



Orchard Brow Barn, Haile, Egremont

(NY 03390 08487)

Building Survey: Level II

Planning application: 4/23/2196 & 2197

Report 448

Carlisle

15th September 2023

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SUMMARY

The study barn had been built around 1800 as a true bank barn. This type of bank barn combines a conventional threshing barn where winnowing of the grain was conducted at an upper level with a cow-house and stable cart shed on a lower level.

Bank barns were very numerous with over 1,000 specimens known in the county and predominant in the south-west and west of Cumbria, current between 1730 and 1850.

The study barn appears to be contemporary with the listed double-pile house at Orchard Brow, a style in vogue between 1770 and 1850 and therefore the group value probably remains justified. The farm lay-out approximated to type G; a farmyard with bank barn where the house is separated from the agricultural buildings, allowing greater luxury and status for the tenant farmers. This fashion occurred from the later 18th century, as incomes grew and probably places the barn as early 19th century in date.

The farm estate amounting to 129 acres would place Orchard Brow into the category of a large farm by contemporary standards and included a double-pile plan farmhouse, substantial barn, cart-shed and cow-houses for perhaps a dozen cattle.

1 INTRODUCTION

1.1 Project origins

The proposed scheme of refurbishment advocated by the client (planning application 4/2023/2196 and 4/2023/2197) has the potential to affect the character and appearance of a building that represents a designated historic asset (Historic England list entry 1359643) of special architectural and historic interest; in this case the conversion of a Grade II listed stone barn known as Orchard Brow Barn, Haile (figure 1). The project lies within the original curtilage of a plot synonymous with Orchard Brow, a former early 19th century farmhouse, now Grade II listed as entry 1086616.

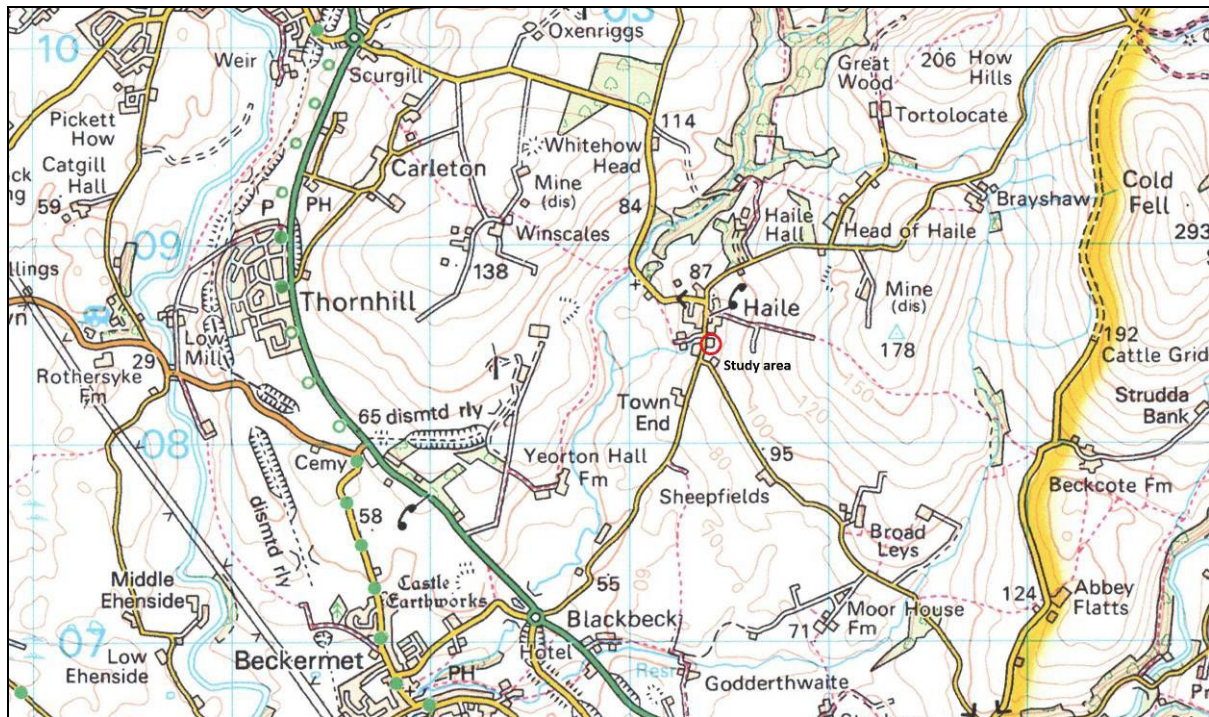


Figure 1. Location of the survey. (OS copyright licence no. 100044205).

