

Buildings at Old Hall Farm
Kirkby Lonsdale Road, Over Kellet, Lancashire:
Historic Buildings Record (Level 3 Survey)



June 2019

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SUMMARY

Old Hall Farm stands next to the village green in Over Kellet (NGR: SD 52071 70054), and contains a number of historic farm buildings, principally of the 18th and 19th centuries. They include an early seven-bay combination barn with re-used crucks in the roof trusses, a former shelter shed, a larger, and later combination barn with lean-to shippon, and a stable with trap house adjoining the farmhouse. In combination they illustrate the intensification of dairy farming on a relatively large holding in lowland north Lancashire. Recording was carried out for Marshaw Developments, before a residential development.

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LIST OF PHOTOGRAPHS IN THIS REPORT

Many of the photographs taken during the recording are reproduced at the end of this report, but for a full set of photographs the project archive should be consulted (see Appendix).

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BUILDINGS AT OLD HALL FARM, KIRKBY LONSDALE ROAD, OVER KELLET, LANCASHIRE:

HISTORIC BUILDINGS RECORD (LEVEL 3 SURVEY)

1 Introduction

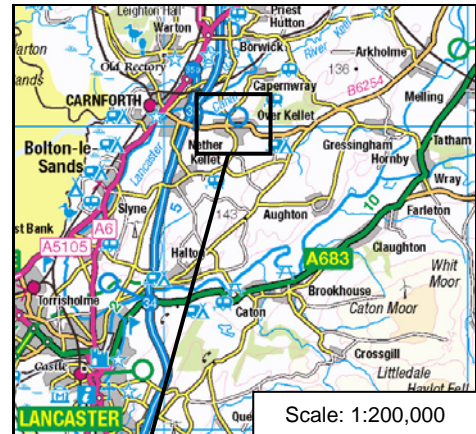
- 1.1 This report presents the results of the recording of historic buildings at Old Hall Farm, Over Kellet, Lancashire. It was commissioned by Marshaw Developments Ltd, in response to a condition of planning permission (PP) from Lancaster City Council (LCC), for a residential development at the site. The survey was carried out in May and June 2019.
- 1.2 The buildings recorded include two stone-built combination barns, a small shelter shed, and stable and trap house, as well as other lesser structures. Externally they are largely unaltered, but widespread internal changes have been carried out as the farm continued in agricultural use into the 21st century. Nonetheless, the buildings are significant as they express an increasing emphasis on dairy farming through the 19th and 20th centuries.
- 1.3 The recording work comprises a Level 3 survey, and included a photographic record and measured survey, as well as a study of historic maps and some other readily accessible documentary sources. This report will be submitted to the client, the local planning authority and the Lancashire Historic Environment Record, as well as the Oasis Project for publication on the internet¹. The project archive will be deposited with Lancashire Archives.

2 Location

- 2.1 Old Hall Farm stands in the middle of Over Kellet, a village and civil parish situated 2km east of Carnforth, in north Lancashire. The site lies at the eastern edge of the village green, on the north side of the B6254 Kirkby Lonsdale Road, at NGR: SD 52071 70054, and at an altitude above Ordnance Datum of about 60m (figures 1 and 2).
- 2.2 The farmstead comprises a number of stone-built historic buildings, in addition to modern agricultural and domestic structures (figure 3). These are identified in this report by the numbers used in the PP.
- 2.3 Building 1 is an individually grade II listed barn, which faces the road, and is 18th or 17th century; Building 2 is part of a former single storey shelter shed of about 1800, which adjoins Building 1 and faces south-east onto a yard behind it.

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

Building 4 is a large combination barn of ca.1800, which was extended to the south-west by the addition of a lean-to shippon (Building 3) in about 1900, to provide additional cow housing. Building 10, perhaps dating to about 1800, was formerly of two full storeys and part of an earlier courtyard arrangement, lost when Building 3 was constructed, and its historic form has been corrupted. Building 7, attached to the west end of the farmhouse, is a two-storey stable and trap house, also probably dating to about 1800, but has a later, single-storey rear lean-to along the north side.



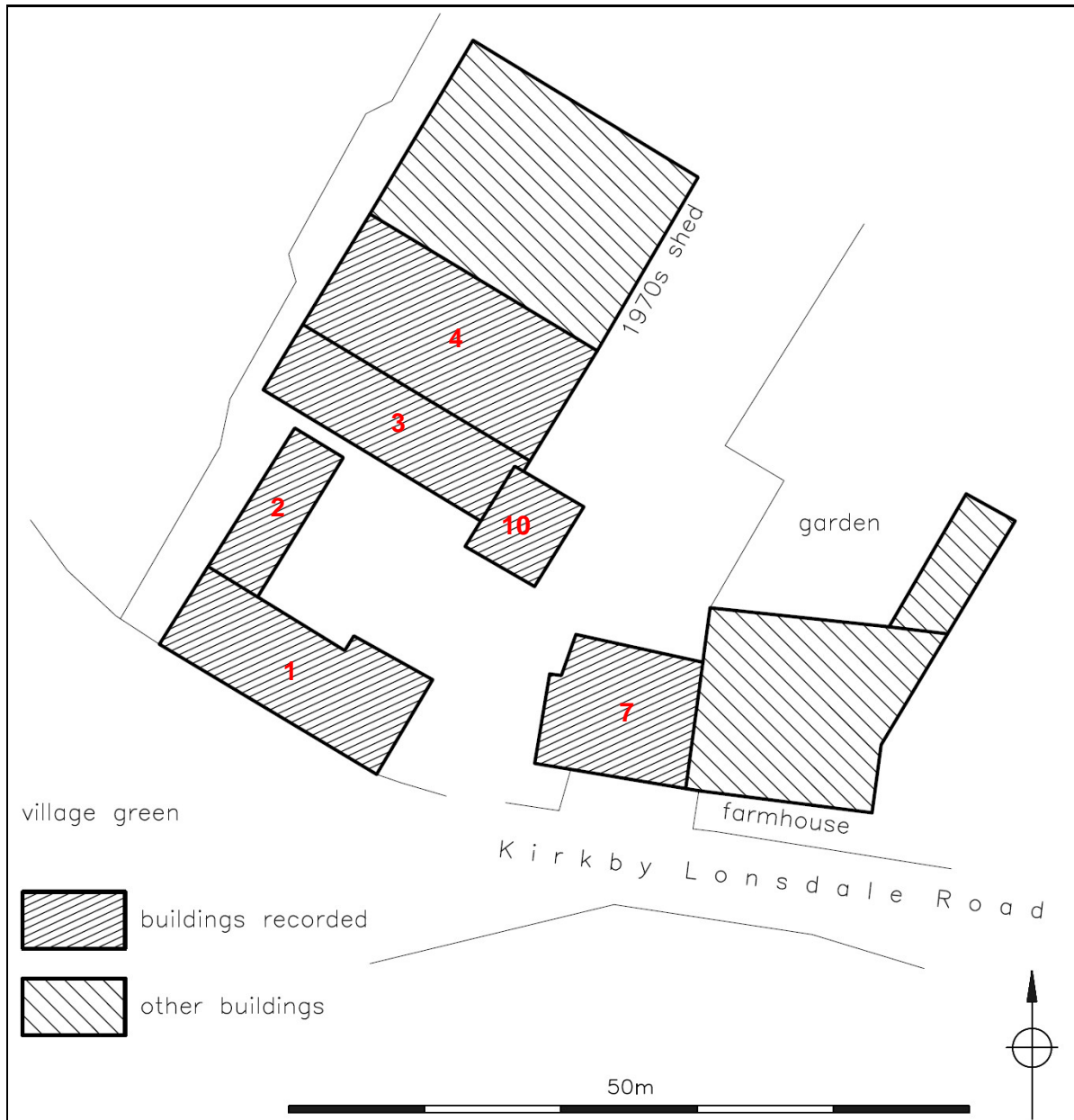
1: Location map (i)



2: Location map (ii)

3 Current use

- 3.1 The farm buildings are currently disused, awaiting development, though most appear to have been in agricultural use in recent years.



3: Site plan (1:500)

4 Planning background

- 4.1 Two of the buildings within the site are listed as having special architectural or historic interest (grade II), and the site as a whole lies within the Over Kellet Conservation Area.

- 4.2 Building 1 is listed as “*Barn to the west of Old Hall Farmhouse, on north-east corner of Village Green*”². The list entry identifies the building with the following description:

“Barn, probably later C18th. Sandstone rubble with slate roof. The wide entrance, now partly blocked, has a dressed stone surround with a segmental surround with a segmental arch. To the right of this, under the eaves, are 2 blocked one-light chamfered window surrounds. The wall has 2 rows of blocked ventilation slits. The right-hand gable has a modern wide doorway. The interior has its original hardwood roof trusses.”

- 4.3 Building 7 is also listed, as part of “*Old Hall Farmhouse and barn adjoining to the left*”³. The list entry identifies these two with the following description:

“House. '1668 RFM' on lintel, altered. Rendered rubble with slate roof. 2-unit central-entry plan with end stacks. 2 storeys, 3 bays, with a gabled porch with stone roof between bays 2 and 3. Windows sashed in plain stone surrounds. Door has chamfered surround with shaped lintel. In the right-hand gable are 2 one-light chamfered attic windows, one of which is blocked. At the rear is a parallel range with windows of early C19th type, being sashed with glazing bars in plain stone surrounds. Adjoining to the left, under a continuous roof, is a barn with exposed rubble walls. At the right-hand end of its front wall is a wide segmental-arched entrance, with a window with plain reveals and glazing bars above it to the left.”

- 4.4 On 13 April 2018, LCC granted PP (18/00087/FUL) and LBC (18/00088/LB) for a residential development at the site. The PP (but not the LBC) includes a condition requiring a programme of archaeological work (as recommended by the Lancashire Archaeological Advisory Service), and the present owner and developer, Marshaw Developments Ltd, has commissioned the present survey to contribute towards the fulfilment of this condition.

5 Previous investigative work

- 5.1 A Heritage Assessment by Gary Miller, and a Supplementary Heritage Statement by Sarah Dyer, were submitted with the planning application, and these provide cursory interpretations of the historic buildings, but no other investigations of the present kind are believed to have been carried out specifically into the history and development of the farm buildings.

² National Heritage List for England, 1071872 <https://historicengland.org.uk/listing/the-list/list-entry/1071872>

³ National Heritage List for England, 1071872 <https://historicengland.org.uk/listing/the-list/list-entry/1071872>

6 Historical background

- 6.1 Over Kellet appears to be an ancient settlement, and was mentioned in the Domesday Survey of 1086. The position of Old Hall Farm within the centre of the village suggests it is likely to have been occupied for considerably longer than the present buildings would indicate, although there is no firm evidence for occupation which pre-dates the 1668 date-stone on the farmhouse (believed to commemorate the marriage of Richard Fawcett and Margaret Green).
- 6.2 The earliest evidence for the buildings recorded, identified during the present survey, is the tithe map of 1840 (figure 4). On this map, Buildings 1 and 2 are clearly shown, though at that date, the yard they partly enclosed adjoined a north-east range (since demolished), to form three sides of a fold-yard, opening to the south-east. The present Building 10 appears to have formed the outer end of that demolished range. Building 4 was at that time a detached structure (marked as “82”); Building 7 was also extant at that date. There was also a long building to the west of the site, since demolished, but clearly forming part of the farmstead at that time.
- 6.3 The accompanying tithe schedule records that the holding was owned by John Bond Esq, and occupied by John Maudesley. It formed a 240 acre tenancy, which at that date was a substantial one and the largest in the township. (Bond himself owned 1000 acres in Over Kellet.) The farmstead was not named: item 84 was simply noted as “House and garden”; 82 as “Barn”; and 83 as “Barns and fold”.



