

# Barn at Barwickstead, Beckermest, Cumbria

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**NOVEMBER 2022**

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**Level 3 Historic Building Survey**  
**EH220/01**



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# Barn at Barwickstead, Beckermest, Cumbria

## Level 3 Historic Building Survey for Green Swallow North Limited

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<b>PROJECT NUMBER:</b>	EH220
<b>SITE LOCATION:</b>	NGR: NY 01774 06815
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### PREPARED BY:

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Heritage Impact Assessment  
Archaeological Desk-Based Assessment  
Historic Landscape and Building Surveys  
Written Scheme of Investigation

Geophysical Survey  
Trial Trench Evaluation  
Archaeological Excavation  
Archaeological Watching Briefs

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## Summary

Eden Heritage Ltd was commissioned by Green Swallow North Limited to undertake a Level 3 Historic Building Survey of a Grade II listed barn at Barwickstead, Beckermeth, Cumbria (NGR NY 01774 06815). The work was associated with proposals for the conversion of the building to residential use.

The listing description says that the barn at Barwickstead dates to 1858, seemingly based on that date on rainwater hoppers on the house. It was certainly in existence by 1867 when it was shown on the Ordnance Survey map of that date. Associated buildings which have also been described in this report include the Hennyery-Piggery, also Grade II listed and also referred to as dating to 1858, and ancillary buildings which were constructed between 1867 and 1899, based on historic mapping.

The barn is an example of a bank barn, with evidence for it having served multiple functions: as stabling for horses, as a byre (cowhouse), and as a threshing barn on the first floor. It is possible that a now-lost building which was formerly located against the east elevation, may have been a cart shed. The barn has been well-constructed and contains architectural detailing which suggests a higher status site than many traditional farm buildings in Cumbria. It is possible that the stable part of the ground floor may have been modified historically, as the two doorways in the east elevation appear to have been inserted or adapted, and the presence of stable fittings provided by Musgraves of Belfast may suggest a later 19th century date.

The ancillary buildings to the west of the barn, appear to have served possibly as a housing for a horse-gang stabling, storage and a boiler room for the greenhouse in the garden. The Hennyery-Piggery is believed to be contemporary with the house and the barn. It is an intact example of a small structure used on the farmstead to house pigs and hens. There is high quality architectural detailing, and surviving features such as the sandstone troughs, wooden hatches and remains of decorative iron railings.

The farm buildings at Barwickstead are of a high quality reflecting the status of its original and subsequent owners. They retain historic plan forms, features and fittings which allow the structures to be easily understood. The buildings should not be seen in isolation, but as part of a group of structures and features which include the original house (now divided into three units), boundary walls, cobbled yard and the walled gardens to the rear.

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# 1 Introduction

## 1.1 Project Circumstances

1.1.1 Eden Heritage Ltd was commissioned by Green Swallow North Limited to undertake a Level 3 Historic Building Survey of a Grade II listed barn at Barwickstead, Beckermets, Cumbria (NGR NY 01774 06815, Figure 1) in association with proposals for the conversion of the building to residential use.

1.1.2 The barn at Barwickstead was designated as a Grade II listed building on the 21<sup>st</sup> December 2020. The listing description is provided in full in Appendix 1, but briefly, the bank barn is noted to date to 1858, with the addition of a west range by 1898. It was listed for its architectural interest as:

*“a handsome barn of architectural quality, detailing and materials reflecting its higher status context; its original multi-functional form and individual functions including animal housing, stabling and ventilated storage is highly legible; the original plan-form and a number of original fittings are retained, including increasingly rare timber and cast iron horse-related fittings to the former stable, and various feeding troughs and chutes; a characteristic Cumbrian multi-functional barn that reflects regional character, and illustrates the diversity of past farming practice in England”* (NHLE Ref: 1472993).

1.1.3 Associated with the farmstead is a Grade II listed “henner-piggery” of mid-19th century date. This structure was also listed on the 21<sup>st</sup> December 2020 as *“a handsome and intact henner-piggery of good architectural quality, detailing and materials reflecting its higher status context. It is a good example of an increasingly rare form of small multi-functional animal housing nationally; it retains its original two-level layout with attached privy and its original form and function are easily readable; a farm building type characteristic of this region, which illustrates the diversity of past farming practice in England”* (NHLE Ref: 1473208). The full listing description is included within Appendix 1.