Renovation of the stone barn will significantly alter the character and appearance of the buildings and as a result, a programme of archaeological building recording equivalent to Historic England's Level II has been initiated by the archaeological contractor prior to the improvements taking place.

Old buildings have intrinsic conservation problems because of their age. Often they have been neglected; their function altered due to social or economic changes resulting in major structural failure or potential failure. Striking a balance between retaining the heritage asset as economically viable and their significance within a wider historic context requires compromise and understanding in order that the aims of a pragmatic conservation policy succeed.

Cumbria County Council Historic Environment Service identified this building as a designated heritage asset under the NPPF (2021) protocols and worthy as a heritage asset of regional historical interest. The planning guidance from CCHES was as follows:

The barn proposed for conversion is listed grade II and is said to date to the early 19th century. It is a bank barn, a distinctive building-type to the county, and originally comprised ground floor byres, with

a threshing floor and a hayloft above. It has been constructed on a monumental scale and it is a more impressive structure than the farmhouse that it once belonged to.

The larger portion of the barn that has not been converted retains many original architectural features of note including copings and kneelers on the roof, alternating quoins and unusual paired ventilation slots.

While a sympathetic scheme that secures the long-term survival of the building is to be supported, the proposed conversion work will have an impact on its historic fabric, character and appearance.

*I therefore recommend that, in the event consent is granted, the part of the barn that has not previously been converted to a dwelling is recorded prior to the conversion work commencing. This recording should be in accordance with a Level 2 Survey as described by Historic England in *Understanding Historic Buildings A Guide to Good Recording Practice, 2016*.*

As part of the planning conditions, a heritage condition was invoked as follows:

*Prior to the carrying out of any alterations and conversion work the existing part of the barn that has not previously been converted to a dwelling shall be recorded in accordance with a Level 2 Survey as described by Historic England's document *Understanding Historic Buildings A Guide to Good Recording Practice, 2016*. Within 2 months of the commencement of construction works a digital copy of the resultant Level 2 Survey report shall be furnished to the Local Planning Authority.*

To ascertain the historical and archaeological merits of the study building affected by this development, the archaeological contractor investigated known historical records through a rapid desk-based assessment and the survival of extant buildings via a programme of building recording equivalent to Level 2 as described by Historic England: *Understanding Historic Buildings; A Guide to Good Recording Practice, 2016*.

The objective of this exercise was to collate sufficient detail to identify the issues and potential for academic research in order to provide a historical context for targeted enquiry regarding the buildings to be refurbished.

2 METHODOLOGY

2.1 Project Design

Gerry Martin Associates Ltd proposed a generic project design in the form of a Working Scheme of Investigation (WSI) for the archaeological recording of a stone barn at Orchard Brow Barn (figure 2).

This proposal outlined the contractors' professional suitability, a brief historical summary of the study area, general objectives required of the project, the methodology and the resources needed for the successful implementation of this work.

Gerry Martin Associates Ltd was commissioned to undertake a rapid desk-based assessment and an archaeological building survey on behalf of the clients, Paul and Michelle Douglas.