4: Tithe map, 1840⁴

⁴ *Plan of the Township of Over Kellet in the County of Lancaster Surveyed for the Purpose of the Tithe Commutation Act 1840* Lancashire Archives, DRB 1/118 (Reproduced by kind permission)

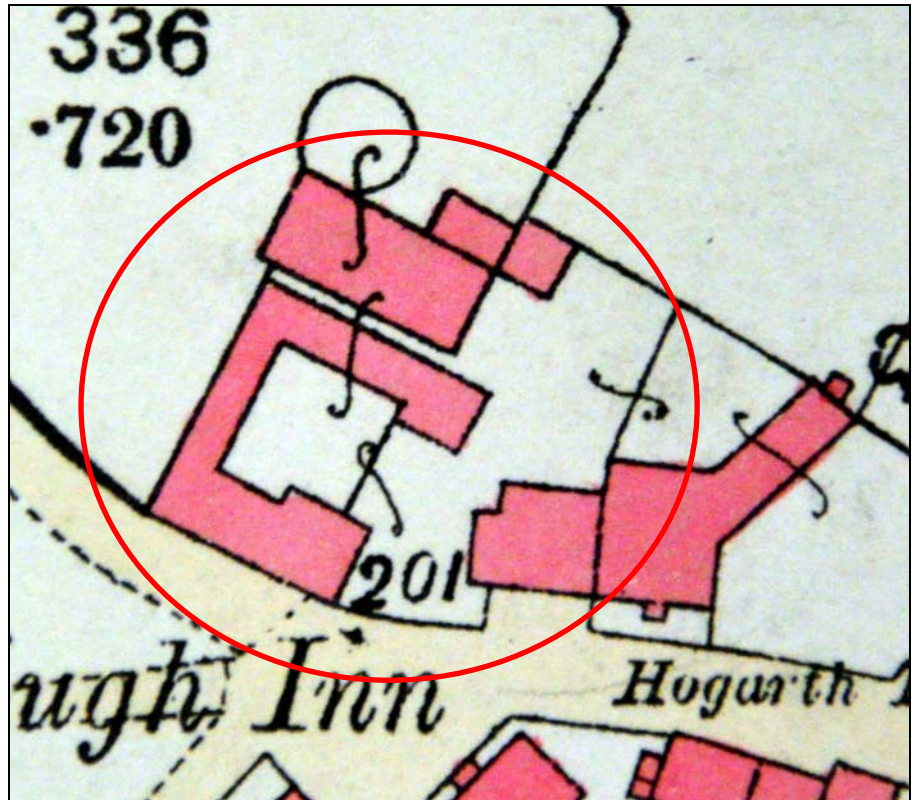
- 6.4 The Ordnance Survey's first edition 1:10560 map of 1847 (figure 5) shows a similar depiction to the tithe map, though slightly less detailed.



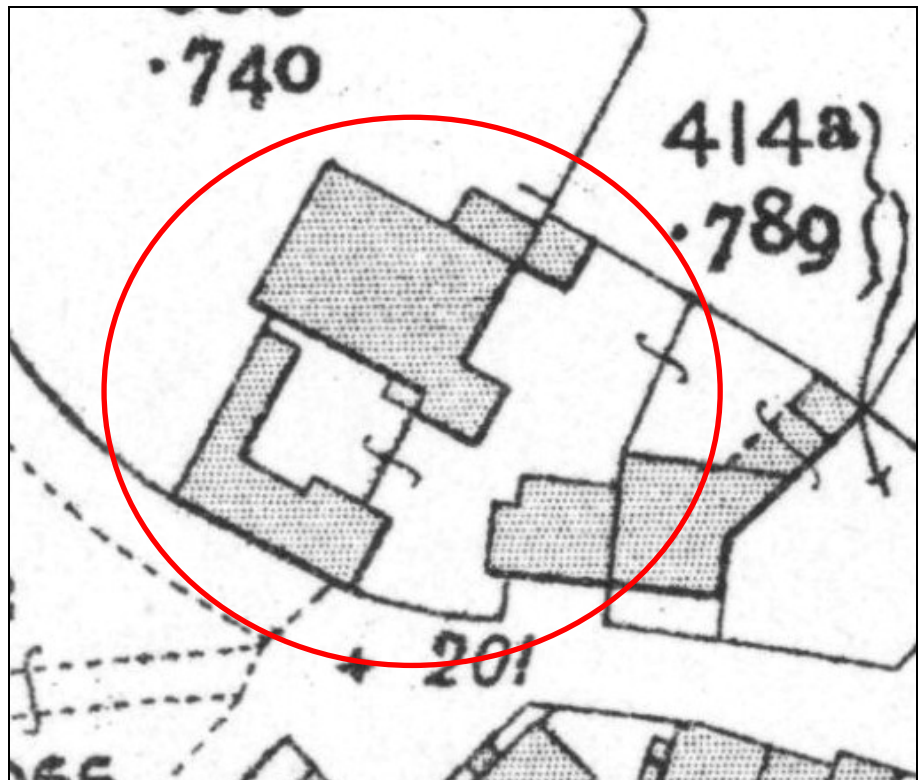
5: OS 1:10560 map, 1847⁵

- 6.5 Their first edition 1:2500 map of 1891 (figure 6) indicates that a number of changes had taken place in the intervening 45 years. Building 1 appears unaltered, together with the fold-yard to the rear, still enclosed by Buildings 2 and 10, as well as the (since demolished) north-east range. Two additions had been made to the east corner of Building 4, and the linear building to the west of the site had been demolished entirely. At this date, Building 7 is shown with its present outline.
- 6.6 Between 1890 and 1910 further changes were carried out (figure 7). Building 3 (a lean-to shippon) was built during this period, along the south-west side of Building 4 and replacing its predecessor, though the existing Building 10 was then incorporated within the new arrangement. An aerial photograph of the 1960s or early 1970s (figure 8) shows Building 10 with a hipped roof, and gives a good impression of the farmstead prior to the addition of later sheds.

⁵ Lancashire, sheet 25; surveyed 1844 to 1845. Not at original scale



6: OS 1:2500 map, 1891⁶



7: OS 1:2500 map, 1913⁷

⁶ Lancashire sheet 25.5; surveyed 1890. Not at original scale.

⁷ Lancashire sheet 25.5; revised 1910. Not at original scale.



8: Aerial photograph taken from the south-west, 1960s or early 1970s

- 6.7 Old Hall Farm was not identified by name in census returns until 1881, in common with most of the dwellings in the village, but it raises the question as to the date at which the name was coined, and it may be that it was not until the late 19th century. In that year, a widow named Sarah Benson was head of household there, and described as a farmer of 44 acres, considerably less than the 240 acres which the holding comprised in the 1840s tithe schedule. She was aged 36 and lived there with five children, as well as her brother Edmund Metcalfe, described as the farm manager. Old Hall Farm is not mentioned in the 1891 census, but Sarah Benson was then recorded as a farmer living at Yew Tree Farm (located to the north-east of the village). Given that this entry is adjacent to that for Hogarth Farm in the book, this may be an error on the enumerator's part, particularly so, given that Benson was again listed at Old Hall Farm in 1891. In that year she was described as a "farmer's widow", but employed two labourers, one of them her son.

7 Recording methodology

- 7.1 The present recording was carried out during site visits on 28 May and 6 June 2019, and involved detailed inspection of all parts of Buildings 1, 2, 3, 4, 7 and 10. During the visit a measured survey, photography, and a written account were all undertaken.

- 7.2 All these historic buildings were subject to a drawn record, comprising ground and upper floor plans at 1:100 scale, and in most cases a cross-section at 1:50. The plans are based on a digital survey produced by Spatial Data, but have been checked and enhanced, and all drawings show all significant detail and employ conventions based on those specified by Historic England⁸.
- 7.3 All the historic buildings were included in the photographic record, made using a digital SLR camera (12 megapixels). Both external and internal photographs were taken, generally using a scale in the form of a 1m or 2m ranging pole marked with 0.5m graduations, or a 0.5m baton, with 0.1m graduations. Images were captured as camera raw (NEF) files, which were converted to 8 bit TIFF files and printed at approximately 5 x 7", to form part of the project archive, in accordance with the former Lancashire Archaeological Advisory Service's requirements. 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 Descriptions of the buildings

Building 1

- 8.1 This substantial former combination barn stands alongside the road, at the front of the property, and to the west of the entrance to the farmyard (**1**). It has an L-shaped plan, seven bays long, with the two south-eastern bays being slightly wider than the rest. Walls are of sandstone rubble, with variation in the type used, and the few dressings are generally plain, squared sandstone. The majority of the roof is laid with metamorphic slate (of uncertain origin – either Wales or Cumbria most probably), and a tile ridge, but a small portion of the rear pitch retains stone slates, and this earlier, locally derived material is presumed to have been the original covering throughout the building (**2**). The barn is thought to be 18th century, or possibly late 17th century.
- 8.2 The front elevation is of flaggy and blocky sandstone, and contains a cart entrance in bay five (**3**). This has dressed, composite jambs, a few of which are finished with a punched dressing and drafted margin (**4,5**), and has a shallow, segmental arch. The opening is rebated to the interior, and redundant hinge pintles remain for internal doors, though the opening is now partly blocked off (**6,7**). A re-used oak timber serves as the internal lintel. On the exterior, to the right of the doorway, is a pair of single-light, hollow-chamfered domestic window surrounds (16th or 17th century), now infilled (**8**), but at one time they are likely to have served as windows to the barn. There are also two rows of tall, slit

⁸ Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

ventilators along the length of the front elevation, almost all of them now blocked. Their spacing is irregular (9), and one of them appears to have been slighted by the cart entrance, though these aspects are not thought to indicate an earlier phase of construction.

- 8.3 The south-east gable has been altered in the 20th century, in a rearrangement of doorways (10,11). Originally there appear to have been three pedestrian openings, but the left one has been blocked and the right one has had its lintel replaced. The wide entrance between them has clearly been made to allow vehicles into the building, but its right-hand jamb contains some chamfered and rebated dressings of 18th century character, perhaps re-set in this position from an earlier pedestrian entrance (12). At upper level within the gable are two further slit breathers, also blocked.
- 8.4 The stonework to this gable and the rear elevation contains more rounded rubble than the front stonework, but in parts of the rear there is a slight change about 0.5m below the eaves (13), which may indicate heightening or perhaps rebuilding; this is absent from the front. Slit breathers are present in an irregular pattern along the full length of the rear. The wider left-hand end of the barn (14) is believed to represent where a shippon occupied two bays, with the threshing bay, as indicated by the rear cart doorway, having separated it from the mewstead (hay or crop storage area) within the north-west end (15). The cart entrance has a less well-finished appearance than the front one, as it lacks dressings, and the arch is composed of flagstones on edge (16), though it too has a re-used oak lintel internally (17). Beyond it, Building 2 adjoins, and a connecting doorway has been inserted in the barn wall in the 20th century (18). Another modern doorway exists in the north-west gable (19), and a row of three, blocked breathers at first floor level. The gable also once contained an owl hole, but this has been blocked and is only identifiable from inside.
- 8.5 The barn interior now forms a single open space, with uniform concrete floor, and no clear evidence of the layout of the presumed former shippon and its hayloft within the south-east end remains (20-23); the rest of the space is believed to have been in any case undivided (24).
- 8.6 Despite the loss of any divisions, the historic roof structure remains largely intact, although much of it near the south-east end is scorched, as the barn has evidently suffered a fire at some date, likely to have resulted in the replacement of its original stone slates.
- 8.7 There are six roof trusses, all of whose original parts are composed of oak, and there is evidence for re-use of timber from a cruck-framed structure. The trusses

are of principal rafter type, with the members pegged at the ridge, and most have pegged collars (26). The absence of historic collars from some of the trusses may have been intended to facilitate movement of hay through the trusses, though the pattern is not clear, as some of the trusses now have modern collars, which may or may not have replaced earlier ones. The trusses are numbered with simple Roman numerals from I to IIII [5], starting from the north-west end of the building, with the numbers facing north-west (27), although no number was observed on the south-east truss, which is in poor condition. The tie beam and one principal rafter of truss I are constructed from former crucks, to deduce from halvings and peg holes (28-32). Elsewhere, some of the timbers are notable for their irregularity, indicating a scarcity of good oak, as might be expected in a lightly-wooded region at a relatively late date (33). This is particularly true of original rafters within the rear pitch, which are of short length, and only run between one pair of purlins (34).