1.1.4 Although the “henner-piggery” is not included in the conversion, it has been included to inform any future proposals. The original farmhouse, which has the date of ‘1858’ on rain water hoppers, is not designated as a listed building. This was divided into three separate dwellings in the mid-20th century.

## 1.2 Site Location

1.2.1 Barwickstead is located in the village of Beckermets, which is situated in the south-west of Cumbria. The village is to the west of the A595, and to the east of the River Ehen (Figure 1). Barwickstead is situated in the middle of the village, immediately to the west of Morass Road, and south of modern housing on Hunter Rise. The junction of Morass Road and Mill Lane is immediately to the east of Barwickstead. The barn is situated just to the north-west of the house (Figure 2).

## 2 Methodology

### 2.1 Introduction

- 2.1.1 This report consists of a brief historical background to the site of Barwickstead, and a description and photographic record of the buildings.
- 2.1.2 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists (CIfA 2020a).

### 2.2 Rapid Desk-Based Assessment

- 2.2.1 In order to provide some historical context to the site of Barwickstead, a brief historical background is provided below utilising a Heritage Statement which was prepared in 2022 by Green Swallow North Limited to inform the proposals. This has been supplemented with additional documentary research and assessment of historic mapping undertaken by Eden Heritage Ltd.

### 2.3 Historic Building Recording

- 2.3.1 The Level 3 historic building survey was undertaken as set out in Historic England's '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016). A Level 3 survey is an analytical record, which comprises an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include drawn and photographic records that may be required to illustrate the building's appearance and structure, and to support the historic analysis (Historic England 2016, 26).
- 2.3.2 Photographs were taken using digital photography of all external elevations, and where safe to do so, of internal elevations although for safety reasons some areas could not be fully accessed. Detailed photographs were also taken of fixtures and fittings of historic or archaeological interest. All the photographs referred to in this report are included in Appendix 2.
- 2.3.3 The historic building survey was undertaken on the 3<sup>rd</sup> November 2022. For ease of reference, the various rooms described below have been referred to as Rooms A to G on Figure 5.

### 2.4 Project Archive

- 2.4.1 The project archive will be prepared in accordance with the recommendations in *Archaeological*

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*Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation* (Brown 2011) and the *ClfA Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (ClfA 2020b).

- 2.4.2 A PDF version of the final report will be deposited with Cumbria Historic Environment Record. The project archive, which will include a copy of the final report, will be deposited with Cumbria Archive Service (Whitehaven).
- 2.4.3 The project is also registered with the **Online Access to the Index of archaeological investigations** (OASIS) project. The OASIS reference for this project is: **edenheri1-510841**.

## 3 Historical Background

### 3.1 Barwickstead

- 3.1.1 Although the listing building description refers to a date of construction of 1858 (this appears to be based on dated rain water hoppers on the house), there may have been a property on the site of Barwickstead prior to this date. Small-scale historic county maps of Cumberland dating to the late 18th and early 19th centuries appear to show a building at that location, although the scale of the mapping does not allow for accurate assessment (Plates 1 and 2). A plan of Beckermet dating to 1848 shows built-form in the location of Barwickstead, along the street frontage, but this plan was clearly not meant to show other structures which may have been present to the rear (Figure 3).
- 3.1.2 The house of 'Barwickstead' was built by William Barwick Clarke (1811-1877) between 1858 and 1862 (Beckermet Local History Group 2009, 93). The Barwick family "was formerly of some consequence in Beckermet, the registers of which record the marriage in 1814 of James Barwick and Margaret Caws, and the burial in 1819 of John Barwick aged 75, and James Barwick aged 65". The family was later represented by William Barwick Clarke, a native of Macclesfield, who practised as a surgeon in Whitehaven from 1837 until 1860. When he built his mansion at Beckermet, Barwickstead, he included over the door a shield bearing the arms of his Barwick ancestors. When he died in 1877, he was succeeded by his nephew John Dixon Thompson, whose son and successor was Barwick Thompson (Hudleston and Boumphrey 1981, 29).