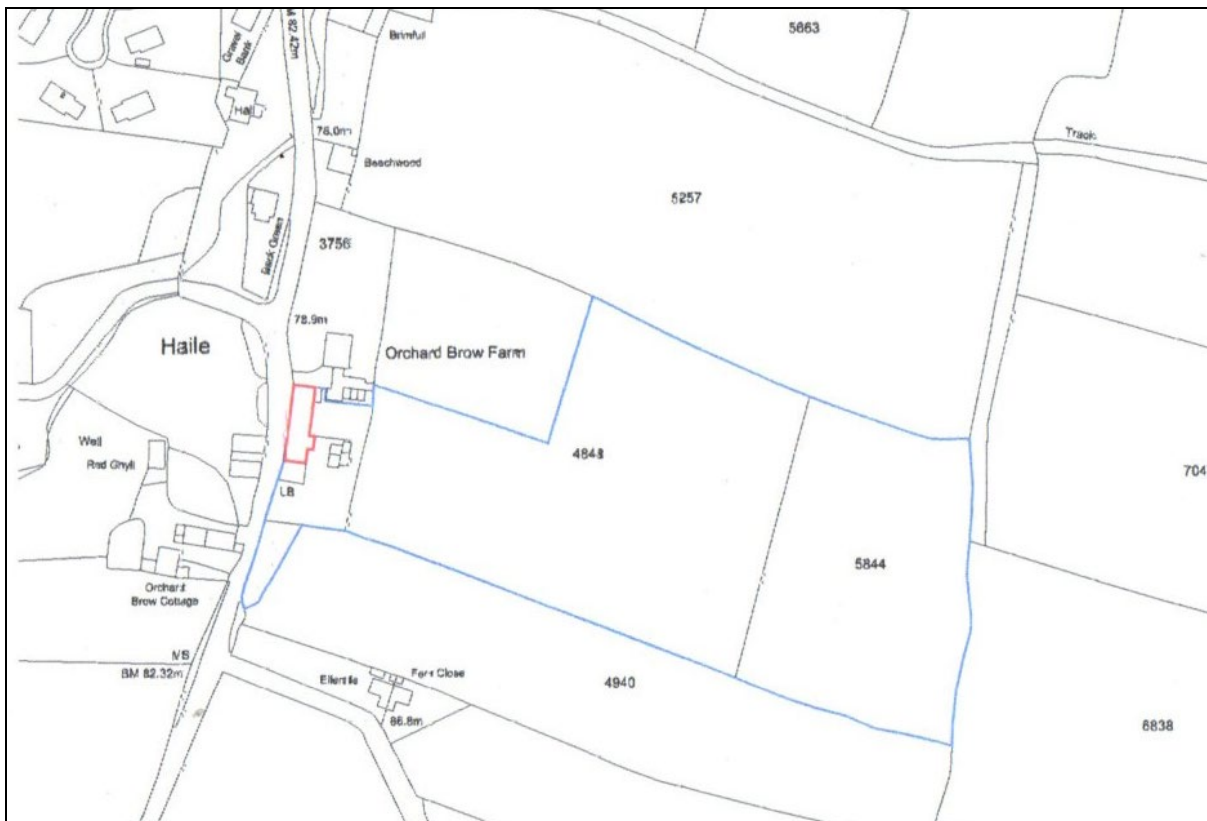


Figure 2. Location of the study buildings (OS copyright licence no. 100044205).

The following report has been assembled to the relevant standards and protocols (IFA 2014) of the Institute of Archaeologists (now Chartered Institute for Archaeologists), combined with accepted best practice and in accordance with the brief prepared by the curatorial authority and client.

Fieldwork took place on September 8th 2023.

2.2 Desk-based assessment

In accordance with the brief, the rapid desk-based assessment investigated primary and secondary historical sources and maps and other literature in order to set the survey results into their past cultural, historical and topographic context.

The desk-based assessment comprised a search of three primary archival repositories.

- Cumbria Record Office, Carlisle was sought for details of landowners, occupiers and cartographic evidence assisted by identification by Cascat, the online catalogue.
- The Historic Environment Record, online, provided the Sites and Monuments Record describing previous archaeological reconnaissance and through electronic media showing the spatial distribution of these heritage assets.
- British Newspapers online

2.3 Archive

The archive has been compiled in accordance with the project design and the guidelines set out by Management of Archaeological Projects (English Heritage, 1991), Management of Research Projects in the Historic Environment (Historic England 2015) and the Chartered Institute for Field Archaeologists protocols for a Building Survey (2014).

The archive will be deposited with an appropriate repository, Cumbria Archives, Carlisle and a copy of the report donated to the County Sites and Monuments Record, as is standard practice in Cumbria.

A copy of the report will be filed online with the *Oasis* electronic archive of grey archaeological literature.

2.4 Walk-over survey

The study building possessed frontage onto a minor road from Egremont passing through Haile. Fragmentation of the former Orchard Brow Farm occurred in the late 20th century. In 1988, the southern end of Orchard Brow Barn was refurbished as a dwelling. This action probably led to scheduling of the rest of the barn by English Heritage on 14th July 1989, consolidating the group value of Orchard View Farm.