Building 2

- 8.8 Building 2 probably dates from about 1800 and is a former shelter shed for cattle, butting up to the long side of Building 1, and shortened at the other end in about 1900 when Building 3 was constructed (35,36). It faces south-east onto the former fold-yard, which originally was enclosed on its north-east side by a second range. A modern addition on the front of Building 2 has been recently demolished.
- 8.9 The shed appears to have been fully open-fronted originally⁹ (37), with the roof trusses then supported on this side by a row of piers built up from large blocks of dressed stone, only one of which survives in situ however (38,39). The exposed side of this pier is notable for the L-shaped slots cut into it for horizontal poles, as a means of containing cattle within the building or yard; it can be assumed that there are slots on the other side of the pier, but here a later wall has been built, when the shed was shortened in about 1900. The rear wall is of coursed rubble and contains a blocked doorway (40); the roof is covered with metamorphic slate and a sandstone ridge, but the original covering might have been stone slates.
- 8.10 The shelter shed is likely to have been a single, undivided space originally, but in the 20th century it was given a concrete floor and timber stalls or cubicles were inserted (41,42), with a small separate room at the north-east end, perhaps a loose box. The principal rafter roof trusses and purlins are oak, with the former being notched and pegged at the ridge, but the rafters themselves are sawn softwood (43). The proximity of the north-east truss to the end wall indicates how the building has been shortened (44).

⁹ although this is not explicit on any of the historic maps of the farm

Buildings 3 and 4

- 8.11 The large combination barn Building 4 is a substantial structure of six bays, likely to date from about 1800 or the early years of the 19th century, and built with a simple rectangular plan which incorporated a large shippon in the south-east end, and threshing bay and mewstead at the north-west end. As such, the functions it accommodated closely matched those provided for in the earlier barn Building 1, but the ground floor area is 50% larger, and the height to the tie beams about 25% greater. Its enlargement in about 1900, by the addition of Building 3, also represented a big increase in capacity for over-wintering livestock, and illustrates the intensification of dairying activity during the 19th century.
- 8.12 The barn is built from roughly coursed sandstone rubble, with squared, edge-laid quoins and dressings. In general terms it is plainly built, but its appearance is enhanced by one or two distinctive architectural features. When first built it was detached, standing close to Building 10, but the two are now linked, by the addition of Building 3 (45). The barn has a roof of profiled steel sheets, as does its addition Building 3, but both retain some stone gable coping.
- 8.13 The barn's south-east gable is presently the most prominent of the elevations (46), as the north-east side, which contains the main entrance to the threshing bay, now faces into a portal-framed shed of the 1970s. The gable has an arrangement of three shippon doorways (the central one to the feeding passage) (47), with a central, circular forking hole at loft level (missing its internal shutter), and there is a triangular arrangement of pigeon nesting-holes above (48). Also notable in this gable is the re-use of a shaped kneeler, upside-down, within the left-hand quoins.
- 8.14 The barn's long, north-east elevation contains a cart entrance, reduced in size by modern blockwork, and its arch hidden by the adjacent shed roof (49-51). However, a stone arch with timber lintel beneath can be seen from inside the barn (52). A second doorway of similar size has been inserted to the right, in the late 20th century. A number of breathers, at ground floor and loft level, can also be identified within this wall from inside the building, and similar breathers are also present in the north-west gable (the lower ones blocked) (53); this gable also has a small, plain owl-hole. The presence of Building 3, together with whitewash, internal render, and a modern milking parlour, all hinder details within the south-west elevation. However, the original winnowing doorway to the threshing bay remains intact (54), as do some of the higher level breathers.

- 8.15 A thin rubble cross-wall within the barn, now largely demolished, separated the shippon from the threshing bay, and supported the end of a hayloft (55-57). Despite 20th century alterations, the essence of the shippon arrangement survives, with the central feeding passage retaining its cobbled floor. The original timber posts which supported the loft beams, and formed part of the boskins separating pairs of stalls, have been replaced by steel columns. Large upright slate flagstones also survive in places, where not replaced by concrete blockwork, and it appears that at one time these formed all the panels within the boskins, and between the stalls and the feeding passage (58-60). Recesses and breathers in the long walls would have held lamps and provided a very small amount of natural light within the shippon (61); otherwise it would have been very gloomy, given the number of openings and hayloft overhead.
- 8.16 At the other end of the barn from the shippon, the threshing bay and large mewstead beyond appear to have been open to the roof and undivided, prior to 20th century alterations (62-64). This area was relatively well ventilated and would have been used for threshing and storing arable crops and perhaps hay.
- 8.17 The barn roof consists of five identical trusses, all of imported softwood and with bolted king posts and raking struts (65,66). Some of the struts were removed in the 20th century, to allow hay to be forked more easily through the trusses. The trusses are numbered from I to IIIII [5], with I being at the south-east end (67). Although the roof trusses are entirely of softwood, there is some re-used oak within the building, for example as a lintel over the pitching eye in the south-east gable (68).
- 8.18 Building 3 is a simple lean-to addition to the south-west side of the barn, which can be dated to the period between 1890 and 1910, from Ordnance Survey maps (69). Its walls are of random rubble, and dressings vary; openings in the south-west front include two doorways and two windows (70,71).
- 8.19 The original arrangement within Building 3 was a single row of stalls facing north-east onto a feeding passage running alongside Building 4, but this has been entirely lost, by the construction of the 1960s milking parlour within it, and the opening up of the remainder to serve as a thoroughfare for milk cows (72,73). The length of the building suggests it would originally have housed about 20 cows in stalls; such additions are commonly found at Lancashire barns, and represent the intensification of dairy farming in the late 19th and early 20th centuries.

Building 10

- 8.20 This forms the remains of a once larger structure (**74**), which formed a two-storey terminus to the north-east side of the fold-yard behind Building 1. Figure 8 shows it before its recent reduction to a single storey, when it still had a hip to the south-east end of its roof. In its current form it appears as a garage, with full-width entrance, but this is due to modern alteration, and the building's historic functions are not certain. Walls are of coursed rubble, similar to Building 2, and the roof is of steel sheets, matching those on Buildings 3 and 4; a recent addition on the north-east side has been demolished (**75-77**). Above the remains of this later structure on the north-east side, a central blocked doorway is visible, flanked by two rows of nesting holes.
- 8.21 The interior is undivided and modern in form (**78,79**), but one or two features should be noted. A straight joint in the north-west side seems to represent the corner of the predecessor to Building 3, suggesting that Building 10 was an addition to the range which at one time formed the north-east side of the fold-yard. The blocked opening close to the straight joint contains the end of a first floor beam, and is further evidence for this phased construction. At first floor level, the east corner retains plaster to its wall surfaces, with a large amount of graffiti in both pencil, and red chalk or raddle (**80-82**). The earliest date written appears to be 1887, alongside the name G Metcalfe.

Building 7

- 8.22 Building 7 adjoins the farmhouse and comprises a two-storey stable with trap house, and later additions to the rear; although ostensibly built in the manner of a laithe house (as suggested in the Garry Miller's heritage statement), it does not conform to the functional arrangements associated with that building type, and lies well outside the South Pennine region with which the laithe house is intrinsically linked.
- 8.23 The stable and trap house form part of the house range, and are of the same width as the 17th century part of the house, but appear to represent an addition to it, probably of the 18th or early 19th century (**83-85**). They have rubble walls with simple sandstone dressings, and the roof is of metamorphic slate, with stone copings to ridge and gable.
- 8.24 The trap house entrance is a tall doorway with dressed quoins and segmental arch, with the doors hung from pintles set within the jambs (**86-88**). To the left of it are two narrow blocked openings, perhaps former breathers, and above these is a forking hole to the hay loft. Some 2.7m from the gable, a ragged joint

running the full height of the building appears to show the extent of rebuilding, although a less likely alternative explanation for it is that the stable has been extended. The stable entrance is within the (rebuilt) gable (**89,90**), along with a window and doorway to the hayloft. There are no openings in the rear elevation (**91**).

- 8.25 Within the building, a stone cross-wall separates the trap house from the stable, and marks a change of level (**92,93**); it has an inserted doorway through it. This bay forms a narrow space with high loft over, borne on oak beams. The rear of a chimney projects into the space from the gable of the house (**94**): this feature probably post-dates the late 17th century house, which was originally provided with a firehood at the opposite end, and implies that Building 7 is certainly no earlier than the 18th century.
- 8.26 The stable contained four stalls, and its essential layout remains clear, although almost all the fixtures and fittings, including the stall divisions, have been removed or replaced (**95-97**). A ladder was at one time fixed to the gable wall as a means of attaining the first floor, and hinged trap doors were located over the heads of the stalls to allow feed to be dropped from the loft (**98**). The small blocked openings in the front elevation are not clear inside the building, but two of them appear to accommodate loft beams, which raises the question as to whether there might have been an earlier arrangement within the building.
- 8.27 At loft level, the cross-wall steps up over the trap house, but the space is otherwise undivided (**99**). Almost all the roof timbers are oak: there are two trusses, both of principal rafter design, with whole-tree tie beams. The principal rafters are notched and pegged at the ridge, and bolted to the tie beams, the bolts suggesting an early 19th century date (**100-104**). The bay spacing is proportionate to the existing length of the building, which means that if the building was extended at the gable, then the roof was re-constructed at that time; alternatively if the gable was simply rebuilt, then the roof structure may not have been altered. No evidence for re-spacing of the roof bays was observed.
- 8.28 At the rear of Building 7 is a single-storey lean-to, divided into three rooms, each with its own entrance (**105-107**). It is built from rubble with some dressings, and now has a roof of steel sheets. Map evidence indicates it was standing by the 1840s.
- 8.29 The north-west room lacks any fixtures or fittings, and most likely was used to accommodate livestock, as a loose box (**108**). Next to it, the smallest, central room seems to have been a small tack room, to judge from timber pegs set into one of the walls (**109**). The end room, which communicates with the rear range

of the farmhouse, was a pantry or dairy, and at one time had stone shelves for storing food (110).

9 Conclusion

- 9.1 The buildings at Old Hall Farm are those a substantial mixed farm of the 18th and 19th centuries, within which there is a clear trend and increasing emphasis on dairying; further evidence of this is found in the presence of a large cheese-press stone to the rear of the farmhouse, and a lintel in the rear of the house marked "CHEESE ROOM" (to claim exemption from the window tax).
- 9.2 While the farm is located within the core of the historic village, the earliest building at the site does appear to be the farmhouse, of 1668 or perhaps slightly earlier. The stable and trap house building attached to it (Building 7) appears to be an 18th or 19th century addition to it, but the detached barn alongside the road (Building 1) is probably the earliest of the farm buildings, likely to be 18th or possibly late 17th century. This latter building was a combination barn, typical of lowland Lancashire, and would have provided cow housing, a threshing bay, and storage space. During the 19th century there was a fold-yard to its rear, with shelter shed (Building 2) indicating that livestock were housed loose, and such buildings are usually indicative of a mixed farming regime in which arable was still a significant component. The construction of a larger barn (Building 4) in about 1800, with shippon for 20 cows, does however suggest that dairy farming was the mainstay of the holding, and that a landowner of substantial means was able to make the significant investment which this barn represents. The emphasis on dairying increased during the 19th century, with the addition of Building 3, which approximately doubled the size of the herd which could be overwintered.
- 9.3 Although a good general picture of the farmstead's development during the last two centuries can be established, internal details within the buildings are relatively few, largely because of the continuing adaptation of the site for farming up to the early 21st century.