**Plate 1:** Extract from Hodkinson and Donald's map of Cumberland 1774 (site circled red)





**Plate 2:** Extract from Greenwood's map of Cumberland 1834. A building is shown in the general location of Barwickstead, opposite the junction with Mill Lane

- 3.1.3 The First Edition Ordnance Survey map of 1867 shows the large house of Barwickstead orientated roughly north to south, on the west side, and parallel to, Morass Road opposite the junction with Mill Lane. Large gardens extend westwards from the rear of the house. The barn is shown to the north-west side of the house, but does not appear to be shown to the full extent it is now, as the western range (referred to in the listed building description as the ancillary buildings) are not present on this map. A small structure is shown extending from the eastern side of the barn (now demolished). The Hennerly Piggery appears to be shown just to the north-east of the barn (which is outlined red on Figure 4), orientated east to west with its eastern end facing onto Morass Road (Figure 4a).
- 3.1.4 When William Barwick Clarke died in 1877, he was succeeded by his nephew John Dixon Thompson. J D Thompson is not listed at Barwickstead in the 1881 Census, but seemingly his young daughter was (8 months old), which suggests he may not have been present when the enumeration was undertaken, but his daughter was left in the care of servants. J D Thompson is listed in subsequent trade directories and Census Returns, with the 1891 Census recording him as a 'bank cashier' (see Table 1 below).
- 3.1.5 The Second Edition Ordnance Survey map of 1898 shows that there had been additions to the west side of the barn by this date, extending south-westwards, and a possible small structure had been erected to the north side of the barn, just west of the Hennerly Piggery. The land to the rear of the house appears also to have been extended, with an access track from Morass Road running along the north side of the barn and continuing south-west before entering a square field (now built on with modern housing) bounded to its west side by railway tracks (which are no longer extant) (Figure 4b). The Ordnance Survey map of 1924 shows the same buildings at Barwickstead that were shown in 1898. The only changes

appear to have been to the gardens to the rear (Figure 4c).

*Table 1: Entries relating to Barwickstead from sampled documentary sources:*

Date	Entry	Source
1858	William Barwick Clarke, J.P.	Hudleston and Boumphrey 1981
1861	No entry which relates to 'Barwickstead' under St John's Beckermat. No entry relating to William Barwick Clarke	England Census
1871	No entry which names 'Barwickstead' under St John's Beckermat, however William Barwick Clarke is included: William Barwick Clarke, 59, surgeon, member of the Royal Collage of Surgeons, born Macclesfield Isabel Bowe, 36, house keeper Marion Thorburn, 26, cook Michael Morgan, 20, groom	England Census
1877	Will of William Barwick Clarke, esquire, of Barwickstead, Beckermat	Cumbria Archives Ref: PROB/1877/W106
1881	Edith Thompson, 8 months Elizabeth ?Frears, 24, cook Hannah Shepherd, 27, housemaid Mary Palmer, 18, nurse	England Census
1883	J.D Thompson, Barwickstead (listed under 'Private Resident')	Bulmer's History, Topography and Directory of West Cumberland
1891	John D Thompson, head, 43, bank cashier, born Haile Josephine, wife, 41 Edith, daughter, 10 John, son, 9 James, son, 7 William, son, 6 Josephine, daughter, 3 Emily Bowron, governess Mary Colebank, servant Jane Colebank, servant	England Census

Date	Entry	Source
1894	J.D Thompson, Barwick stead (listed under 'Private Residents')	Kelly's Directory of Durham, Northumberland, Cumberland and Westmorland
1897	J.D. Thompson, Barwick stead (listed under 'Private Residents')	Kelly's Directory of Cumberland and Westmorland
1901	John Dixon Thompson, 53 Josephine, wife, 51 Edith, daughter, 20 Helen Tweddle, servant (housemaid), 20 Sarah Jane Blackburn, servant (cook), 23	England Census
1911	Josephine Thompson, head, 62, living by private means Edith Barwick Thompson, daughter, 30 William Cyril Thompson, son, 26, solicitor Josephine Thompson, daughter, 23 Mary Maxwell, servant, 23 Mary Mitchell, servant, 20	England Census
1921	John Barwick Thompson, B.A., Barwick stead (listed under 'private residents' at Beckermest St. John)  He was the son of John Dixon Thompson, and was a barrister	Kelly's Directory of Cumberland  Beckermest Local History Group 2009
1939	Edith Thompson, 59, single Josephine Thompson, 52, single Annie Ashbuenes, 28, domestic maid Annie Harrington, 28, domestic maid [then 3 closed entries, people who may still be alive] Margaret Daglish, single	The 1939 Register
1954	Proposed conversion to three houses, Barwickstead, for Mr A Tyson. Ennerdale Rural District Council building control plans	Carlisle Archives Ref: SRDE/3/PLANS2/1296
1955	Proposed alterations, part of Barwicksted, for Mr R Marley Ennerdale Rural District Council building control plans	Carlisle Archives Ref: SRDE/3/PLANS2/1457

