This report presents the results of the recording of the barn range at Castlehaw, near Sedbergh, Cumbria. It was commissioned by the owner Mr Close, to fulfil conditions of listed building and planning consent from the Yorkshire Dales National Park Authority (YDNPA), for the conversion of the building. The survey was carried out in June 2020.
- 1.2 The principal component of the building to be converted is a bank barn of L-shaped plan, which probably dates from the first half of the eighteenth century, but has been extended by a narrow bay at its upper end. There is also a small garage, which perhaps originated as a trap-house, and which is connected to the barn by the remains of a short, linking structure.
- 1.3 The recording work comprises a Level 3 survey, defined by Historic England as an analytical record, and includes measured floor plans, as well as a photographic record and brief study of historic maps, to support the analysis of the building's development. This report will be submitted to the client and the YDNPA, as well as to the Oasis Project for publication on the internet¹. The project archive will be deposited with the YDNPA Historic Environment Record.

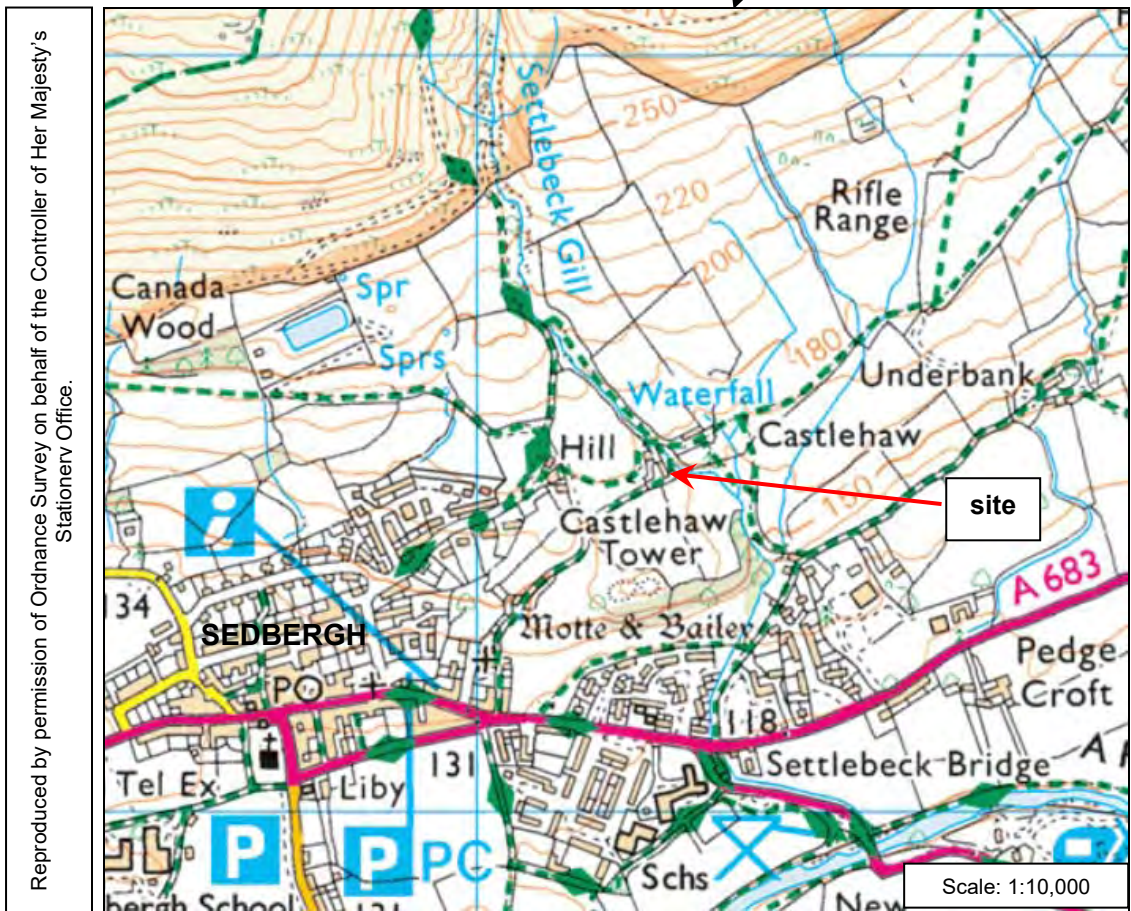
2 Location and current use

- 2.1 Castlehaw is a farm lying about 500m to the north-east of Sedbergh town centre, within Sedbergh civil parish (NGR: SD 66249 92442). It lies on the west bank of Settlebeck Gill, flowing off the Howgill fells to the north, and is reached by a rough track from the south-west, known as Castlehaw Lane (see figures 1 and 2). The site lies at about 160m above Ordnance Datum, slopes down from north to south, and buildings there include the farmhouse, which faces south across a garden, and the barn range standing to the south-east (figure 3). The name Castlehaw relates to the motte and bailey earthwork, Castlehaw Tower, which lies about 200m to the south of the farm.
- 2.2 The barn has not been in agricultural use for at least 30 years, and parts have instead been used for domestic storage. At the time of this survey, part of the building was roofless and reduced to a masonry shell, following collapse.