Appendix: Contents of the project archive

To be deposited with Lancashire Archives, Preston (reference DDX 2204)

Archive contains:

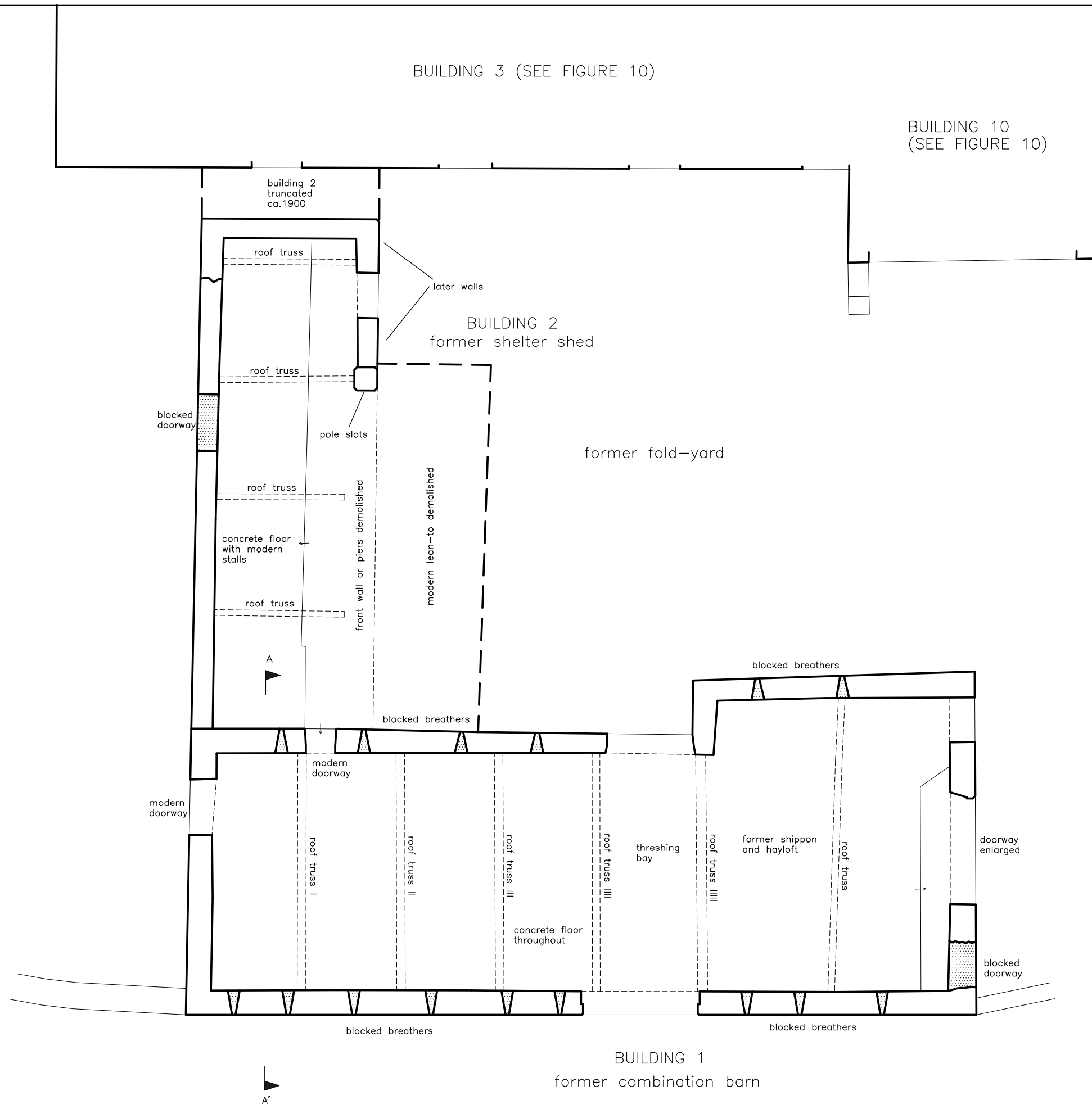
- a copy of the report
- full set of printed photographs
- CD or DVD with all photographs as TIFF files

Complete list of photographs taken

Photo	Subject
1	General view of the farm from the green, looking north-east
2	Building 1: detail of rear roof pitch with remnant stone slates
3	Building 1: front elevation
4	Building 1: right-hand part of front elevation
5	Building 1: detail of left-hand jamb to front cart entrance
6	Building 1: interior view of front cart entrance
7	Building 1: detail of interior lintel over front cart entrance
8	Building 1: detail of re-sited windows in front elevation
9	Building 1: left-hand part of front elevation
10	Building 1: general view, looking north-west
11	Building 1: south-east gable
12	Building 1: detail of re-built door jamb, centre of south-east gable
13	Building 1: general view, looking west
14	Building 1: rear of shippon at south-east end, looking south-west
15	Building 1: rear elevation, looking south-west
16	Building 1: rear cart entrance
17	Building 1: interior detail of rear cart entrance
18	Building 1: rear elevation, looking west
19	Building 1: rear elevation, looking south
20	Building 1: interior, looking north-west
21	Building 1: interior, looking north
22	Building 1: interior, looking south-east
23	Building 1: south-east end of interior, formerly occupied by shippon, looking north
24	Building 1: interior view of north-west gable
25	Building 1: interior view of part of south-west wall, with blocked breathers
26	Building 1: roof trusses, looking east
27	Building 1: detail of truss numbering
28	Building 1: detail of truss I at north-west end (with re-used crucks)
29	Building 1: detail of truss I at north-west end (with re-used crucks)
30	Building 1: detail of truss I at north-west end (with re-used crucks)
31	Building 1: detail of truss I at north-west end (with re-used crucks)
32	Building 1: detail of truss I at north-west end (with re-used crucks)
33	Building 1: roof trusses, looking south-east
34	Building 1: underside of rear roof pitch, showing original rafters
35	Former fold-yard to rear of Building 1, looking west
36	Former fold-yard to rear of Building 1, looking north-west
37	Building 2: front elevation
38	Building 2: stone pier, with slots for horizontal poles
39	Building 2: stone pier, with slots for horizontal poles
40	Building 2: rear elevation, looking south
41	Building 2: interior, looking south-west
42	Building 2: interior, looking north-east

- 43 Building 2: roof truss, looking south-west
- 44 Building 2: end roof truss, looking north-east
- 45 Buildings 10 (left) and 4 (right), looking west
- 46 Building 4: south-east gable
- 47 Building 4: south-east gable
- 48 Building 4: detail of forking hole/pitching eye, and nesting boxes, south-east gable
- 49 Building 4: cart entrance in north-east side, with later doorway beyond
- 50 Building 4: detail of cart entrance in north-east side
- 51 Building 4: cart entrance in north-east side, looking south
- 52 Building 4: internal view of north-east cart entrance
- 53 Building 4: north-west gable
- 54 Building 4: winnowing doorway in south-west side (right) with inserted doorway at left
- 55 Building 4: threshing bay, looking south-west, with remains of cross-wall at left
- 56 Building 4: view into shippon across former cross-wall, looking south
- 57 Building 4: view into shippon across former cross-wall, looking east
- 58 Building 4: view into shippon, looking north-west
- 59 Building 4: view into shippon, looking north
- 60 Building 4: remains of slate uprights in shippon, with modern steel columns, looking west
- 61 Building 4: view across shippon and remains of hayloft, looking north-east
- 62 Building 4: mewstead at north-west end of barn, looking west
- 63 Building 4: mewstead at north-west end of barn, looking north-west
- 64 Building 4: mewstead at north-west end of barn, looking north
- 65 Building 4: roof trusses, looking east
- 66 Building 4: roof trusses, looking south-east
- 67 Building 4: detail of numbering on roof truss, looking south-east
- 68 Building 4: detail of re-used oak timber as lintel, south-east forking hole
- 69 Building 3: south-west side
- 70 Building 3: south-west side, looking north-west
- 71 Building 3: south-west side to rear of Building 2
- 72 Building 3: interior, looking south-east towards 1960s milking parlour
- 73 Building 3: interior of 1960s milking parlour
- 74 Building 10: general view, looking north
- 75 Buildings 10 (left) and 4 (right)
- 76 Building 10: south-east side
- 77 Building 10: north-east side
- 78 Building 10: interior, looking north
- 79 Building 10: interior, looking north-east
- 80 Building 10: graffiti on interior at first floor level, east corner
- 81 Building 10: graffiti on interior at first floor level, east corner
- 82 Building 10: graffiti on interior at first floor level, east corner
- 83 General view of Building 7, and house
- 84 General view of Building 7, and house
- 85 General view of Building 7, and house
- 86 Building 7: front elevation
- 87 Building 7: front elevation
- 88 Building 7: west gable
- 89 Building 7: stable doorway, west gable
- 90 Building 7: rear elevation
- 91 Building 7: trap house, looking north
- 92 Building 7: trap house, looking south
- 93 Building 7: trap house, showing chimney breast in house gable to right
- 94 Building 7: stable, looking south-east
- 95 Building 7: stable, looking south-east

- 96 Building 7: stable, looking west
- 97 Building 7: hinged trap-door in hayloft, for feed drop
- 98 Building 7: hay loft, looking south-east
- 99 Building 7: west roof truss, looking east
- 100 Building 7: west roof truss, looking east
- 101 Building 7: west roof truss, looking east
- 102 Building 7: numbering on west roof truss, looking east
- 103 Building 7: detail of ridge to west roof truss, looking east
- 104 Building 7: rear elevation, with house at left
- 105 Building 7: lean-to at rear, looking south-east
- 106 Building 7: lean-to at rear, looking south-west
- 107 Building 7: lean-to at rear, west room
- 108 Building 7: lean-to at rear, central room, with harness pegs on wall at left
- 109 Building 7: lean-to at rear, east room (pantry), with door to house and traces of shelves

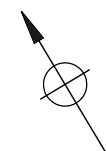


KEY

█ blocking or infill

↑ step up

10m



OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054);
 HISTORIC BUILDINGS SURVEY

FIGURE 9:
 BUILDINGS 1 AND 2
 GROUND FLOOR PLAN

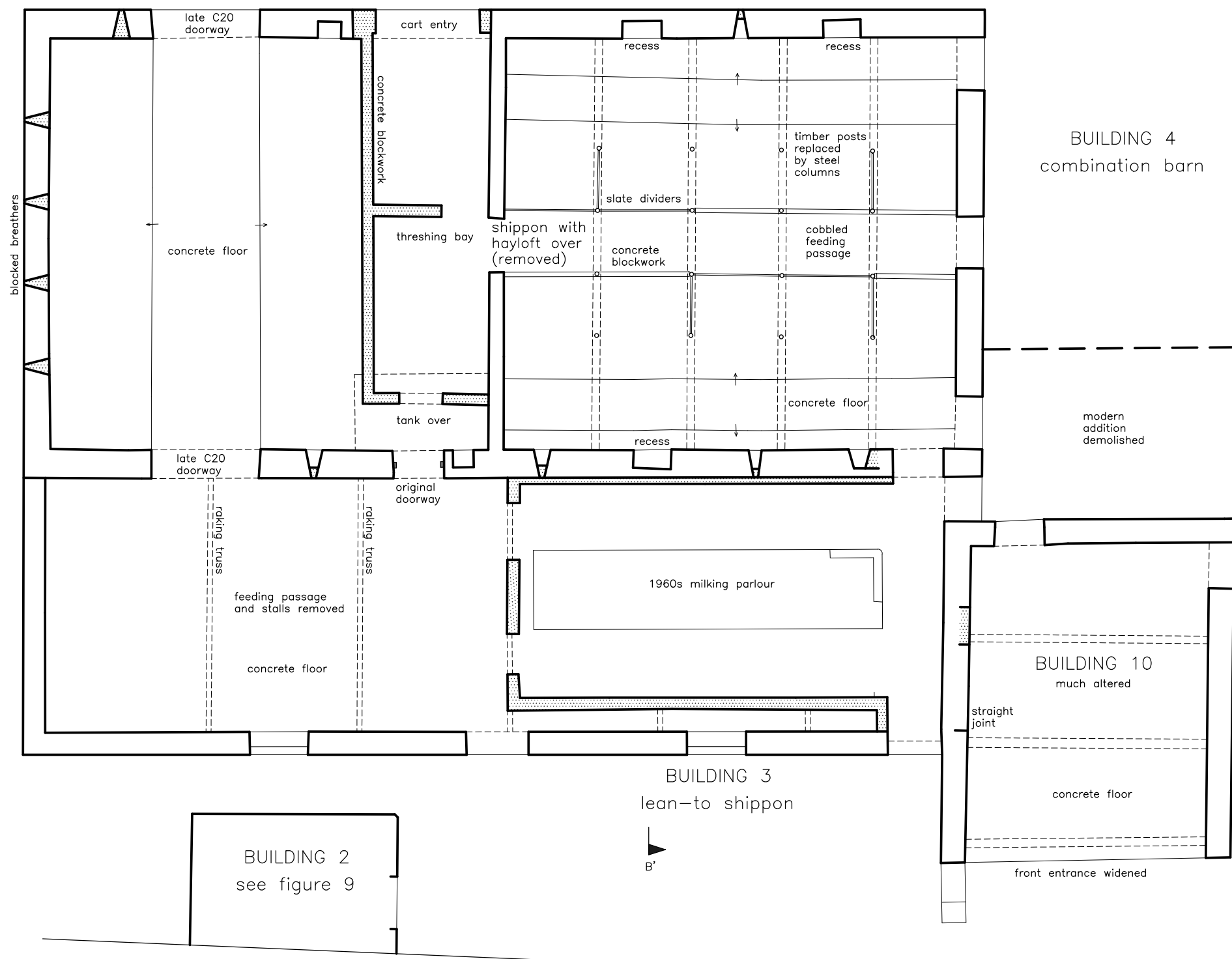
SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