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## 4 Historic Building Survey

### 4.1 The Barn

- 4.1.1 The Grade II listed barn at Barwickstead is located to the north-west side of the house (the house was originally one, but it has been sub-divided into three). It is set back from the street frontage, with an entrance gate situated to the north of the house providing access into a cobbled yard. The Grade II listed Hennerly Piggery is situated at the north side of this entrance gate. A modern garage now obscures views of the barn from Morass Road (Plates 3-7).
- 4.1.2 The barn is two-storeys in height and is constructed of roughly coursed red sandstone with sandstone dressings and a slate roof. Architectural detailing is provided by decorative kneelers, plain coping stones defining the gables and trefoiled finials, with an ornate cupola located central to the roofline. The cupola is constructed of timber with a lead-line dome surmounted by a weather vane (Plate 7). This was one of three cupola's that formerly existed along the ridge line.
- 4.1.3 The east elevation, which retains some white-wash, has a doorway at its north end with square head and alternating sandstone blocks making up the jambs; the doorway is rebated internally, so the door opens inwards (Plate 8). The door itself is boarded with a horizontal five-pane overlight above providing additional natural light. The door has a round metal handle, and a round opening near the base of the door which internally has a wooden cover which allows this opening to be opened or closed. This round feature is one of several examples noted in the doors, and appears to have allowed birds to enter or exit the building. To the south of this doorway there is the scarring for a former structure which extended eastwards from the elevation. This building appears to have had a flat roof, as there is no scarring for a gable, and the remains of a stone flagged floor (Plates 9 and 10). This may have been an original cart shed, as a description of the site by Beckermest Local History Group refers to one in their history (Beckermest Local History Group 2009, 84).
- 4.1.4 Central to the east elevation, on ground level, there is another pedestrian-sized door which appears to have formerly provided access from the now-lost building into the ground floor of the barn. The lintel of this doorway appears to have been reused from elsewhere as suggested by tooled channel that is present within the stone, and the way it does not compliment the lintel of the adjoining doorway. This boarded door is rebated externally (or is now), with decorative metal strap hinges and a metal latch. Adjacent to this door, is a larger opening with double doors, although the left-hand side is wider than the right-hand side. The lintel above this doorway also does not appear to fit the opening, and it is therefore possible that both of these entrances may have been inserted or adapted at some point. The

doors in this opening also open outwards and have decorative metal strap hinges (those to the top being L-shaped) with a metal handle and latch. The right-hand door has a six-pane light (Plates 11 and 12).

- 4.1.5 At the south end of the east elevation of the barn there is an eight-over-eight window with square head and dressed surround with projecting sill (Plate 13). This window is domestic in character, but its presence in an agricultural building may indicate that is part of the building was used as stabling or a bothy. To the left of this window is the gateway providing access to the rear of the house (Plate 14).
- 4.1.6 At first floor level in the east elevation there is a winnowing or pitching door with square head. Above this there is a line of six vertical ventilation slits which are defined by thin dressed sandstone blocks, rather than the usual stonework of the main walls. Between the central two slits there is a round metal embossed disc, but due to the height it was not possible to note if this was some form of design or text. It appears too small for a tie plate (nothing was noted for it on the internal side of the wall); therefore, it may be decorative although it is not easily seen (Plate 15).
- 4.1.7 The north elevation of the barn has two doorways at ground level, one is central and the other is to the west side, both with square heads, doors that are rebated internally and four-pane overlights (Plate 16). The western door is slightly larger and taller, with a larger lintel. Flanking the central door there are windows, which have the same form of surround and projecting sills as that noted in the east elevation, although the frame in the left—hand window in the north elevation appears to have been replaced (Plate 17). These doors appear to have provided access into a byre (or cowhouse), as will be discussed below, with the cows being able to be moved from the building up the cobbled track to fields to the west of the site. At the upper level, the north elevation has three ventilation slits (Plate 18). This elevation is close to the northern boundary wall of the site, which terminates in the Hennery-Piggery located adjacent to Morass Road (Plate 19).
- 4.1.8 The south elevation of the barn faces into part of the garden to the rear of the house (Plate 20). This elevation has a ground floor window to its east side, of the same form as those already noted in the east and north elevations, although this example is not as wide and contains a six-over-six light (Plate 21). Close to the apex of the roof there are two small windows with six-pane lights located to each side of projecting ledges for birds, with arched openings allowing access, as is currently the case for pigeons. Part of the south elevation of the barn is obscured by what appears to be a later addition associated with the ancillary buildings to the west, and a single-storey lean-to which is defined on its south side by a section of crenallated wall terminating in a square pillar with similar crenallated capping (Plate 22).
- 4.1.9 The west elevation of the barn is accessed up an incline in the track that runs along the north side of the building towards the fields to the west (Plate 23). The rise in ground level means that the main entrance into the barn is on the first floor, and therefore the building is an example of a bank barn, an agricultural