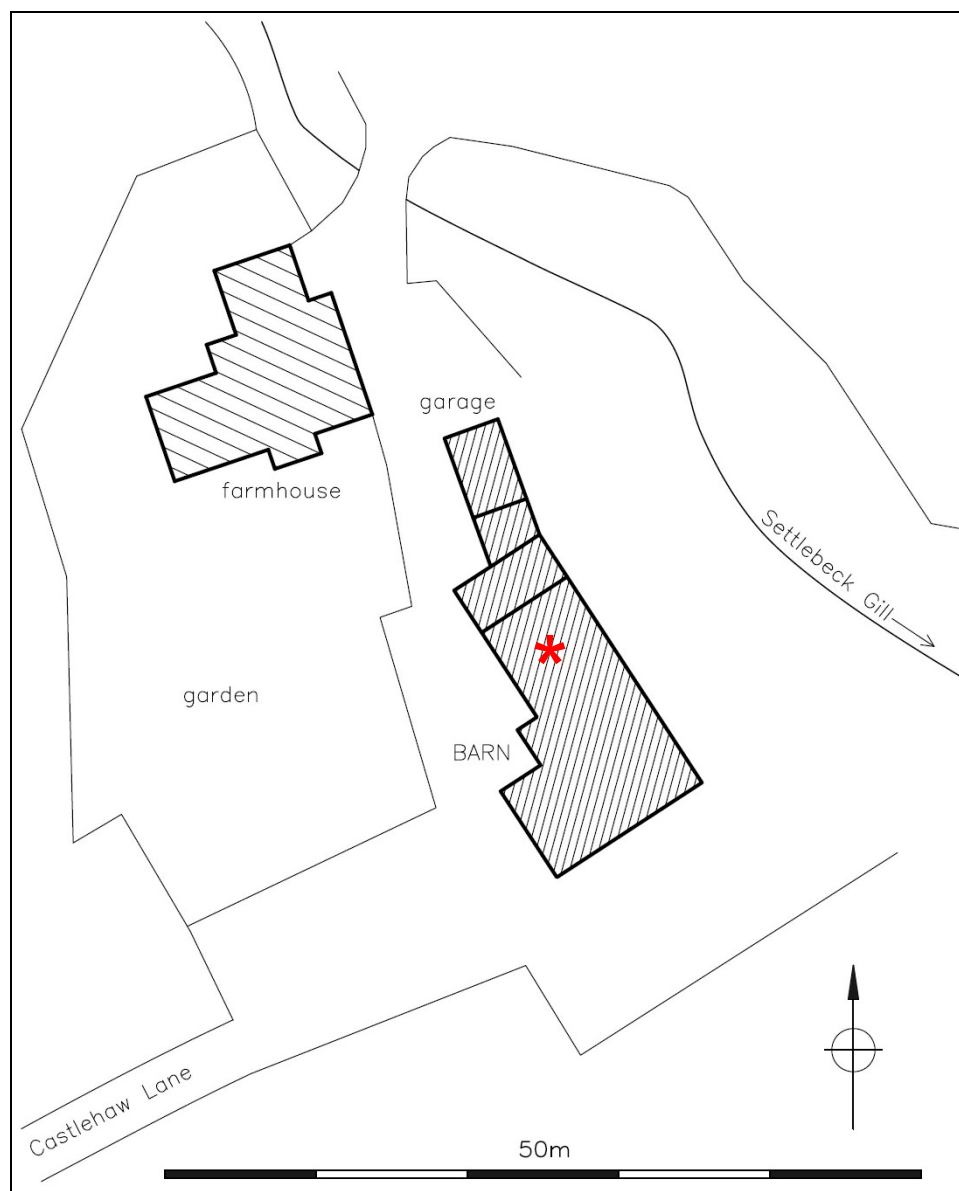
¹ [Online Access to the Index of Archaeological Investigations](#)



1: Location map (i)



2: Location map (ii)



3: Site plan (1:500)

3 Heritage designations

- 3.1 The barn is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, and appears as entry 1384086 in the National Heritage List for England². It was first listed in 1954, and is at grade II. The identifying description reads:

Barn and shippon. Probably early to mid C18; altered. Mixed random rubble with quoins, roof with green slate upper and stone slate lower courses, both graduated. L-plan formed by main range on north-south axis with storeyed shippon-wing at south end projecting to west. EXTERIOR: the main range has a wagon doorway in the angle with the wing, with a re-used timber lintel and C19 harr-hung doors, protected by a porch with rubble side-wall and monopitched roof; left of the porch is an interrupted course of through-stones close to the eaves and carried along about half

² <https://historicengland.org.uk/listing/the-list/list-entry/1384086>

the length, and 3 crudely-shaped breathers; further left is a doorway with a monolith lintel, and left of this a cart-shed doorway with a timber lintel protected by a slate course. The south front of the wing, on lower ground, has a ground-floor shippon which has 2 doorways and 3 windows (w-d-w-w-d), all with stone lintels; small square breathers on 3 levels above, and some random through-stones. INTERIOR: main range has stone partition walls to the 2 north bays, but the remainder forms a single vessel with the upper floor of the wing, both parts having principal-rafter roof trusses (including some re-used timbers). Forms a group with Castlehaw Farmhouse to the north-west (qv).

3.2 The farmhouse appears as entry 1384085³, and is described as:

Farmhouse, now house. Dated 1701 on porch; altered and recently radically renovated. Mixed random rubble with slobbered pointing, sandstone quoins and stone slate roof. L-plan formed by a single-depth 2-unit main range with a service wing to the rear of the 2nd unit (probably added at an early date) and a staircase outshut in the angle with this. EXTERIOR: 2 storeys and attic, 6 windows, with stone slate bands over both floors (the upper with returned ends). The ground floor has a gabled porch offset right of centre, with a moulded Tudor-arched opening, lintel with raised lettering "W / 17 R M 01", pigeon holes above this, kneelers (no coping), a small peephole in each side, inner side benches and a board door with strap hinges; three 2-light mullioned windows to the left, and a 3-light and a 2-light mullioned window to the right. The 1st floor has five 2-light windows and a 1-light window at the right-hand end. All these windows have renewed surrounds and mullions except that to the left of the porch and both to the right at ground floor, which have chamfered reveals and cavetto mullions. Rebuilt gable chimneys. The right-hand gable wall has a shallow projection to the centre of the ground floor, and 2 small attic windows. The rear wing is set back, has a lean-to porch in the angle, above this the wall is canted in at the junction to expose a 1-light window in the rear wall of the main range; otherwise, this wing has 2 altered windows at ground floor, a chamfered 1-light window above, and its rear gable has a chimney corbelled from 1st floor. INTERIOR: contemporary panelled partitioning at 1st floor of main range and across rear wall of wing (probably to screen former smokehood), removed during restoration and re-instated: but it is not known if it is now in the original positions. Similar partitioning has recently been inserted at ground floor. Forms a group with associated barn to south-east (qv).

4 Planning background

- 4.1 Listed building consent was granted by YDNPA on 12 May 2017 for "*Conversion of barn to form one, 4 bedroom, local occupancy dwelling with associated external works and service connections*" (application number S/03/602A/LB). Condition 3 of the consent requires that:

Within two calendar months of the completion of the hereby approved works a report consisting of a detailed survey, equivalent to a Level 3 survey record, as specified by

³ <https://historicengland.org.uk/listing/the-list/list-entry/1384085>

Historic England in 'Understanding Historic Buildings - A Guide to Good Recording Practice', including photographic record and plan drawings of all features of historical or architectural interest including the walling to be removed to create new internal openings and the existing surrounds, mullions, transoms, lintels and sills of external openings to be reinstated shall be submitted to the Local Planning Authority for its retention.

4.2 The present report is intended to fulfil this condition.

5 Previous investigative work

5.1 An enquiry to the YDNPA Historic Environment Record via Heritage Gateway indicates that the barn is identified there as MYD35557. However, no further information beyond the listed building description is provided in that source.