A boundary wall emanated south from the study building that yielded a wall-mounted Victorian post-box that was installed from 1857 to 1901 (figure 3). This post-box was not featured on the first edition Ordnance Survey map surveyed in 1861, but a box was featured nearby on the second edition Ordnance Survey map surveyed in 1898. By 1923 it was shifted to its present location.



Figure 3. Victorian Royal Mail post-box



Figure 4. Approach to the original bank barn

The redeveloped part of the barn had removed the incline up to the main door that was characteristic of a bank barn. The incline was probably depicted to the right where access to the lower ground floor was not required (figure 4).

The western elevation displayed a cart shed entrance on the ground floor now incorporated into the 1988 dwelling (figure 5).

An eastern red sandstone porch was probably added during this development as it did not feature on early cartography and was not keyed into the building fabric.

A red sandstone barn belonging to a property on the other side of the road may have been part of the same group of agricultural buildings.



Figure 5. Entrance to a cart shed

2.5 Development proposals

The stone barn has currently two separate elements; the existing southern dwelling re-built in 1988 and the remaining stone barn subject to this study (figure 6).

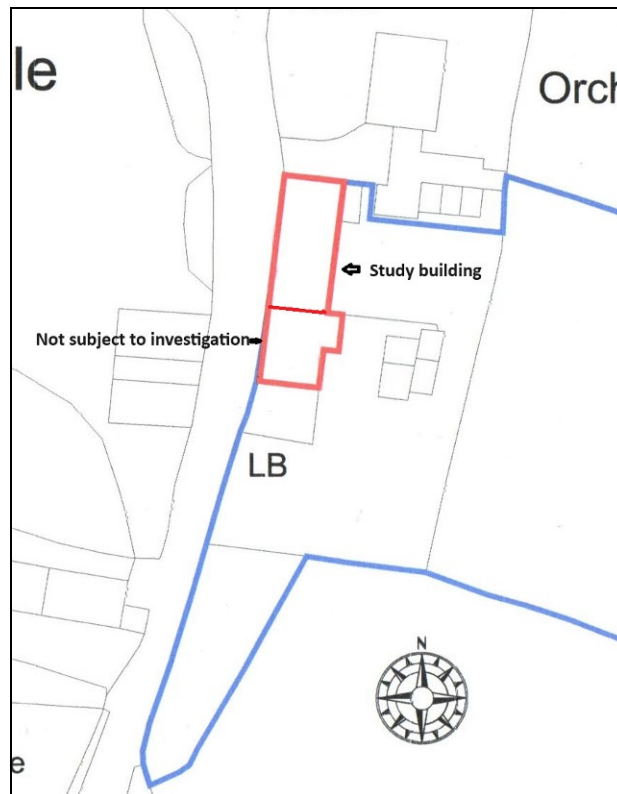


Figure 6. Disposition of the study building

The proposed development includes the total refurbishment of the shell of the stone barn that will be established over three floors. The dwelling will be illuminated by extra windows within the building fabric (figure 7).