STEPHEN HAIGH
 Buildings Archaeologist

modern shed adjoins

B



BUILDING 2
see figure 9

BUILDING 3
lean-to shippon

BUILDING 4
combination barn

BUILDING 10
much altered

KEY

-  blocking or infill
-  step up

10m



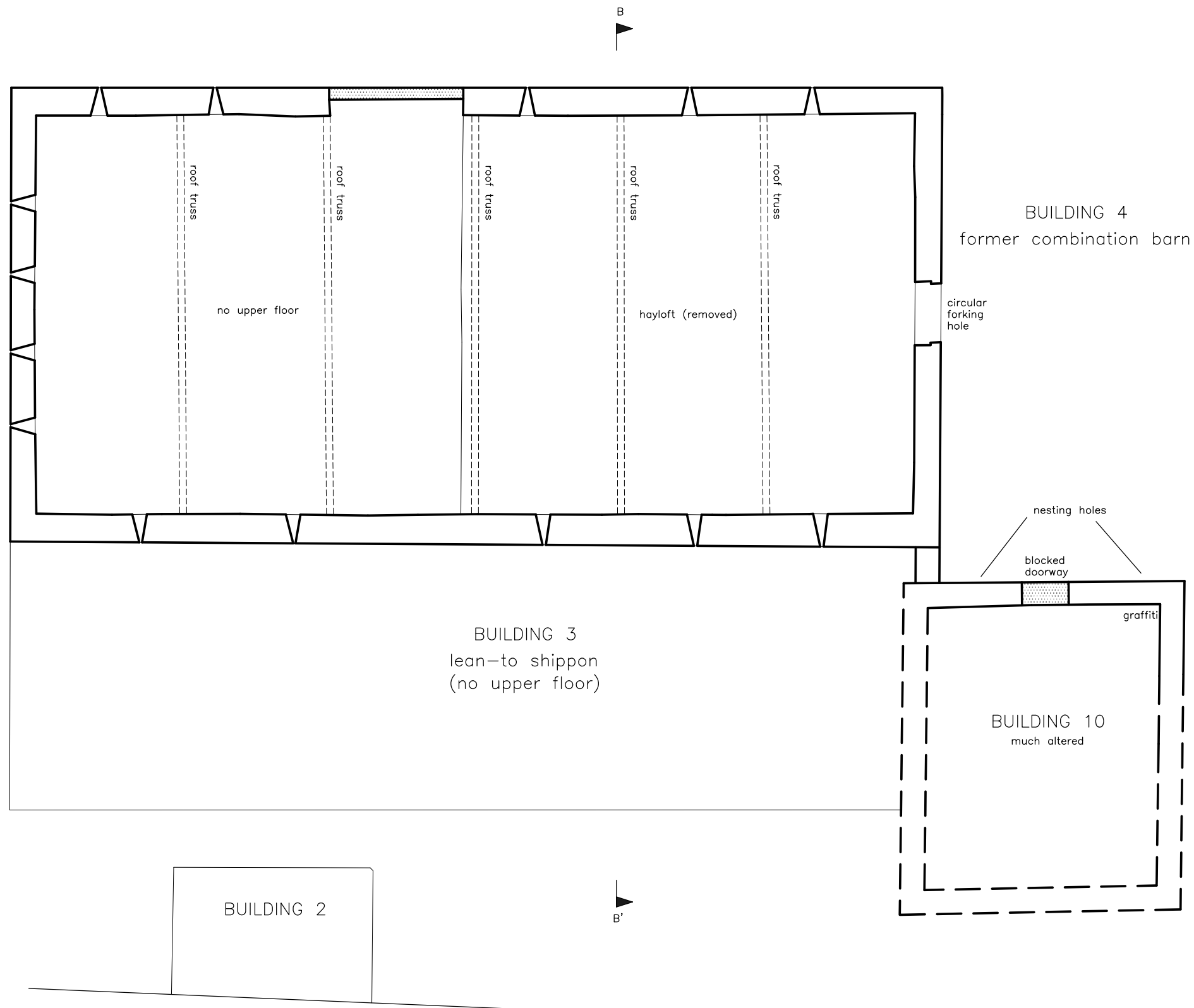
OLD HALL FARM
KIRKBY LONSDALE ROAD
OVER KELLET, LANCASHIRE
(NGR: SD 52071 70054);
HISTORIC BUILDINGS SURVEY



FIGURE 10:
BUILDINGS 3, 4 & 10
GROUND FLOOR PLAN

SCALE: 1:100 (at A3)

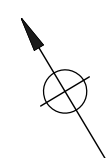
DATE OF SURVEY: MAY/JUNE 2019

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Buildings Archaeologist



KEY
 blocking or infill
 step up

10m



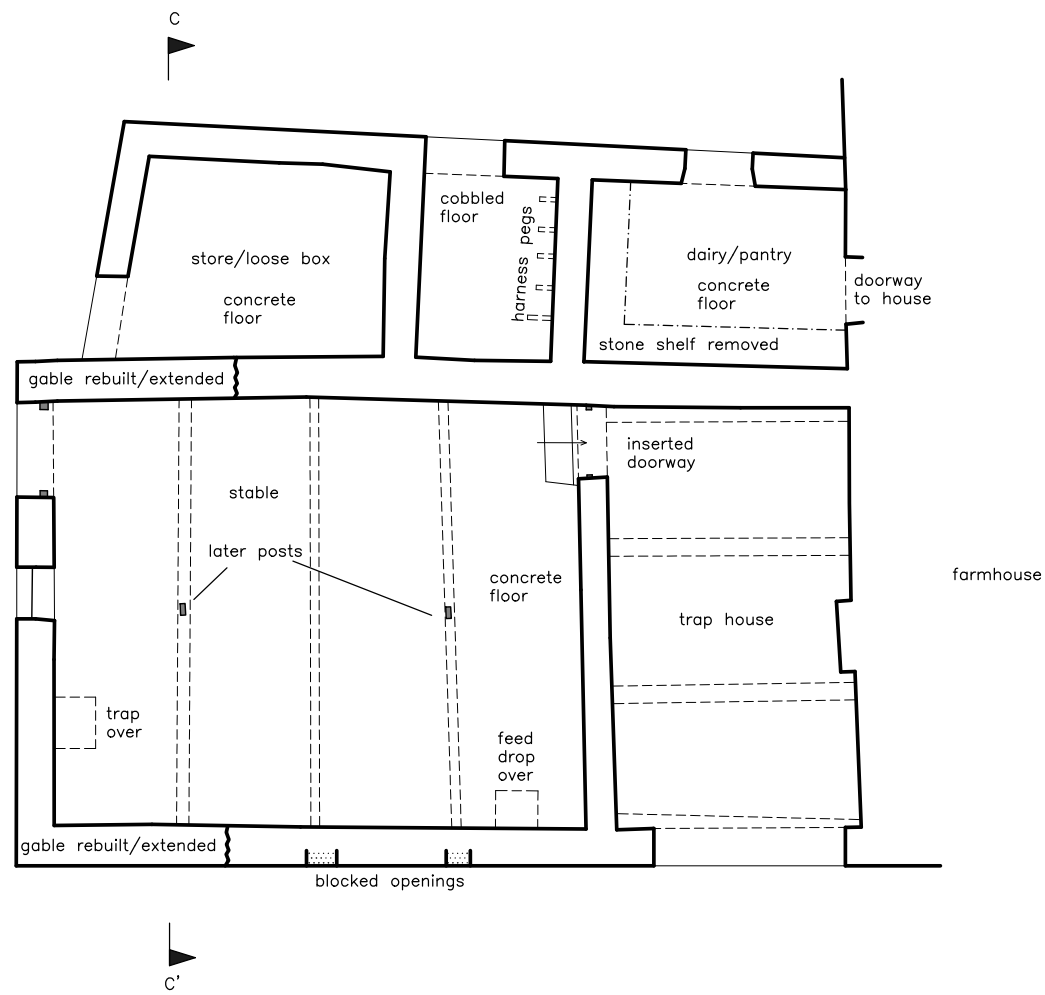
OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054);
 HISTORIC BUILDINGS SURVEY

FIGURE 11:
 BUILDINGS 3, 4 & 10
 FIRST FLOOR PLAN

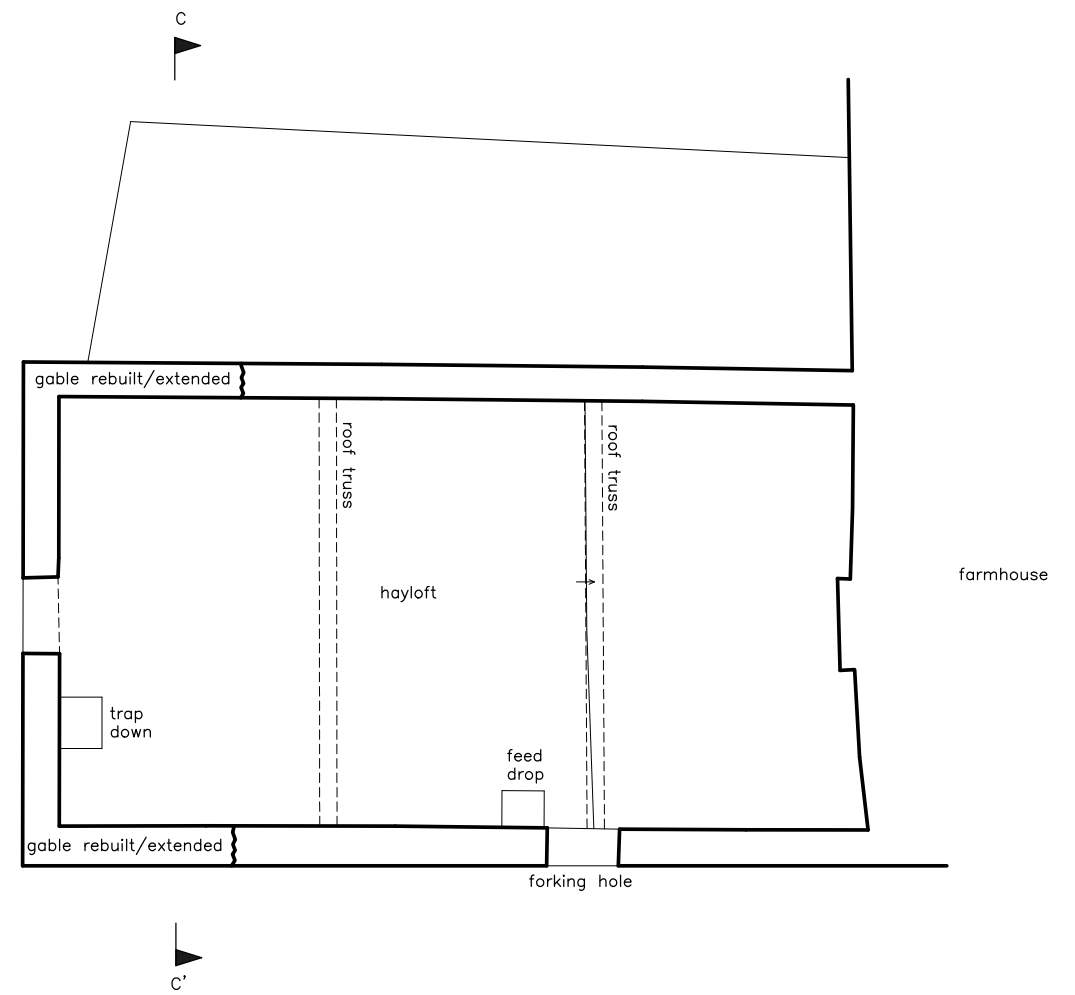
SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