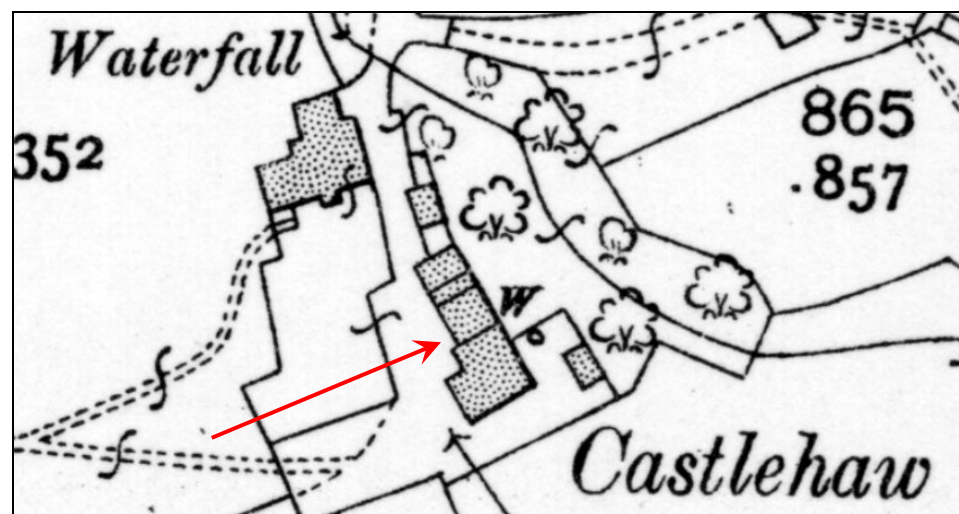
6 Historical background

6.1 There is no known documented history relating to the barn range, but it is shown on the Ordnance Survey's first edition 1:10560 map (surveyed in 1848 – figure 4), where it appears with an outline approximately the same as that existing today. The 1:2500 editions of 1894 and 1909 show the buildings in much greater detail, with their present forms.



4: OS 1:10560 map, 1852⁴

⁴ Yorkshire, sheet 48; surveyed 1848 (not at original scale)

5: OS 1:2500 map, 1894⁵6: OS 1:2500 map, 1909⁶

7 Recording methodology

- 7.1 The present recording was carried out during a site visit on 4 June 2020, and involved inspection of all parts of the buildings, except where concealed by stored materials. During the visit a measured survey, photography, and a written account were all undertaken, in accordance with the Level 3 standard.
- 7.2 The drawn record comprises new ground and lower ground floor plans, at 1:100 scale, which show all significant detail and employ conventions based on those specified by Historic England⁷. Particular attention was paid to those blocked openings which are to be reinstated, and internal walls where new openings are to be created, as specified in the planning condition.

⁵ Yorkshire, sheet 48.16, surveyed 1892 (not at original scale)

⁶ Yorkshire, sheet 48.16, revised 1907 (not at original scale)

⁷ Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

- 7.3 The photographic record was made using a digital SLR camera (12 megapixels), and both external and internal photographs were taken, generally using a scale in the form of a 2m ranging pole marked with 0.5m graduations, or a 0.5m baton with 0.1m graduations. Images were captured as JPG files, and will be supplied in digital form as part of the project archive. Their locations are shown on copies of the plans, and a selection is copied at the end of this report; in the text they are referred to by numbers in **bold**.

8 Description of the buildings

Setting

- 8.1 The barn range faces west-south-west (hereafter west, for simplicity), on a site which slopes down from north to south, and which is close to the edge of the gill to the east (**1**). There are the remains of a walled yard to the south and east, enclosed by dry-stone walls and with a partly cobbled surface, and a narrow, sloping yard to the west doubles as the access to the farmhouse and beyond (**2**).

Main building: exterior

- 8.2 The main building is a bank barn, L-shaped in plan, which has a lower ground floor at its south end only. The west front of the north part (**3**) is built from random rubble, mainly slate, with projecting throughstones (including a prominent course just below the eaves), and two high-level breathers, formed simply by rectangular gaps within the stonework. The original left-hand end of this wall is marked by sandstone quoins which now form the jamb of a wide doorway near the north end of the building, where it has been extended by a bay (**4**); such quoins are otherwise confined to the building corners, with openings in general having only undifferentiated rubble jambs. At the south end, the gabled two-storey cross-wing breaks forward.
- 8.3 The main entrance to the barn, which opens onto a threshing bay, is located within the angle with the south wing, and comprises a tall doorway, for either sleds or narrow carts, beneath an oak lintel which bears marks of previous use (**5**). The doorway is protected by a short projecting wall, which once carried a porch roof, and which contains a small recess in its south side. It contains modern doors.
- 8.4 To the left of the former porch, a blocked, poorly defined, former window can be discerned (**6**). The opening appears to have been altered in size, historically.
- 8.5 There is also a pedestrian doorway further to the left, under a rough sandstone lintel, which gives access to a narrow room within the barn's original north end, believed to have been a stable formerly. This too is fitted with a modern door.

- 8.6 The northern extension increased the length of the building by 3.3m, and was carried out with materials similar to those used in the original front, although the quoins are more varied (7). The doorway lintel is similarly re-used, and has a flagstone drip-band over it; the doors themselves are modern. The north gable has a row of slates which appear to be a remnant of the adjoining ruined building (8).
- 8.7 The east side or rear of the barn is on a single line, with no break between the south wing and the north half, except for the cart or sled doorway (9). This entrance is similar to that opposite, in that it lacks quoins, and has a re-used oak lintel with drip-band over, and it too has lost its historic doors (10,11). A retaining wall, projecting to the east below, forms part of a ramp to the doorway, and also serves as the north side of a small stockyard. To the right of the doorway is a blocked window, lacking any dressings (12), and close to the quoins which mark the barn's original north end, a small muck-hole (13,14). The extension to the north is obvious (15), and incorporates a doorway which has been narrowed (16,17). The latter has an oak lintel, with a halving from a previous use readily visible (18).
- 8.8 At the south end of the barn, the cross-wing formerly held shippons on the lower ground floor, with a timber hayloft over, approximately level with the threshing bay.
- 8.9 The south wing faces south onto the former stockyard (19-22). This elevation is built of similar slate rubble with throughstones, with sandstone quoins, and has various breathers or putlogs. There are four ground floor doorways, which are not evenly spaced: the outer two are wider, and were no doubt the means of access for cattle, while the narrower inner two would have been for personnel use. A window between the two right-hand doorways may have been a muck hole originally. The drawings submitted with the planning applications show that two of the doorways had been reduced to windows at that time (2015⁸), but it is clear that their forms recorded here (in 2020) were their original ones.
- 8.10 The stonework of the south wing's west gable is distinct from all other walls in the barn range, and it appears to have been largely rebuilt in the 19th or 20th century (23). It incorporates three courses of sandstone flags as throughstones, although the lowest row of throughs is of slate rubble, as elsewhere. Above those, the walling stone has a neater face and shows more evidence of dressing. It also incorporates a muck hole close to ground level, and a simple triangular owl-hole near the ridge. In contrast, the east gable has not been rebuilt, and its older, more random stone is similar to that in the rest of the building (24,25).

⁸ The Wright Design Partnership: Existing Upper Ground Floor Plan, November 2015

- 8.11 The south wing's short north-facing return has a blocked doorway which was formerly situated under the porch roof (**26,27**). The 2015 drawings show a high level opening above this, either a window or forking hole, within walling which has now collapsed.
- 8.12 Roof coverings only survive to the northern part of the barn, to the north of the threshing bay; that over the remainder, including the whole of the south wing, has been removed. The surviving slates are of local stone slate to the lower parts of both west and east pitches, with green Westmorland slate above, and this dichotomy is most probably attributable to 19th or 20th century replacement of stone slate in those upper parts. The ridge is sandstone.