structure which utilised a slope and combined a threshing barn at the upper level with a cowhouse (byre), stable, cart shed etc. on the lower level (Brunskill 2002, 105). A ramp to the main entrance of the barn is defined on its north side by a stone wall (Plate 24).

- 4.1.10 Central to the west elevation of the barn is a large double doorway with arched head and a pentice protecting the doorway from the weather (Plates 25-27). The double doors are rebated internally, therefore the doors open inwards, and one of the doors also has the circular opening near its base as already noted in a door in the east elevation, which appears to have allowed birds to move in and out of the building.
- 4.1.11 To each side of this large doorway there are three-storey projections, which the listing description refers to as “turrets” (Plate 25). These are also constructed of roughly coursed red sandstone with dressed alternating quoins and slate roofs. There appears to be construction breaks between these projections and the main body of the barn, but the presence of the same form of kneelers and finials suggests that the projections are contemporary (i.e., built at the same time). The Ordnance Survey map of 1867 appears to show them as present at that date (Figure 4a).
- 4.1.12 The northern projection, or “turret”, has a window at ground level with nine-pane light, and projecting sill. The jambs and lintel of this window are not as well-defined as the windows in the east elevation (Plates 28 and 29). Above this window there is a projecting ledge with arched opening which may be an owl hole, a feature which is more often found in traditional agricultural buildings at the apex of gables. There is a small window above this with six-pane fixed light, of the same form as those noted in the south elevation of the barn (Plate 28). The west elevation of this projection has an eight-over-eight pane window at the lower level (which is ground level at this side of the building). Set below this window there is a loading or feeding hatch which is defined by angled stones to each side (Plates 25 and 30). The south elevation of this projection has a doorway, located adjacent to the double doorway of the barn, which provides access to the first floor (Plates 31 and 32). The door, which opens inwards, also has a round opening close to its base.
- 4.1.13 The southern projection is of the same form as the northern example, consisting of three floors and with a gabled slate roof that has the same style of architectural detailing in the form of kneelers, coping stones and trefoil finials. The north elevation has a doorway which provides access to the first floor, with the same style of door with round opening near its base (Plates 33 and 34). The west elevation is partly obscured by the later ancillary structures, however it was possible to note the same style of window with feeding or loading hatch below, as already noted in the north projection. This hatch has a surviving metal hinge for a former wooden door (Plates 35-37). The quoins of the south-west corner of this projection, or turret, are visible from within the ancillary buildings to the west, with a clear construction

break showing that the ancillary structures were added at a later date (Plate 38). The south elevation of the southern projection is largely obscured by the later addition of the ancillary buildings, as they are referred to in the listing description, however it was possible to observe a stone ledge and arched opening for bird access, as already seen in the north projection. The brick flue against this elevation relates to a wash copper located within the later buildings (in the wash house) as will be referred to below (Plate 39).