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 Buildings Archaeologist



GROUND FLOOR



FIRST FLOOR

KEY

-  blocking or infill
-  step up

10m



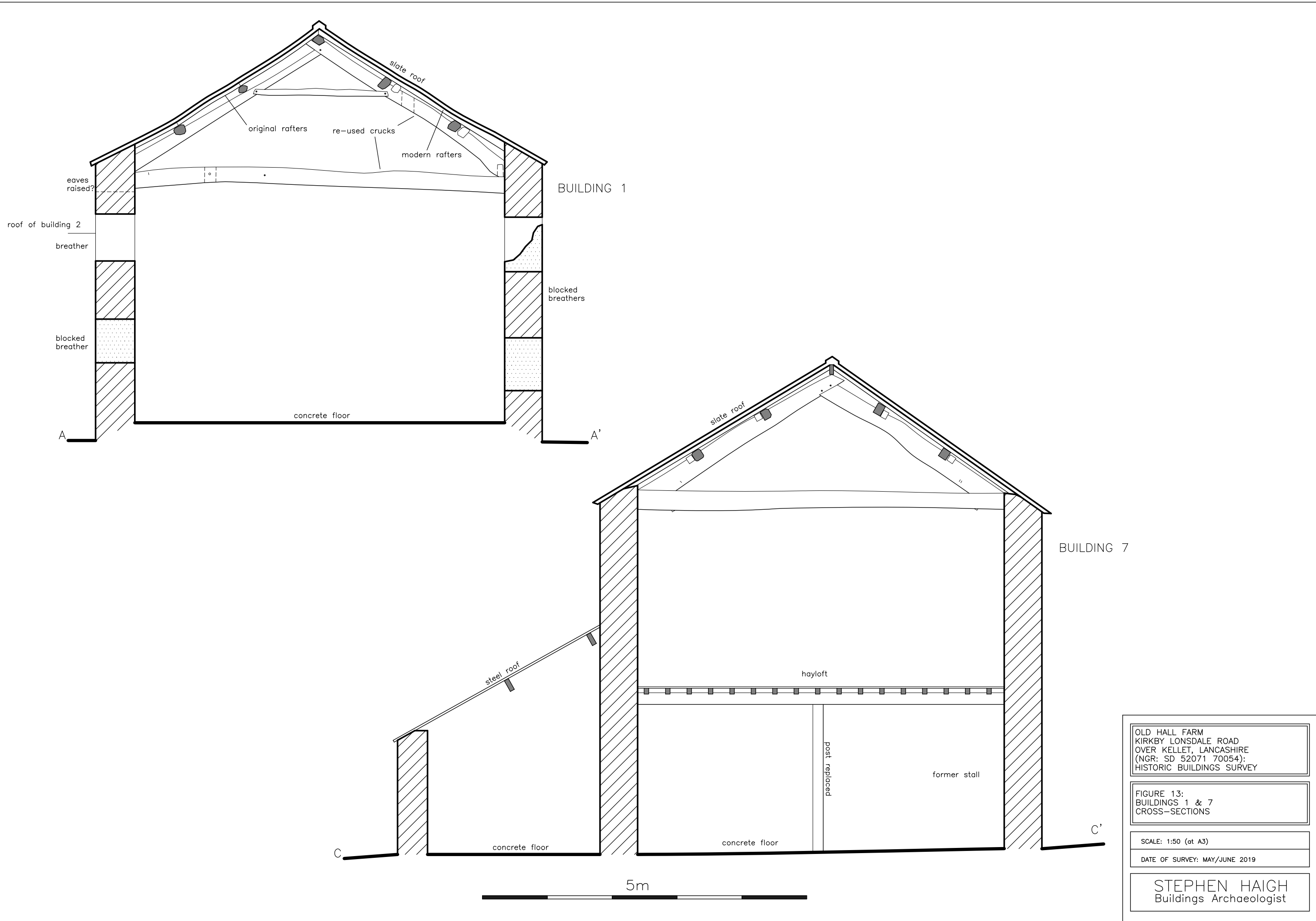
OLD HALL FARM
KIRKBY LONSDALE ROAD
OVER KELLET, LANCASHIRE
(NGR: SD 52071 70054);
HISTORIC BUILDINGS SURVEY

FIGURE 12:
BUILDING 7
GROUND AND FIRST FLOOR PLANS

SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

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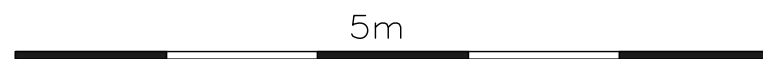
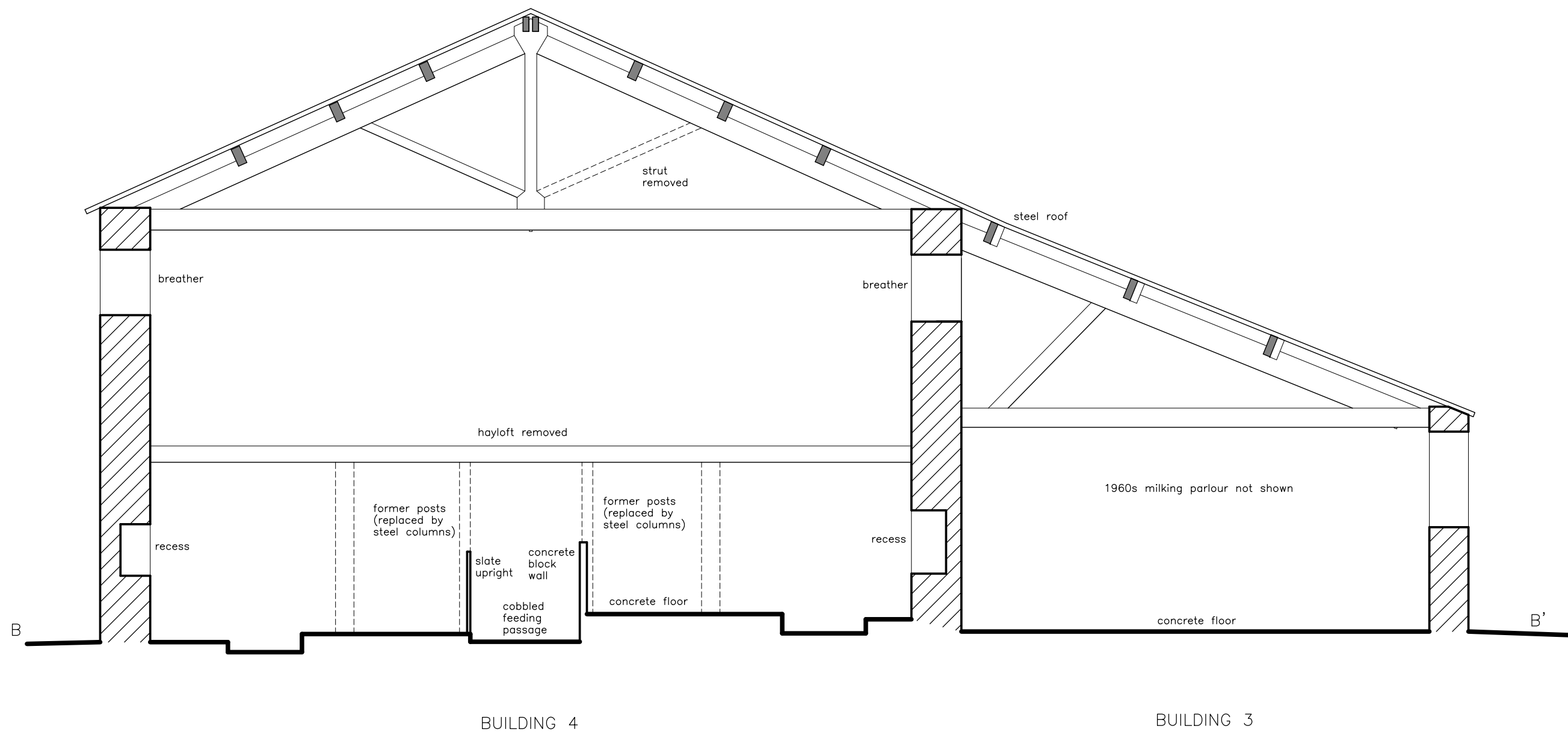


OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054):
 HISTORIC BUILDINGS SURVEY

FIGURE 13:
 BUILDINGS 1 & 7
 CROSS-SECTIONS

SCALE: 1:50 (at A3)
 DATE OF SURVEY: MAY/JUNE 2019

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 Buildings Archaeologist



OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054):
 HISTORIC BUILDINGS SURVEY