Main building: interior

- 8.13 The threshing bay situated between the two main doorways has fragmentary remains of a flagged floor, from which there is a low step up to the north, to a mewstead one bay long, for stored crops or hay (**27-31**).
- 8.14 Both of these two bays are open to the roof, and an original roof truss survives between them (**32-34**) (the plastic roof shown in the photographs is a recent temporary arrangement). This is the only remaining truss in the building, following the collapse of the two which once served the south wing.
- 8.15 The surviving truss is of oak, and consists of tie-beam with principal rafters, without struts. Both of the principal rafters have pegs, peg-holes, and two halvings, in positions which suggest they are former cruck blades. The carpenter's red chalk, used in setting out the present truss, remains on some surfaces. The two pairs of side purlins are also oak, and their other ends are set within the cross-wall to the north. All features of the roof structure are typical for the early eighteenth century in the district.
- 8.16 The former arrangements on the south side of the threshing bay are uncertain, but there appears to have been a step up, formed by the north wall of the cross-wing, which also supported the hayloft over the shippon; this would be in keeping with the arrangement commonly found in bank barns (**35,36**). There is unlikely to have been an upright division (such as a timber partition) between hayloft and threshing bay, above hayloft level.
- 8.17 Within the south wing, only the outer walls and a secondary cross-wall at lower ground floor level remain; all floor surfaces and timbers have been lost (**37-40**). The original arrangement on the lower ground floor, which was changed at an early date, most likely comprised a shippon with three rows of stalls running from south to north, and two feeding passages between them, to judge from the size of the building and the positions and sizes of the doorways in the south side (**41-**

- 44).** At that time, the hayloft was most probably carried on beams supported only by the outer walls, and on the posts of the animal stalls. The lower ground floor was later altered, at an unknown date but probably before the mid twentieth century, and the present cross-wall was built, partly blocking off one of the pedestrian doorways to the south (the south end of the cross-wall has since collapsed – see 2015 drawings) (**45-47**). It also appears that the hayloft to the east of the cross-wall was raised at this time, as there are two rows of sockets in the east gable (**48**).
- 8.18 The narrow bay to the north of the threshing bay and mewstead, enclosed by the former north gable on one side, and cross-wall to the south, seems to have been intended as a stable, but then to have been altered to form cow stalls in the mid twentieth century. It has a blocked doorway at high level in its north side, across which the joists of an inserted loft run (**49-51**). There do not appear to have been any other openings in the north side (**52**), nor any means of communication with the mewstead to the south (**53**). Overhead, the purlins are oak, and some bear marks of previous use (**54**).
- 8.19 To judge from its outer form, with two wide doorways, the bay added to the north of the barn range, in the eighteenth or nineteenth century, would have been a trap or gig house, open to the roof originally, but it now has a modern loft (which slightes the blocked doorway into the adjacent stable), and is used as a workshop and store (**55-58**).
- 8.20 The present garage may also have been designed as a trap or gig house, as it was standing by the 1890s (**59,60**). The 2015 drawings show it attached to the north end of the barn range by a store, but very little of this link remained standing at the time of the present survey. Likewise, the same drawings also show a lean-to on the east side of the garage, also now collapsed or demolished (**61**). The link building appears to have been first constructed as part of the present garage building, to judge from the lack of straight joints in their surviving outer walls, and a low blocked doorway in the cross-wall between them.
- 8.21 The garage is built from slate rubble with very few dressings, and its stone slate roof has a tile ridge, indicative (in combination with map evidence) of a late nineteenth century date. The east side, which formerly faced into a lean-to, is limewashed, while the interior is fully rendered and the underside of its roof lined with softboard (**62-64**).
- 8.22 Few details of the interior of the link building survive, but brick flooring exists within its north-west corner, perhaps associated with a corner stove or set-pot, such as would have been used in a wash-house (**65**).

9 Conclusion

- 9.1 The barn dates from the early to mid eighteenth century, but was extended to the north by a bay shortly afterwards, and certainly by the late nineteenth century. It takes the form of a bank barn, a building type closely associated with livestock-based farming in north-west England, and one which made economical use of space, and exploited a sloping site to facilitate easier handling of livestock and their food. In this case, the bank barn element is built along the slope, while the narrow threshing bay runs up and down the slope. This raises the possibility that the barn's predecessor, perhaps cruck-framed, formerly ran up the slope, and the footprint of its northern end was preserved when rebuilt in the eighteenth century, with a new south cross-wing on two levels, though this is very much conjecture. The west gable of the south wing was later rebuilt, perhaps because of structural failure, and much of the roof was lost in the collapse which took place after 2015.

- 9.2 The internal facilities within the barn included the typical combination of shippons (on the lower ground floor), hayloft, threshing bay and mewstead, as well as a small stable, and a later trap or gig house. No internal fittings or fixtures associated with these remain in situ, and the original details of animal stalls and husbandry have been very largely lost, in part at least because of historic alterations.