- 4.1.14 The ground floor of the barn historically served as stabling for horses and as a byre (cowhouse) (Rooms A, B and C on Figure 5). The stables are located in the south-east corner, and from the exterior are accessed from the doorways in the east elevation (see Plates 11 and 12). This space has three timber stall dividers which create stalls for three horses that measure 1.58m, 1.50m and the southern-most measures 1.48m in width. The dividers have tops that are edged in metal, with the remains of decorative cast iron pillars at the ends, and a single surviving metal horse's head finial (Plates 40-42). The pillars have the maker's, or supplier's name, 'Musgraves Patent Belfast' (Plate 41); Musgrave & Co. Ltd first appeared in the Belfast Directory of 1843-44 when it was listed as 'Hardware Merchants'. By the 1850s they were well established as not only Hardware Merchants but also as manufacturers of their own patent slow combustion stoves and patent stable and cow house fittings. Between 1890 and 1914, large numbers of stable fittings were sold throughout the British Isle, Europe and the Americas (CIBSE 2022). A catalogue dating to 1904 contains photographs of the types of stable fittings the company were supplying to high-status sites in Britain and Europe (Internet Archive 2022).
- 4.1.15 Each stall has a metal trough and feeding rack against the west wall. Each of these feeding racks has a small doorway above with wooden door that would have allowed feedstuff to be transferred to the stalls from the opposite side of the wall (Plates 43 and 44). The floor of the stables is laid in sandstone flags with drainage channels that have metal covers (Plate 45). The walls of the stable have been plastered, with lines scored into the plaster to create the effect of ashlar. There are metal hooks and wooden supports projecting from some of the walls in the stable, which presumably were used to hang horse tack (Plate 46). There three internal doorways between the stables and the rest of the ground floor, one in the west wall, which has metal hayracks to its left-hand side, and two in the northern wall, all of which have wooden architrave and boarded doors (Plates 47 and 48).
- 4.1.16 The northern part of the ground floor of the barn appears also to have been used for housing animals, but possibly utilised for cows rather than horses (Room B). Any stall divisions which existed in this part of the building have been removed, however there is evidence in the sandstone flagged floor for where they may have been located. There are passageways/manure channels to the east and west side of the byre, and one in the centre which is in line with one of the doorways to the stable (Plates 49-51). The



walls of the byre have been white-washed, but have not been plastered as is the case with the stables. It was noted from the byre side of the walls, that the internal wall which divides the stables from the byre appears to be constructed in brick, and it has therefore been considered that the stables may be a later creation (possibly late 19th century).

- 4.1.17 In the west wall of the byre there are two doorways, one provides access into the lower level of the northern projection, or turret, and the other into the lower level of the southern projection (Plate 52; Rooms D and E on Figure 5). It is into these rooms that the hatches observed in the west elevation (see Plates 30 and 37) would have provided access for the movement of feed or bedding (Plate 53). The room on the ground floor of the southern projection (Room E) has four bays that have been created by the use of three sandstone divisions; these measure between 0.67m and 0.73m in width. These bays may have been used for storage of feed for the animals, as the bays are not wide enough for cows or horses, the room itself is small and cramped, and there is little in the way of natural light (apart from the hatch in the west wall) which suggests it was not utilised for housing animals (Plates 54 and 55).
- 4.1.18 The first, or middle, floor of the northern projection is accessed by the doorway in the south elevation (shown on Plate 32). The door itself has, as already noted above, has the same round opening with wooden flat to the inside to close the hole when necessary, as noted on other doors. There is an upright handle with latch, and lock and lock box, which suggests that there was a requirement for a degree of security. The metal strap hinges on the internal side have a decorative quality (Plates 56-58). Room F has a wooden floor, and there is a steep wooden ladder in the south-west corner which provides access to the upper floor of the northern projection (Plate 59). The ladder leads to a door which opens into the upper floor; this room is open to the roof and has the small window and bird ledge already noted from the exterior (Plate 60).
- 4.1.19 The first, or middle, floor of the southern projection is accessed through the doorway shown on Plate 34. The door into Room G has the same style of upright door handle, with the lock above that still retaining the remains of a key (Plate 61). Parts of the walls in Room G have been plastered, with scarring for former shelving evident in the south wall. In the north-west corner of this room there is another wooden ladder that provides access to the upper level of the southern projection (Plate 62). At the top of this ladder, there is a boarded partition with door that opens into the room (Plate 63). The floor of this upper level is wooden and the walls have been white-washed. In the south-east corner of this room there is another doorway which leads to a set of steps the head towards a pigeon loft which is situated against the southern gable of the barn (as will be discussed below) (Plates 64-66).
- 4.1.20 The pigeon loft is constructed of wood and is located at the south end of the upper floor of the barn, but as noted, with access provided via the southern projection. The series of arched openings visible in the



apex of the southern gable of the barn (as shown on Plate 20) allows birds to access the loft. At the time of the site visit, this loft was in use for pigeons, as was originally intended (Plates 67-68). Historically, pigeons were an important source of meat and eggs, and from around the middle of the 19<sup>th</sup> century, 'dovecots' were incorporated into buildings rather than being stand-alone structures. Some had short projecting platforms from which the pigeons went into nesting boxes in, what Brunskill describes as "*a little garret underneath the gable*" which was reached from inside the barn, granary or hay loft (Brunskill 1999, 82-88).