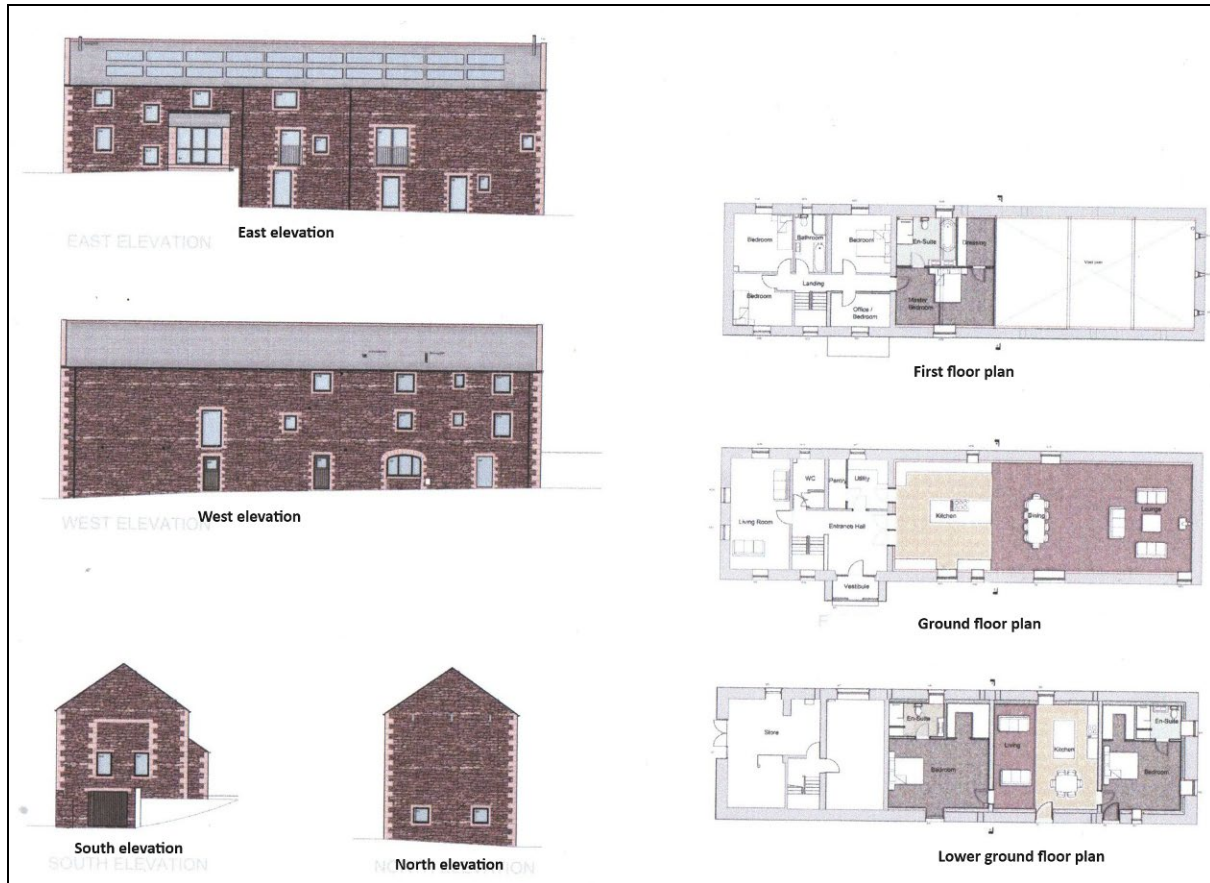


Figure 7. Development proposals

3 BACKGROUND

3.1 Location, topography and geology

Adjacent to a minor road, the area was formerly dominated by heavy industry notably mining of coal and quarrying of iron ore with significant open area agricultural practice that dates to the medieval period.

The study area (NY 03378 08491) lies within a rolling landscape, abraded by river channels on the fringe of the Lake District National Park, approximately 80.00m in height OD.

The underlying geology comprised of Permo-Triassic rocks, mainly composed of the Steeton Bees Sandstone, with occurrences of limestones and shales. Sedimentary Bedrock formed approximately 310 to 318 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas.

The superficial drift geology consists of clay, silt, sand and gravel. Sedimentary superficial deposits were formed between 118,000 years ago and the present during the Quaternary period. These superficial sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and melt water; they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary.

The study area for the watching brief was covered by the Cumbrian Historic Landscape Characterisation programme from which the following designation was taken (Cumbria CC, 2009):

49. Western Lake District Fell Edge

The Western Fell Edge is a small area on the lower slopes below the Central Fells, to the east of Egremont and Cleator Moor. It comprises mostly low rolling hills and is bisected by the Lake District National Park boundary.

The settlement pattern is generally dispersed though in the east there are some small loose nucleations like Wilton and even larger regular planned nucleations of medieval origin such as Haile. Both Wilton and Haile are associated with former common arable fields.

To the east discrete settlements set within ancient enclosures abound, many of which probably represent late medieval assarts. The settlement pattern contains a number of 'thwaite' names, such as Farthwaite and Sillathwaite, indicating that they were established from clearings in the common waste or woodland.

The discrete farms at the northern end may have older origins, as they are spread along the south side of the River Ehen, and appear to have shared a small common arable field around Meadley Reservoir. Around half of the discrete settlements were in existence by 1770.

Field boundaries are mainly hedgerows, with stone walls restricted to the intakes, and around the edges of 'thwaite' farms. Woodland primarily consists of coniferous plantations within areas of 19th century planned enclosures as on the slopes of Dent and Winder fells. There is a significant area of ancient gill woodland, however, in the valley of the Kirk Beck.