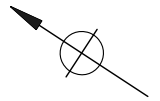
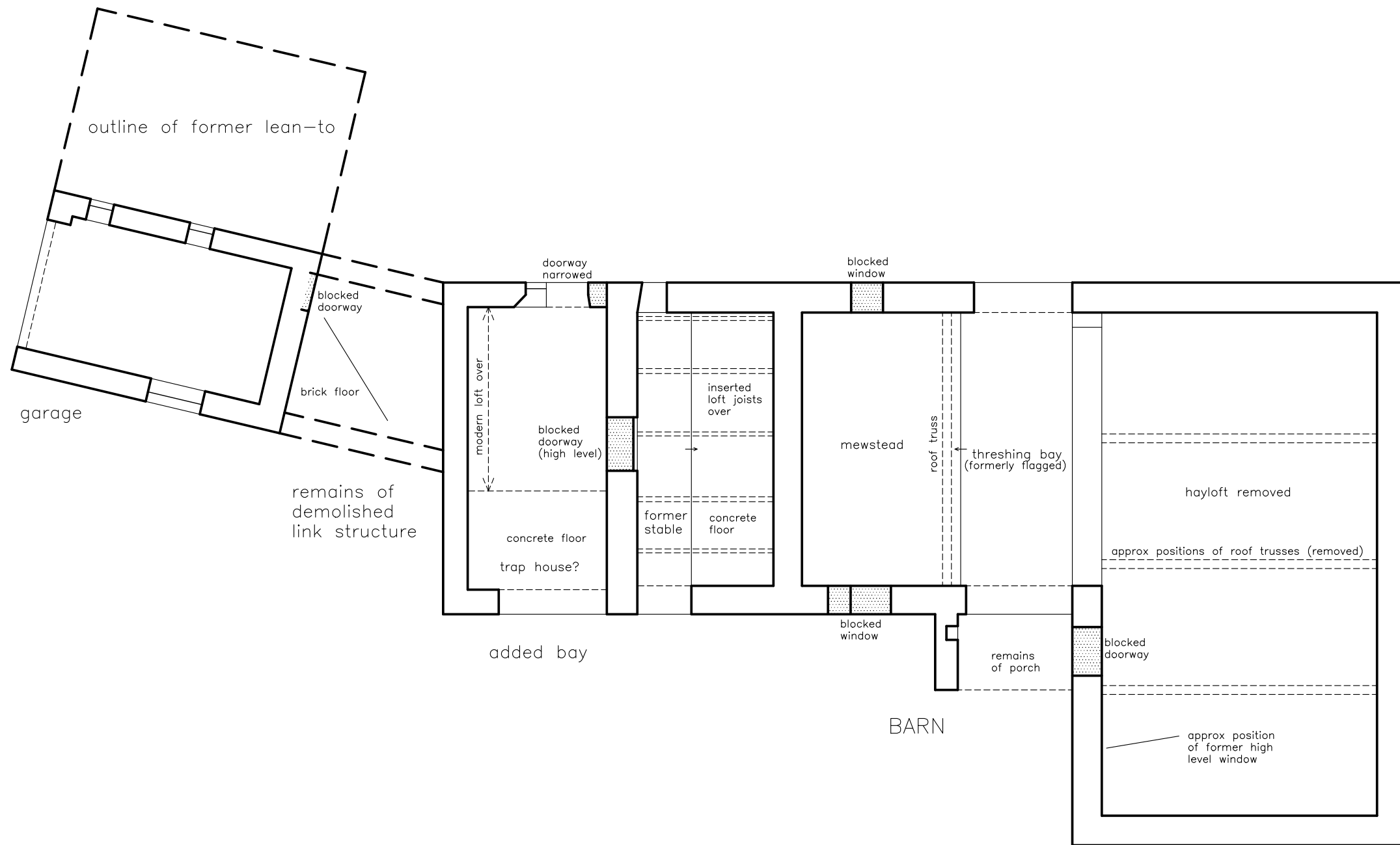
- 9.3 The minor ancillary buildings to the north of the main range, now represented by the garage, seem to have been domestic rather than agricultural in function, as well as slightly later in date.

Appendix: Contents of the project archive

To be deposited with YDNPA Historic Environment Record

Digital archive only, supplied on CD or DVD, to contain:

- pdf copy of the report
- all photographs as JPG files



10m



KEY
 —↑— step up
 [stippled box] blocking/infill

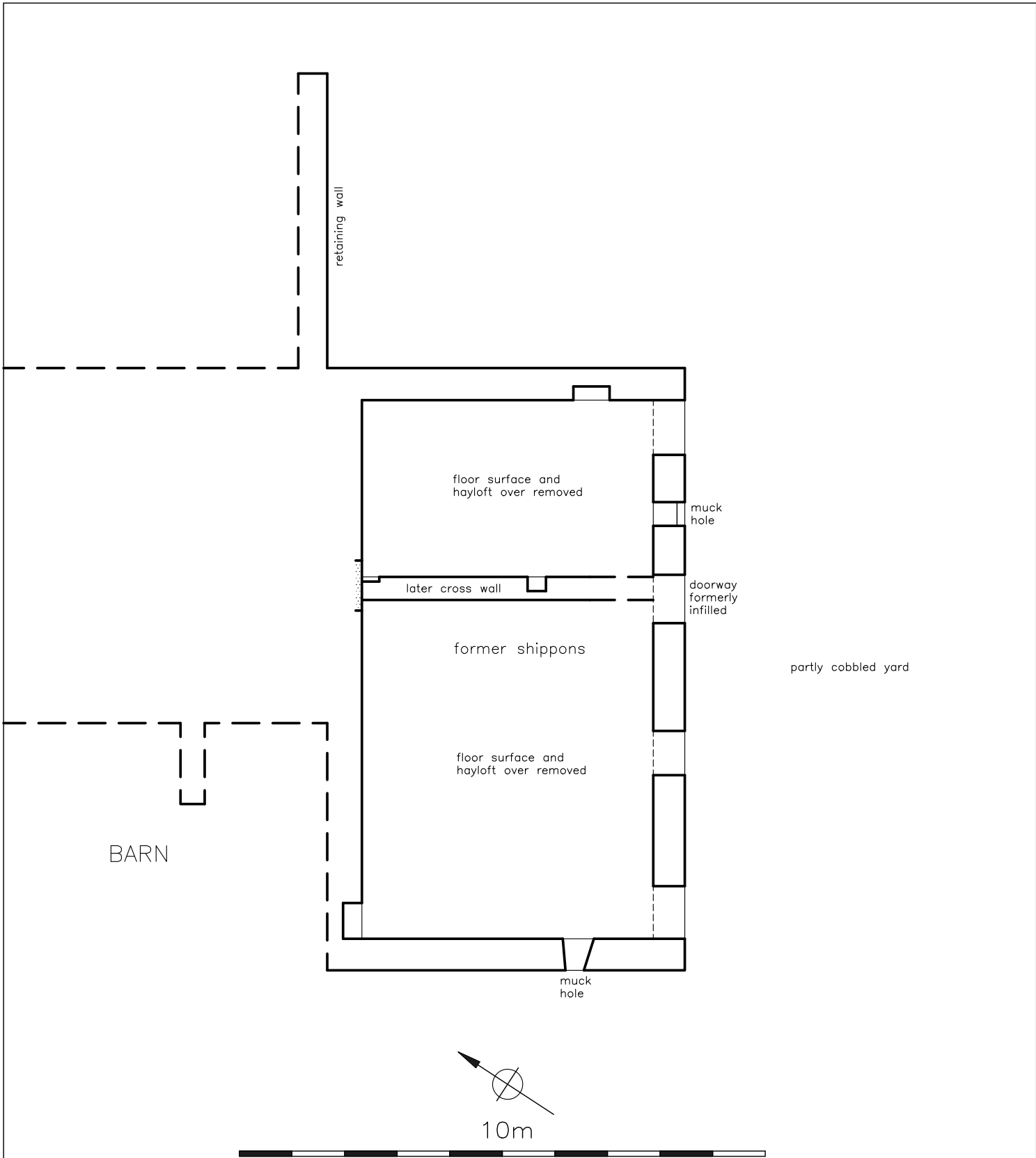
BARN AT CASTLEHAW
 SEDBERGH
 CUMBRIA
 (NGR: SD 66249 92442);
 LEVEL 3 HISTORIC BUILDINGS RECORD

FIGURE 7:
 GROUND FLOOR PLAN

SCALE: 1:100 (at A3)