- 4.1.21 The first floor of the barn is accessed through the large double doorway in the west elevation (see Plate 25). The two doors in this entrance are boarded, with the left-hand side (when looking from the exterior) being split into two, allowing only the upper section to be open when necessary. The doors have the same style of metal strap hinges noted elsewhere, and there is a vertical wooden bolt handle which secures the right-hand door (Plates 69 and 70). This floor is open to the roof, with the roof structure consisting of three king-post trusses with struts, fixed with iron bolts. The pigeon loft described above is located between the southern-most truss and the south gable (Plates 71 and 72). It was possible to note from the interior the former location of one of the other two cupola's that were present on the ridge line of the roof, the other appears to have been above the pigeon loft.
- 4.1.22 In the east wall of the first floor of the barn is the winnowing or pitching door, which has a wooden lintel. The door is split into two, but this does not appear to be its original form; it may originally have been one door but has been cut into two, with new strap hinges added, as these are not of the same form as the upper and lower strap hinge (Plates 73 and 74). The floor of this space is laid in wooden boards.
- 4.1.23 An unusual feature is located below the pigeon loft in the form of a set of apparent former stable stall dividers that have been reset at different angles to possibly be utilised as storage bays. A ladder is set between them providing access to a mezzanine level, through which there are wooden chutes that fall into some of the bays (Plates 75 and 76). The function of this feature is unclear, but it is situated partly beneath the pigeon loft, and there is a hatch in the floor of the loft which may suggest that it was connected to the collection of guano (bird excrement) which could then be utilised as a fertilizer. One of the bays has a metal base, which may have prevented the guano impacting on the wooden floor boards. This feature may have been a later introduction, as it currently takes up some of the space which originally would have been used for the threshing and storage of crops.

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## 4.2 The Ancillary Buildings

- 4.2.1 The ancillary buildings, as they are referred to in the listing description, are located to the west of the barn, but also wrap around the south-west corner of the structure. Historic mapping indicates that the ancillary buildings were erected at some point between 1867 and 1899 (Figure 4).
- 4.2.2 The building closest to the barn is a rectangular structure which has an off-shoot at its eastern end that is located against the south elevation of the southern projection. The south elevation of this building is constructed of roughly coursed sandstone and consists of a large spanned gable, with slate covered roof and the remains of a ventilator, and a smaller gable to the east side. The same form of architectural detailing is present on these roofs, such as the trefoil finials, coping stones and kneelers, and the ventilation slits are of the same form, so it is possible these buildings were added not long after the original barn (Plates 77 and 78). The section nearest the house has a ground floor window which lights the wash room (this window has a slightly different tooled surround to those in the barn) with two ventilation slits above suggesting the upper floor was agricultural in character. There are further ventilation slits present in the east elevation of this section (Plate 77). The larger section has three square windows with tooled surrounds, and the remains of metal window frames. There are two ventilation slits above these, with a further window close to the apex of the gable (Plate 78).
- 4.2.3 The north elevation of this part of the ancillary buildings is open, and is now dominated by the modern brickwork, concrete blocks and corrugated sheeting (Plate 79). It is possible that originally this structure had an open front, as there are long beams internally which carry the upper floor (although the piers have been replaced with modern brick) (Plates 80 and 81). The listed building description notes that it is thought that this building once housed a 'horse gang' (NHLE Ref: 1472993), or horse engine, which utilised the power of horses to drive machinery, such as a threshing machine. The only possible evidence noted for a form of machinery is a circular metal feature set into the floor of this structure (Plate 82). The position of this circular feature, which may have formed part of a vertical shaft relating to a horse-engine, does not fit with the barn if that is where an associated threshing machine would have been located as is often the case, as the drive shaft would enter the barn close to its south-west corner. It is possible that there may have been some machinery relating to a horse-engine, but that it drove a portable threshing machine located outside the buildings.
- 4.2.4 In the west wall of this building there are three large doorways which suggest they were intended to bring or take out goods on carts (Plate 83). The doors would have all opened inwards, and they have large iron strap hinges and ventilation holes (Plate 84). There was no access to the room on the other

side of these doors at the time of survey, however the listing description suggests that it was utilised as stabling.