Legacy: A mixed pattern of modern and older settlements and field enclosure, but with a slight predominance of pre-modern forms and a strong legibility of landscape elements of medieval origin

4 HISTORICAL CONTEXT

4.1 Historical background

Copeland Manors were granted to important families following the Norman Conquest and 12th century appropriation of land. William de Meschien gave the manor of Haile to Thomas de Multon of Gisland (Yorkshire) who would later hold the Barony of Copeland.

Manors that fell under the jurisdiction of the Lord of Egremont including Haile had to send a representative to the various manor courts held at the Castle into the 18th century.

Orchard Brow estate appears to be extant in 1581 as a document illustrates the conveyance of the property between William Jackson and Richard Bateman (YDGO/BURNSLINDOW/BOX 5/Bundle C/1).

In 1614 from the same documentary source there was a bond of £120 between Thomas Heard and John Bragg yeoman, for performance of covenants and conveyance of Orchard Brow.

In 1715 there existed a deed of exchange between John Ponsonby of Orchard Brow, John Ponsonby of Townend and John Shepherd on behalf of Michael Bibby all of the Manor of Haile, yeoman, for fields within the Manor called Little Rood, Highfold, Kelford, Bowthorn and Lordhows (DBH/36/2/5/27).

An estate plan of Orchard Brow was drawn up for John Whiteside Esq in 1822 (DLEC/3/11/10/30).

Orchard Brow farmhouse was probably re-built around the early 19th century.

The property was sold by public auction at the Kings Arms Inn, Egremont on April 12th 1826 on a freehold and tithe-free basis. The assets included a dwelling house, two barns, two stables, two cow-houses and other outbuildings, 96 acres of arable and pasture land, 32 acres of newly enclosed and unbroken common land of excellent quality (Cumberland Pacquet and Ware's Whitehaven Advertiser 21st March 1826).

A letting notice comprised 129 acres of excellent arable, meadow and pasture land with a good dwelling house and farm buildings (Cumberland Pacquet and Ware's Whitehaven Advertiser 5th September 1848).

By 1861 when the farm was again let, the estate was reduced to 34 acres (Whitehaven News 10th October 1861).

4.2 Cartography

The first edition Ordnance Survey map surveyed in 1861 and published in 1867 (figure 8) describes the study area as Hale Dyke comprising a range of buildings forming a linear arrangement that respected the main road.

By 1901, the second edition Ordnance Survey map showed no apparent change in spatial organisation except for the possible loss of a pond to the south of the study building (figure 9).