DATE OF SURVEY: JUNE 2020

STEPHEN HAIGH
 Buildings Archaeologist



BARN

retaining wall

floor surface and hayloft over removed

muck hole

later cross wall

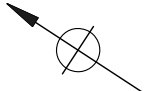
doorway formerly infilled

former shippons

partly cobbled yard

floor surface and hayloft over removed

muck hole



10m



BARN AT CASTLEHAW
 SEDBERGH
 CUMBRIA
 (NGR: SD 66249 92442):
 LEVEL 3 HISTORIC BUILDINGS RECORD

FIGURE 8:
 LOWER GROUND FLOOR PLAN

SCALE: 1:100 (at A4)

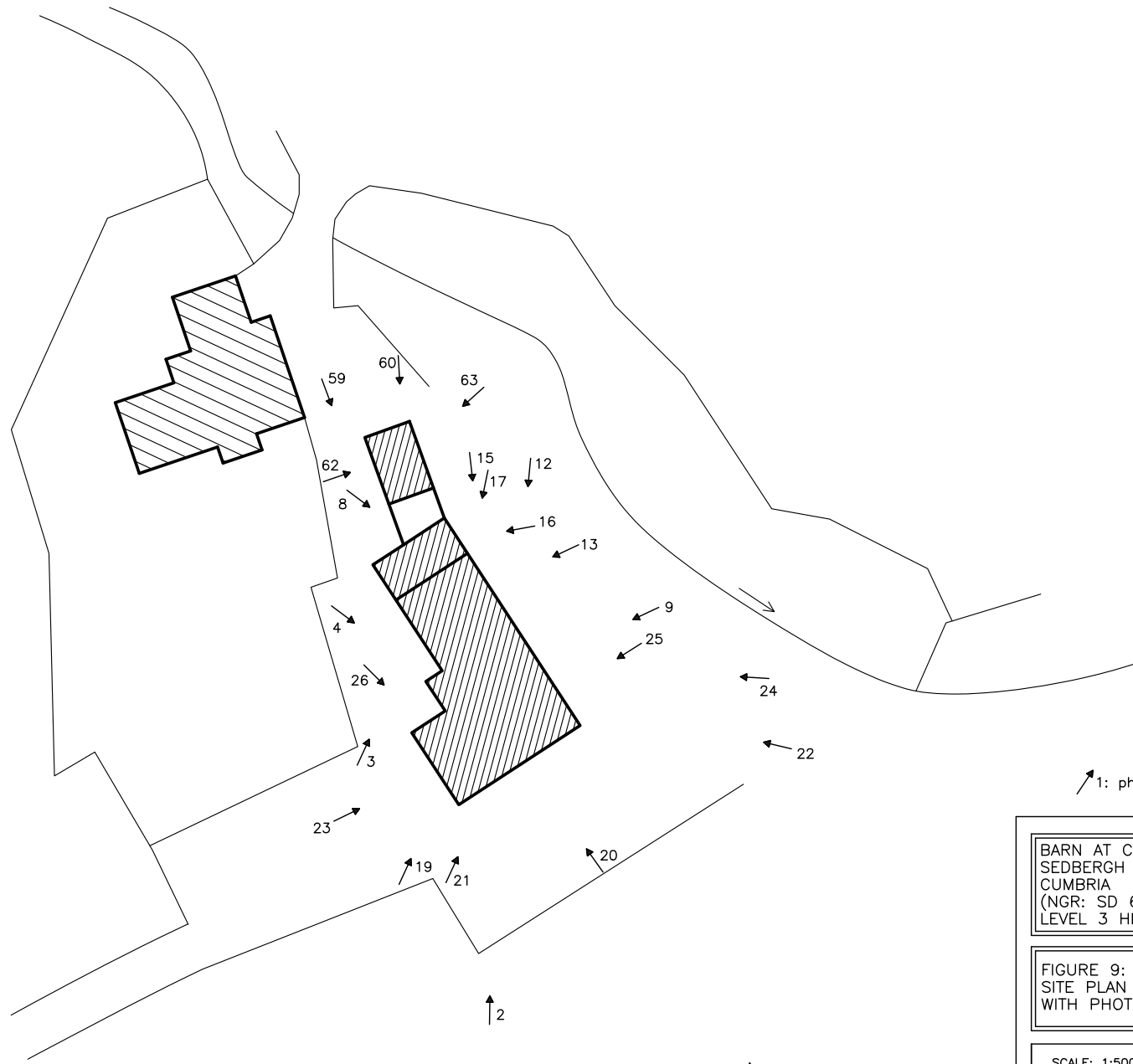
DATE OF SURVEY: JUNE 2020

STEPHEN HAIGH
 Buildings Archaeologist

KEY

↑ step up

█ blocking/infill



↗ 1: photograph direction and number

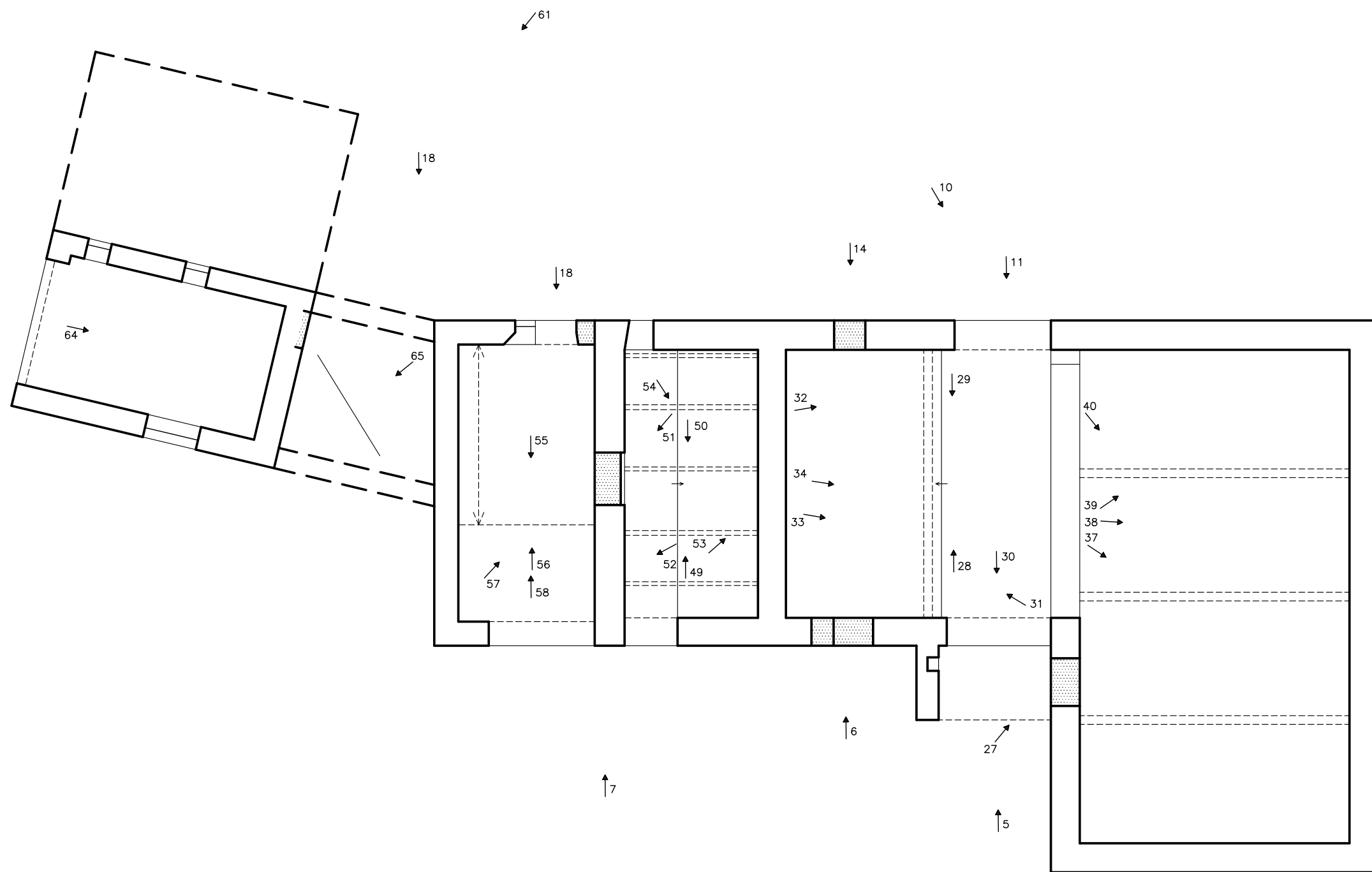
BARN AT CASTLEHAW
 SEDBERGH
 CUMBRIA
 (NGR: SD 66249 92442):
 LEVEL 3 HISTORIC BUILDINGS RECORD