FIGURE 14:
 BUILDINGS 3 & 4
 CROSS-SECTION

SCALE: 1:50 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

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 Buildings Archaeologist



↗ 1: photograph direction and number

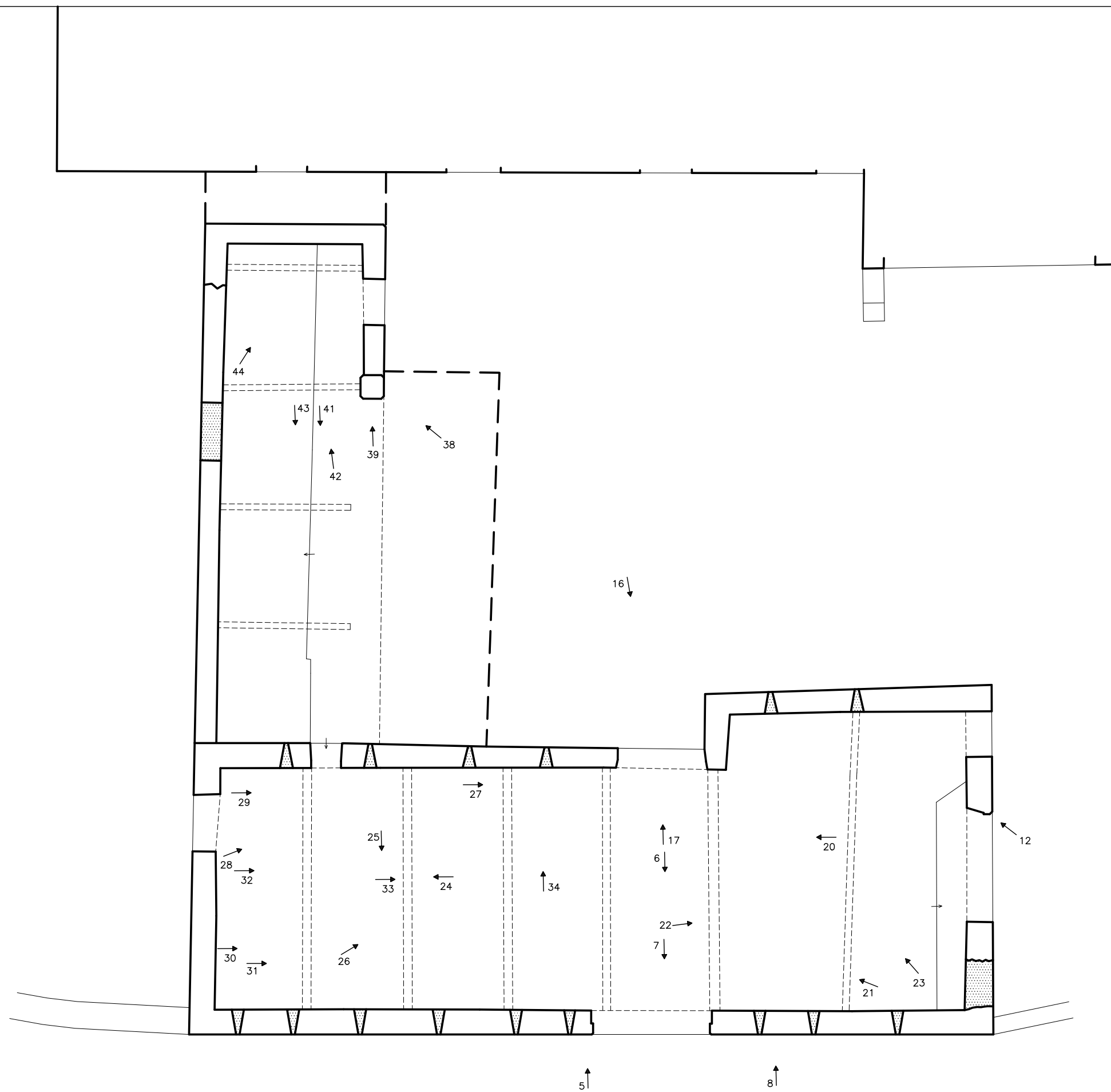
OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054):
 HISTORIC BUILDINGS SURVEY

FIGURE 15:
 SITE PLAN
 WITH PHOTOGRAPH LOCATIONS

SCALE: 1:500 (at A4)

DATE OF SURVEY: MAY/JUNE 2019

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 Buildings Archaeologist



KEY

↗ 1: photograph direction and number

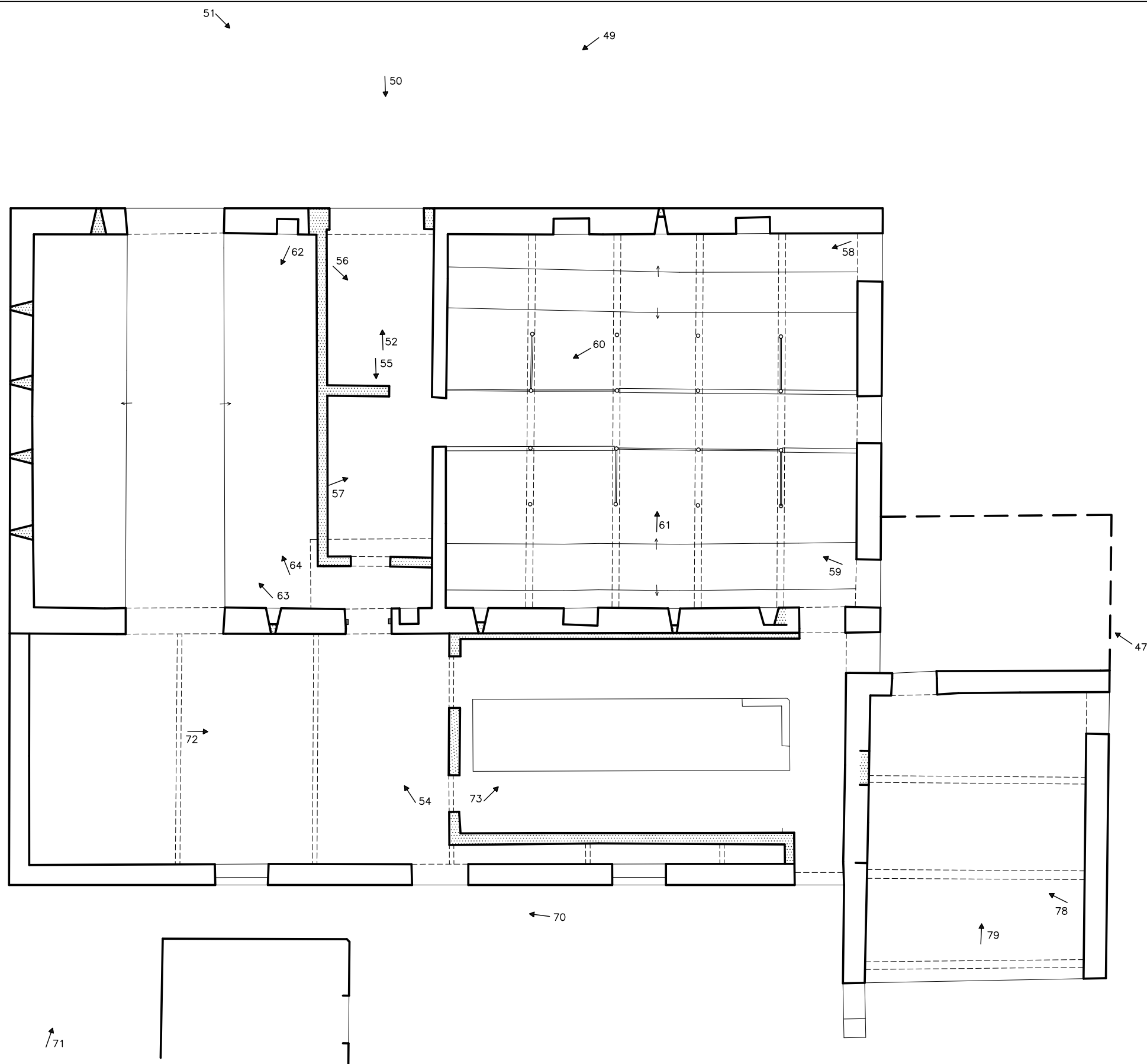
OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054);
 HISTORIC BUILDINGS SURVEY

FIGURE 16:
 BUILDINGS 1 AND 2
 GROUND FLOOR PLAN
 KEY TO PHOTOGRAPHS

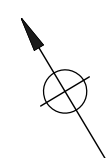
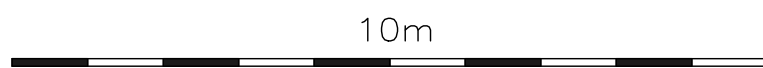
SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

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 Buildings Archaeologist



KEY
 ↗ 1: photograph direction and number



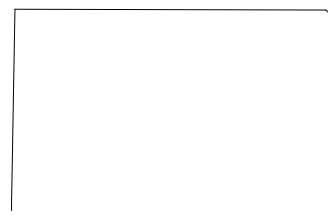
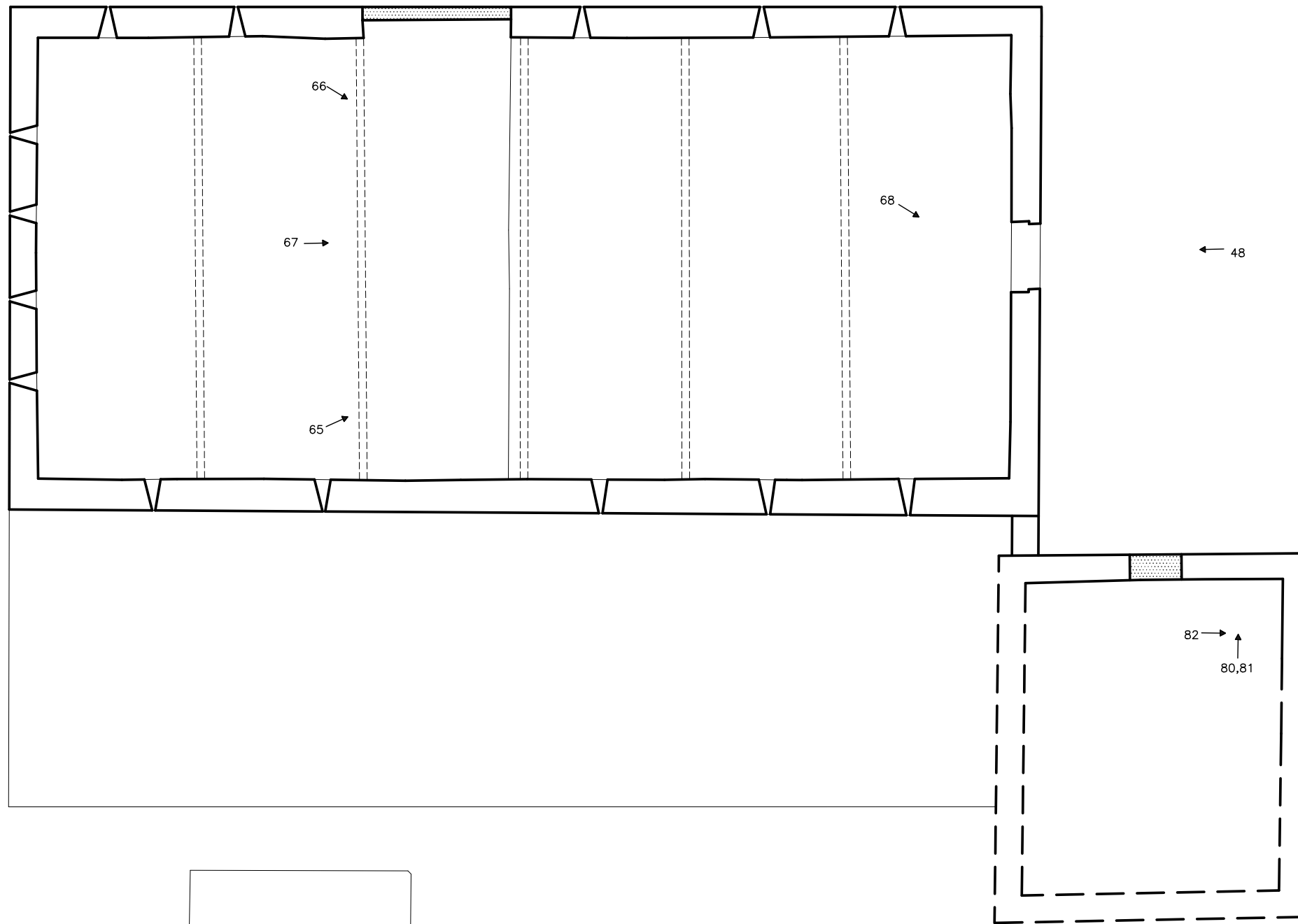
OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054);
 HISTORIC BUILDINGS SURVEY

FIGURE 17:
 BUILDINGS 3, 4 & 10
 GROUND FLOOR PLAN
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