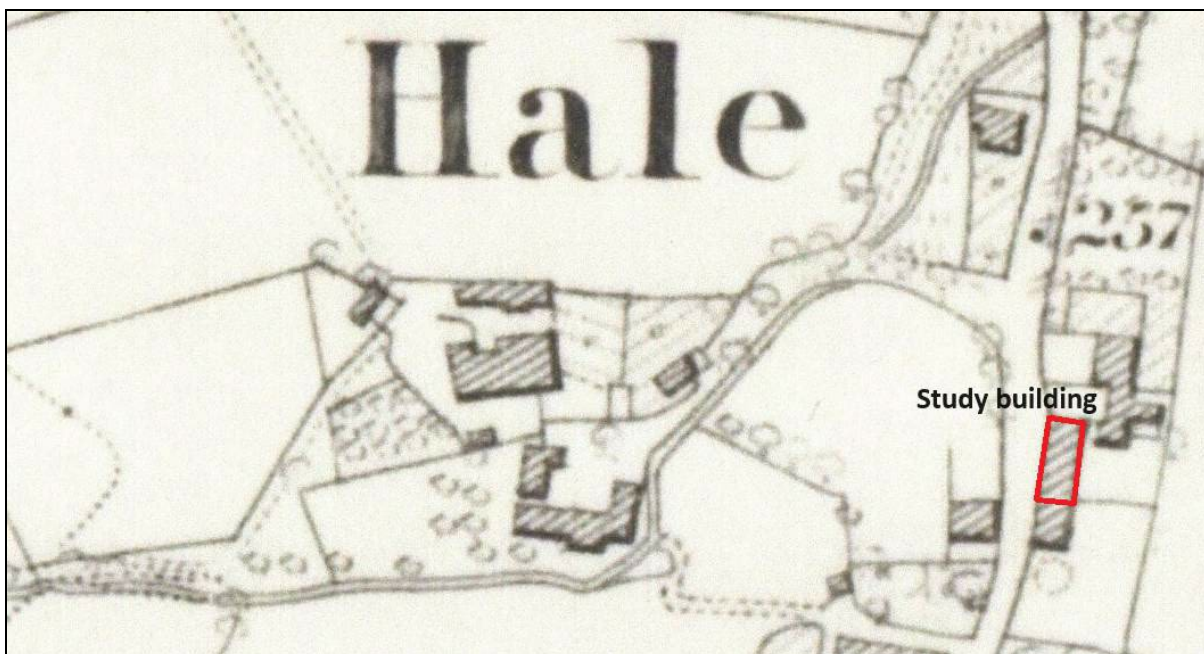


Figure 8. Ordnance Survey map of 1867

The repositioning of a letter box by 1926 appears to be the only change on the third edition map of 1926 (figure 10).