FIGURE 9:
 SITE PLAN
 WITH PHOTOGRAPH LOCATIONS

SCALE: 1:500 (at A4)

DATE OF SURVEY: JUNE 2020

STEPHEN HAIGH
 Buildings Archaeologist



KEY

↗1: photograph direction and number

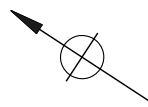
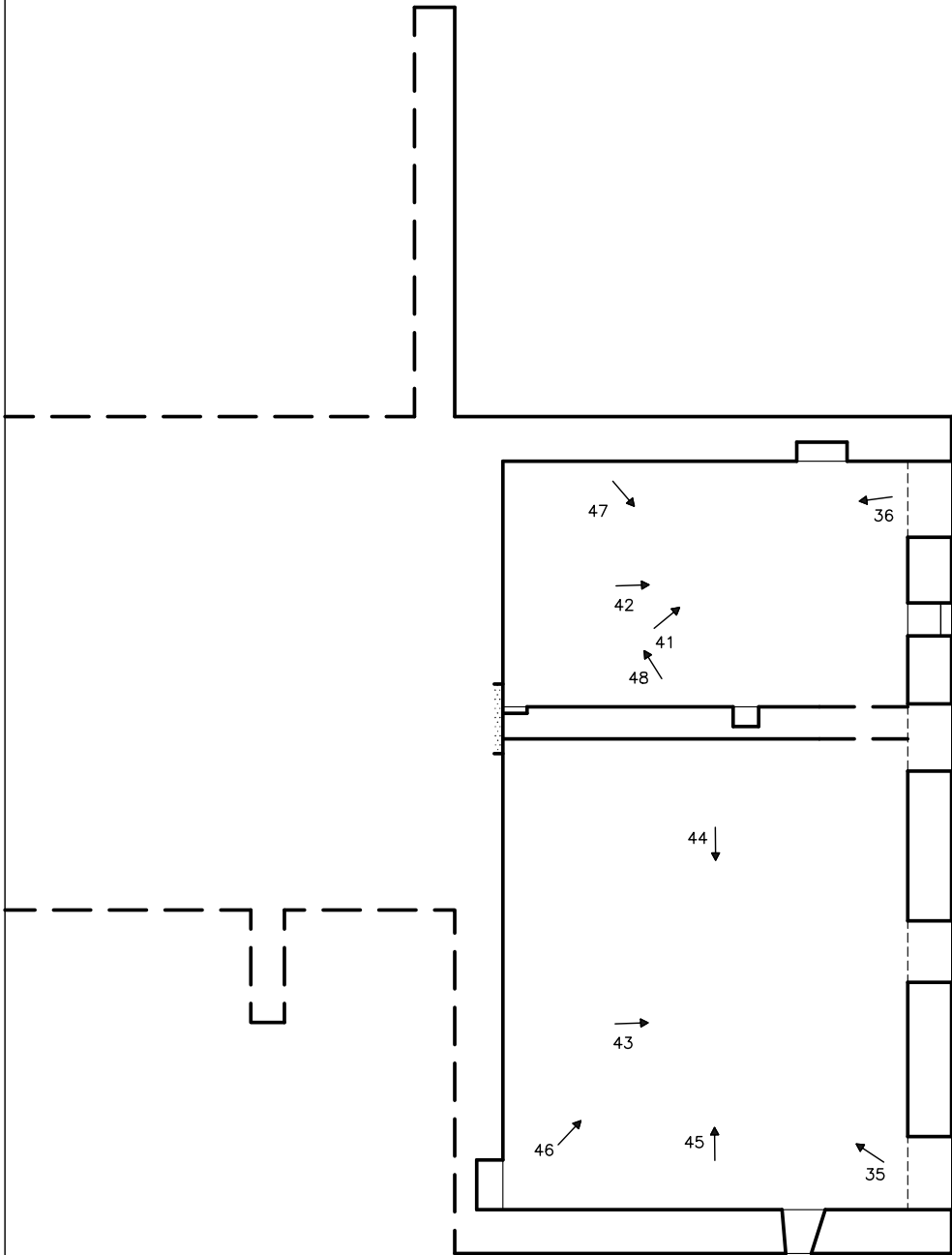
BARN AT CASTLEHAW
 SEDBERGH
 CUMBRIA
 (NGR: SD 66249 92442):
 LEVEL 3 HISTORIC BUILDINGS RECORD

FIGURE 10:
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A3)

DATE OF SURVEY: JUNE 2020

STEPHEN HAIGH
 Buildings Archaeologist



10m



KEY

↗ 1: photograph direction and number

BARN AT CASTLEHAW
 SEDBERGH
 CUMBRIA
 (NGR: SD 66249 92442):
 LEVEL 3 HISTORIC BUILDINGS RECORD

FIGURE 11:
 LOWER GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A4)

DATE OF SURVEY: JUNE 2020

STEPHEN HAIGH
 Buildings Archaeologist



Photo 1: Setting: view of Castlehaw from the south-west



Photo 2: The south wing and forecourt, from the south-west



Photo 3: Front of main range, from the south-west



Photo 4: Front of main range, from the north-west



Photo 5: West doorway to threshing bay, and remains of porch



Photo 6: Blocked window to north of porch



Photo 7: Added bay at north end of main range, from the west



Photo 8: North gable of main range (added bay)