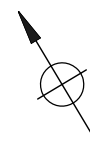
STEPHEN HAIGH
 Buildings Archaeologist



KEY

↗ 1: photograph direction and number

10m



OLD HALL FARM
KIRKBY LONSDALE ROAD
OVER KELLET, LANCASHIRE
(NGR: SD 52071 70054):
HISTORIC BUILDINGS SURVEY

FIGURE 18:
BUILDINGS 3, 4 & 10
FIRST FLOOR PLAN
WITH KEY TO PHOTOGRAPHS

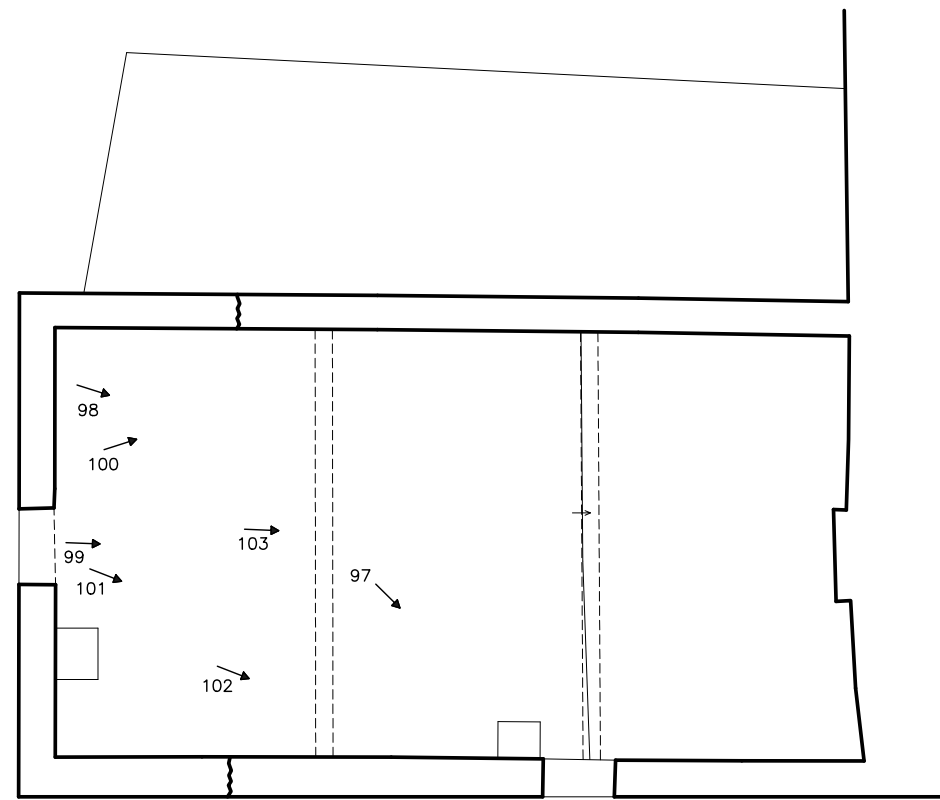
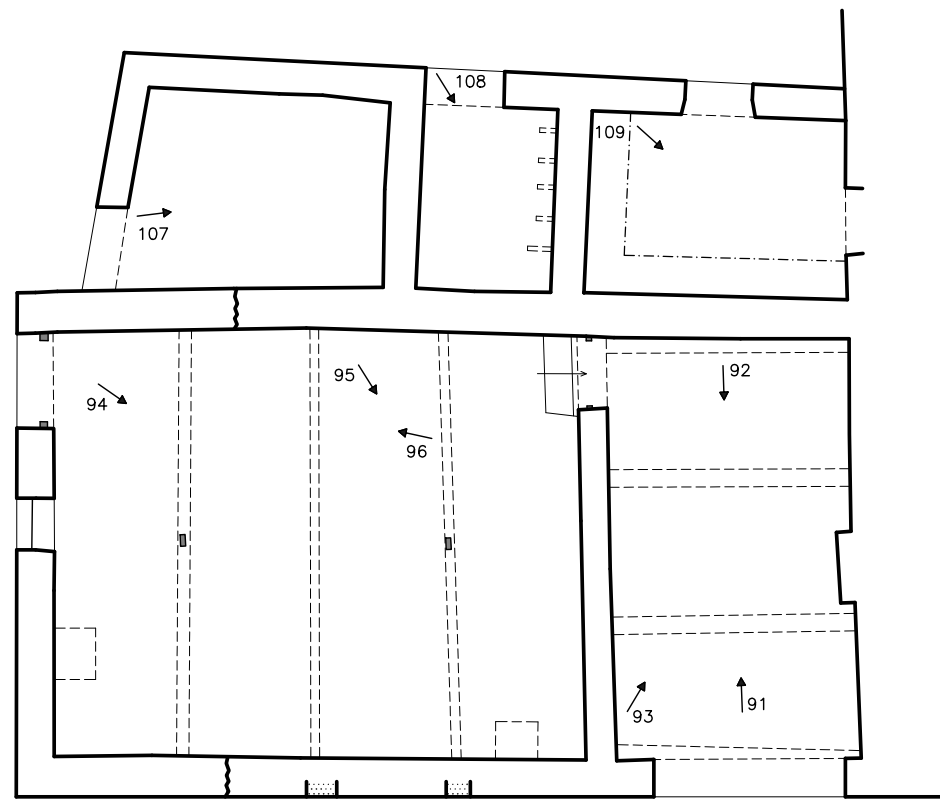
SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

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Buildings Archaeologist

105

106



KEY

↗ 1: photograph direction and number

10m



OLD HALL FARM
 KIRKBY LONSDALE ROAD
 OVER KELLET, LANCASHIRE
 (NGR: SD 52071 70054);
 HISTORIC BUILDINGS SURVEY

FIGURE 19:
 BUILDING 7
 GROUND AND FIRST FLOOR PLANS
 WITH KEY TO PHOTOGRAPHS

SCALE: 1:100 (at A3)

DATE OF SURVEY: MAY/JUNE 2019

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 Buildings Archaeologist



Photo 1: General view of the farm from the green, looking north-east



Photo 4: Building 1: right-hand part of front elevation



Photo 5: Building 1 : detail of left-hand jamb to front cart entrance



Photo 6: Building 1 : interior view of front cart entrance



Photo 8: Building 1: detail of re-sited windows in front elevation



Photo 13: Building 1: general view, looking west



Photo 15: Building 1: rear elevation, looking south-west



Photo 16: Building 1: rear cart entrance



Photo 20: Building 1: interior, looking north-west



Photo 21: Building 1: interior, looking north



Photo 22: Building 1: interior, looking south-east



Photo 26: Building 1: roof trusses, looking east



Photo 27: Building 1: detail of truss numbering



Photo 28: Building 1: detail of truss I at north-west end (with re-used crucks)



Photo 31: Building 1: detail of truss I at north-west end (with re-used crucks)



Photo 32: Building 1: detail of truss I at north-west end (with re-used crucks)



Photo 34: Building 1: underside of rear roof pitch, showing original rafters



Photo 36: Former fold-yard to rear of Building 1, looking north-west



Photo 37: Building 2: front elevation



Photo 38: Building 2: stone pier, with slots for horizontal poles



Photo 40: Building 2: rear elevation, looking south



Photo 42: Building 2: interior, looking north-east



Photo 44: Building 2: end roof truss, looking north-east



Photo 46: Building 4: south-east gable



Photo 48: Building 4: detail of forking hole/pitching eye, and nesting boxes, south-east gable



Photo 51: Building 4: cart entrance in north-east side, looking south



Photo 52: Building 4: internal view of north-east cart entrance



Photo 53: Building 4: north-west gable



Photo 55: Building 4: threshing bay, looking south-west, with remains of cross-wall at left



Photo 57: Building 4: view into shippon across former cross-wall, looking east



Photo 59: Building 4: view into shippon, looking north



Photo 60: Building 4: remains of slate uprights in shippon, with modern steel columns, looking west



Photo 64: Building 4: mewstead at north-west end of barn, looking north



Photo 66: Building 4: roof trusses, looking south-east



Photo 67: Building 4: detail of numbering on roof truss, looking south-east



Photo 69: Building 3: south-west side



Photo 72: Building 3: interior, looking south-east towards 1960s milking parlour



Photo 74: Building 10: general view, looking north



Photo 75: Buildings 10 (left) and 4 (right)



Photo 77: Building 10: north-east side



Photo 78: Building 10: interior, looking north

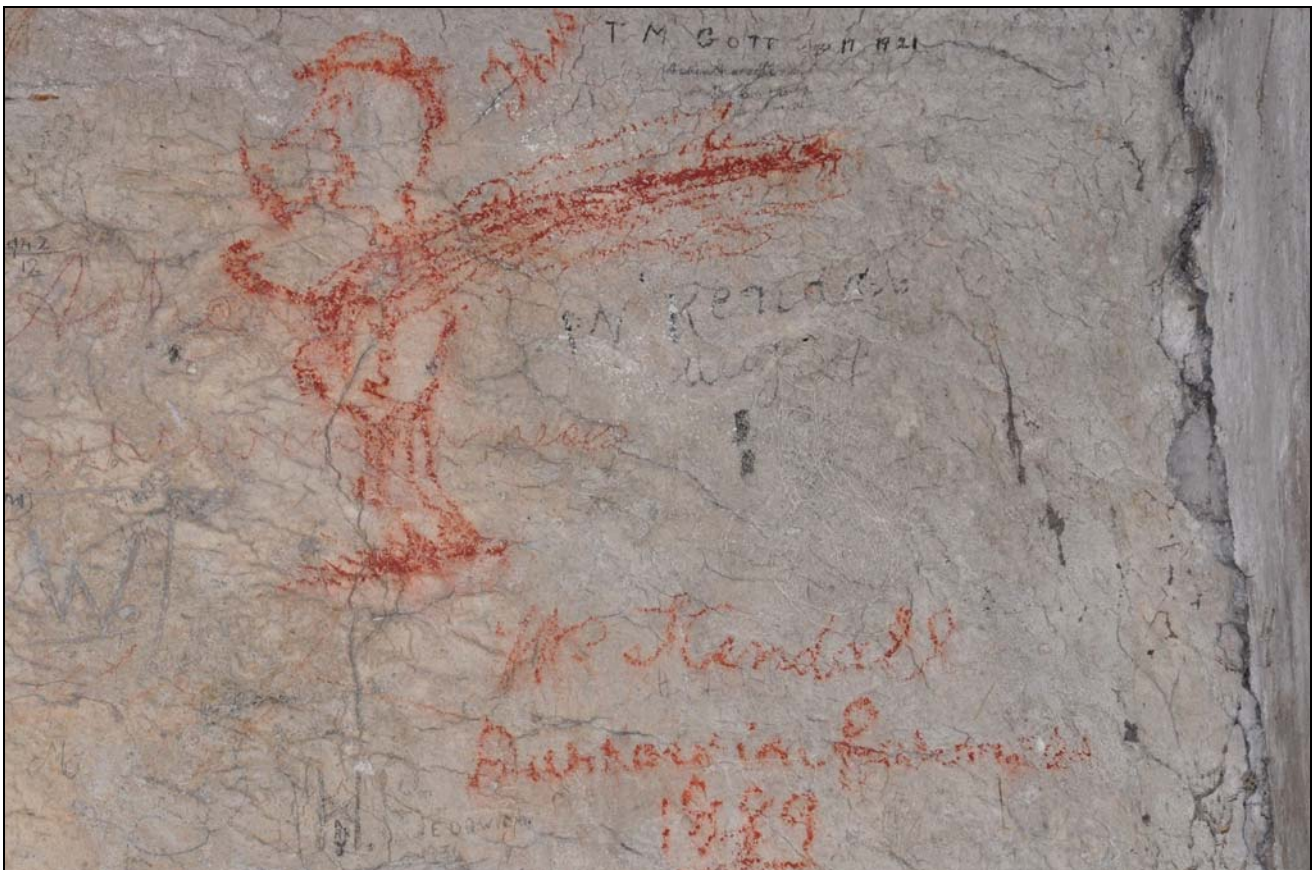


Photo 81: Building 10: graffiti on interior at first floor level, east corner



Photo 84: General view of Building 7, and house



Photo 85: General view of Building 7, and house



Photo 87: Building 7: front elevation



Photo 89: Building 7: stable doorway, west gable



Photo 90: Building 7: rear elevation



Photo 92: Building 7: trap house, looking south



Photo 94: Building 7: stable, looking south-east



Photo 98: Building 7: hay loft, looking south-east



Photo 99: Building 7: west roof truss, looking east



Photo 102: Building 7: numbering on west roof truss, looking east



Photo 103: Building 7: detail of ridge to west roof truss, looking east



Photo 104: Building 7: rear elevation, with house at left



Photo 108: Building 7: lean-to at rear, central room, with harness
pegs on wall at left



Photo 109: Building 7: lean-to at rear, east room (pantry), with
door to house and traces of shelves