- 4.2.5 The eastern part of this ancillary building, located at the south-west corner of the barn, has a 'Wash House' on the ground floor. This room has a sandstone flagged floor and the remains of white-wash on the walls. There is a doorway in the north wall which provides access into Room G, with a large doorway located in the east wall which provides access into the lean-to (Plates 85 and 86). It is possible that the original function of this space was as a cart or trap house, due to the large doorway. In the north-west corner of this room there is, what the listing description refers to as, an early 20<sup>th</sup> century wash copper set within a brick surround with a brick flue; this would have been used for washing clothes. To the left of this are sandstone shelves (Plate 87).
- 4.2.6 The room above the Wash House (labelled as 'Addition' on Figure 5) appears to have been utilised for agricultural purposes, based on the presence of ventilation slits, possibly for storage (Plate 88). It was noted that even though this part of the ancillary buildings is contemporary with the rest, ventilation slits were still inserted into the west wall (Plate 38).
- 4.2.7 To the west of the possible horse-engine house, is a roofless part of the ancillary buildings which has a curving north wall that has evidence for three phases of construction, with the earliest possibly representing a boundary wall prior to it being increased and a gable created (Plate 89). There is a doorway with dressed surround in this wall, which provides access to a small room with stone flagged floor, with another doorway in the opposing wall providing access to the garden (Plates 90-92). A brick flue is visible against the south wall of this part of the ancillary buildings, with ceramic pipes embedded into the stonework (Plate 91). This appears to be the remains of a heating system for a former glasshouse that was located on the opposite side of the wall (Plate 93).
- 4.2.8 The western end of the ancillary buildings is believed to have served as a store. It has a large opening in the west wall, with double doors in a stone surround (Plate 94). The location of the former roof which covered this space is clearly visible, with evidence for the north wall having formerly been a boundary wall before it was built up in the form of a horizontal line in the stonework (Plate 95).
- 4.2.9 From the west end of the ancillary structures, there is a crenellated garden boundary wall which extends westwards and includes a doorway that provides access to the walled garden (Plate 96).

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## 4.3 The Hennerly-Piggery

- 4.3.1 The Hennerly-Piggery does not form part of the current proposals, but has been included here for completeness and to inform any future proposals.
- 4.3.2 The building is located just to the north of the house and barn, is orientated east to west, with its east gable facing onto Morass Road. It is a narrow, two-storey building constructed of coursed and dressed red sandstone, with alternating quoins and slate roof with stone coping, ridge tiles and decorative finials (Plates 97 and 98). Part of the stone coping has been lost on the western gable.
- 4.3.3 The south elevation, which faces into the former farmyard, has two projecting pig sty pens which are also constructed of red sandstone, with the remains of decorative iron railings. The pig sties each have an access doorway, which would have opened outwards, although only the western door with metal strap hinges survives (Plate 100). Between the doors there are two feeding hatches, one for each sty, with the wooden hatches surviving above the sandstone troughs (Plates 101 and 102). The ground surface of the pens is laid in sandstone flags, with a drainage channel running east to west across each pen (Plate 103). The interior of each sty is accessed through a low doorway with dressed surround (Plate 104). The interior of each sty is relatively featureless apart from the stone floors.
- 4.3.4 The east elevation of the Hennerly-Piggery has a window at the upper level with plain sandstone surround, and decorative hoodmould with label stops (Plate 99). This elevation has been rendered, and there are the remains of a downpipe to the north side in the form of a decorative rainwater hopper. The north elevation is featureless, but this is unsurprising as the focus for the building would have been towards the farmyard and house (Plate 6).
- 4.3.5 Against the west elevation there is a stone stair, with what the listing description suggests is a dog kennel beneath (Plate 105). This provides access to the first-floor hen loft, with the doorway having a pointed-arch. The door that survives has metal strap hinges, a metal bolt and an arched opening near the base to allow hens to access and exit (Plate 106). This appears to have the only point of access for the hens, with no evidence for any other holes.
- 4.3.6 The interior of the first floor of the Hennerly-Piggery is one room which is open to the roof, with wooden floor boards and a triangular roof truss, the ends of which are bedded into the wall (Plate 107).