Photo 9: East gable of south wing, with east doorway to threshing bay and retaining wall to yard



Photo 10: East doorway to threshing bay



Photo 11: Detail of lintel, east doorway to threshing bay



Photo 12: East side of main range and south wing, from the north-east



Photo 13: East side of main range



Photo 14: Detail of blocked window, east side of main range



Photo 15: East side of main range with added bay and south wing, from the north-east



Photo 16: East side of added bay at north end of main range



Photo 17: East side of added bay at north end of main range



Photo 18: Detail of lintel, east side of added bay at north end of main range



Photo 19: General view of the barn, from the south-west



Photo 20: South side of south wing



Photo 21: South side of south wing



Photo 22: South wing, with main range to right, from the south-east



Photo 23: West gable of south wing (largely rebuilt)



Photo 24: General view of the barn, from the south-east



Photo 25: East gable of south wing



Photo 26: North side of south wing, next to former porch



Photo 27: Blocked doorway in north side of south wing, formerly within porch



Photo 28: Threshing bay and mewstead, from the west



Photo 29: Threshing bay and mewstead, from the east (note blocked window at right)



Photo 30: Detail of lintel, west doorway to threshing bay



Photo 31: Mewstead, from the south-west



Photo 32: Roof truss over threshing bay, from the north



Photo 33: Roof truss over threshing bay, from the north



Photo 34: Detail of infilled halvings, pegs and chalk to roof truss over threshing bay, from the north



Photo 35: North-west corner of south wing, from the south



Photo 36: North-east corner of south wing, from the south



Photo 37: South-west corner of south wing, from the north-east



Photo 38: South-east corner of south wing, from the north-west



Photo 39: East gable of south wing, from the north-west



Photo 40: West gable of south wing, from the north-east



Photo 41: South-east corner of south wing, from the north-west



Photo 42: South-east corner of south wing, from the north



Photo 43: South-west corner of south wing, from the north



Photo 44: West gable of south wing, from the north-east



Photo 45: Secondary cross-wall in south wing, from the west



Photo 46: Secondary cross-wall in south wing, from the north-west



Photo 47: Secondary cross-wall in south wing, from the north-east



Photo 48: North-east corner of south wing, from the south-west; note two rows of loft timbers



Photo 49: Former stable, from the west



Photo 50: Former stable, from the east



Photo 51: Blocked doorway at upper level, north side of former stable



Photo 52: North side of former stable (proposed for new opening)



Photo 53: South side of former stable (proposed for new opening)



Photo 54: Underside of roof over former stable

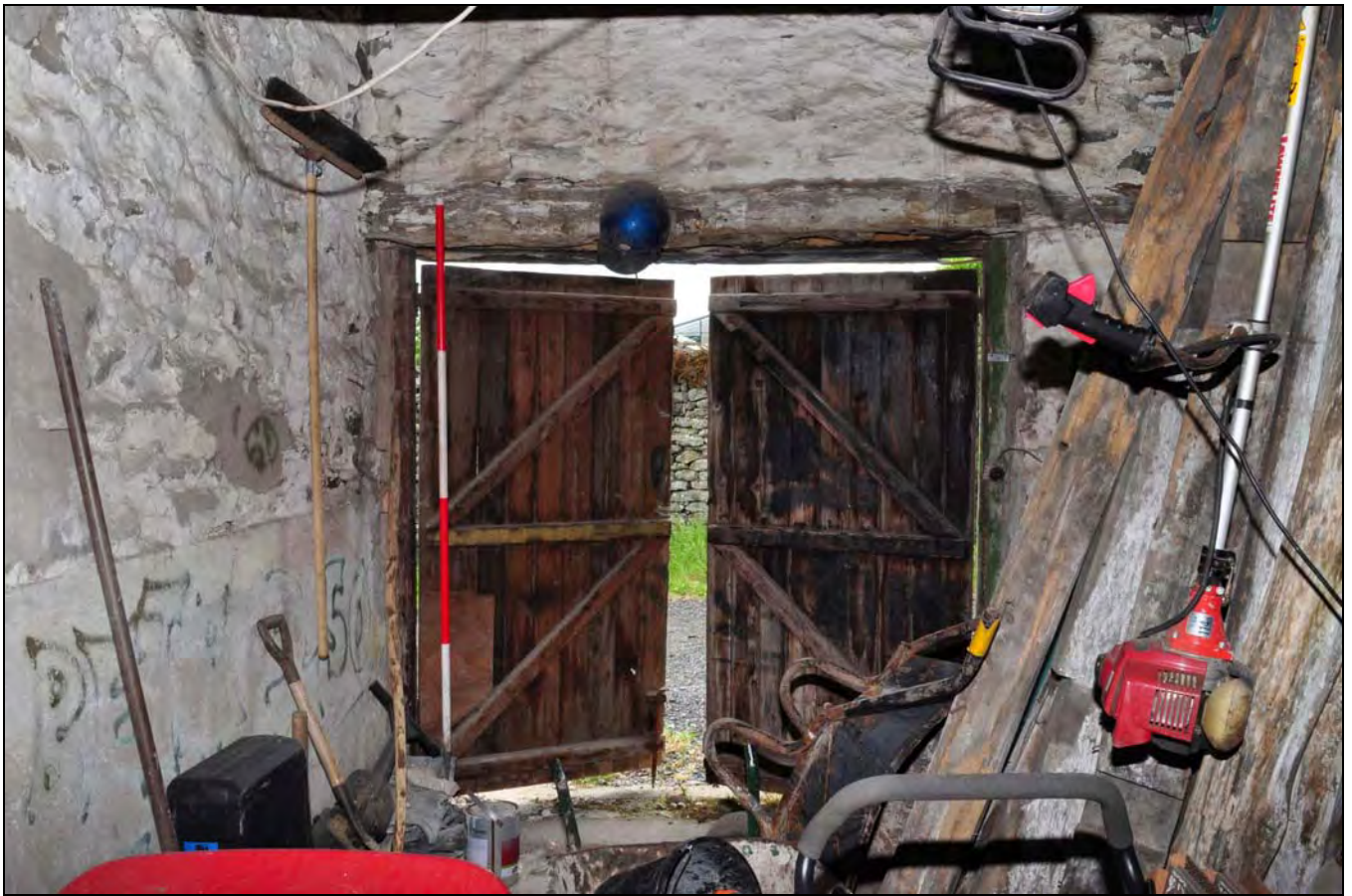


Photo 55: Added north bay (trap house?), from the east



Photo 56: Added north bay (trap house?), from the west



Photo 57: South side of added north bay (proposed for new opening)



Photo 58: Underside of roof over added north bay



Photo 59: Garage, from the north-west, in relation to main range



Photo 60: Garage, from the north-east, in relation to main range



Photo 61: Garage, from the south-east, with site of collapsed lean-to in foreground



Photo 62: Garage, from the west



Photo 63: Garage, from the east



Photo 64: Garage interior, from the north



Photo 65: Brick floor within link building, between garage and main range