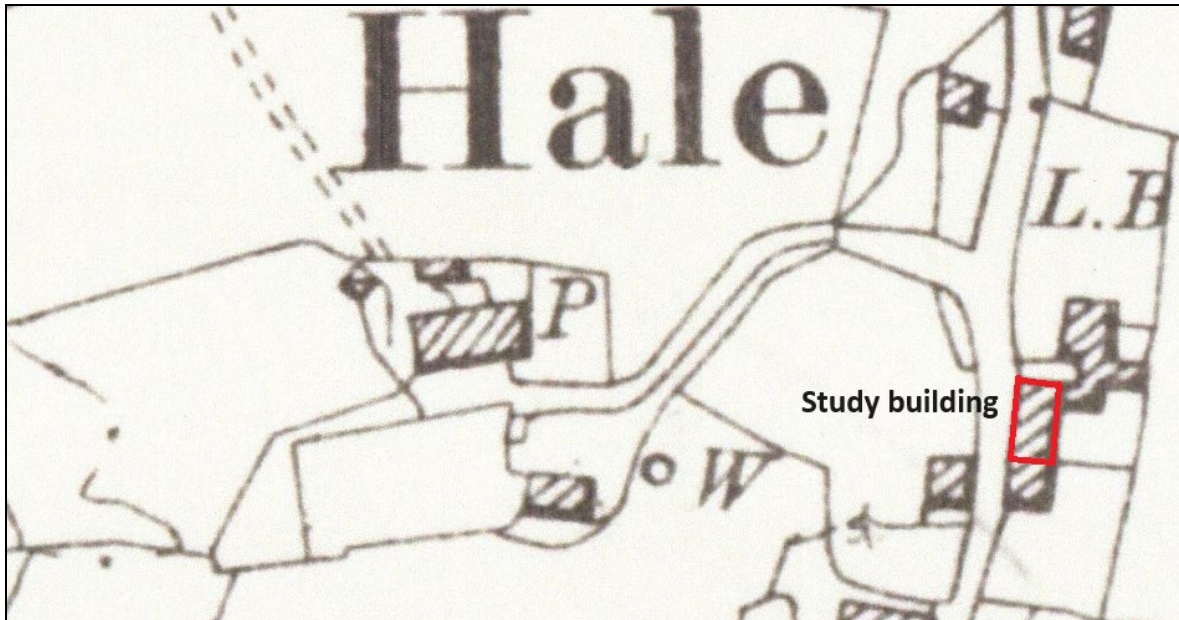


Figure 9. Ordnance Survey map of 1901

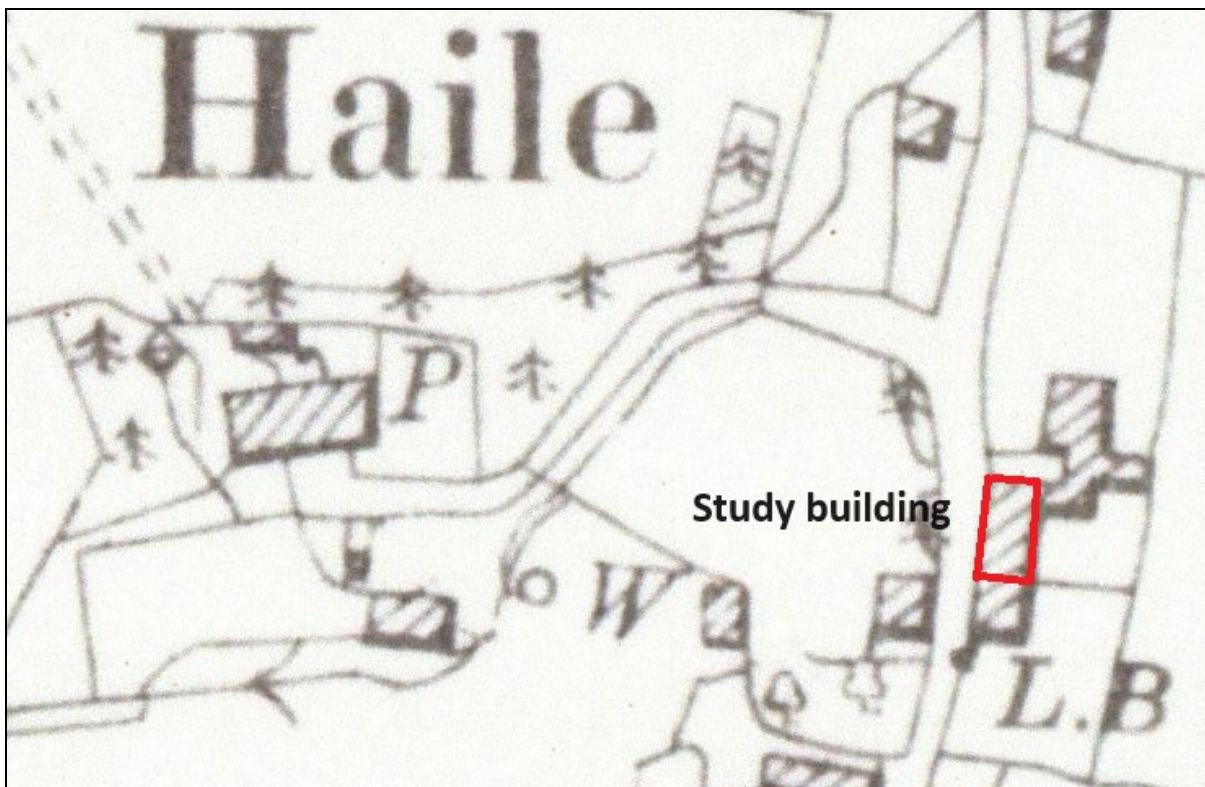


Figure 10. Ordnance Survey map of 1926

4.3 Listed building status

The barn immediately south of Orchard Brow (list number 1086616) was listed as Grade II by English Heritage on 14th July 1989 following renovation of the southern end of the barn in 1988. The designation affords statutory protection under law listed as entry 1359643 and is described below.

HAILE - NY 00 NW 3/27 Barn immediately to south of Orchard Brow (qv) GV II Bank barn. Early C19. Dressed stone with slate roof. West elevation has 3 cow house entrances and larger elliptical-headed entrance. Groups of 3 ventilation slots. Winnowing door above. East elevation similar, with barn entrance. Included for group value.

5 SURVEY RESULTS

5.1 Methodology

The buildings in the study area were surveyed on September 8th 2023 by Gerry Martin with the use of tapes, a Laser Distance Measurement device and hand-held GPS equipment. The day was bright and hot.

The study building was empty and currently redundant. Some remedial action had been taken to maintain the building fabric and the floor had been partly removed.

David Brier, the architect had previously produced scaled drawings for the existing building and these were kindly made available to the archaeological contractor.

The buildings had limited accessibility and natural light was restricted within the study buildings, requiring flash photography.

The survey comprised of scaled photographic recording of the interior and elevations of the study building, with detailed photography of any worthy architectural elements.

Notations were undertaken regarding the characteristics of this building, including metrical data, thresholds, materials and building techniques employed.

The corpus of the report was formed from these notes and photographs.

5.2 Lay-out of the buildings

The study building was divided into two floors (formerly three), with three rooms being at ground floor level (figure 11). The study area was relatively flat with a slight rise from south to north on the street frontage.



Figure 11. Western elevation with three floors



Figure 12. Interface between stone phases

There were two major structural phases divided into three spatial units under a uniform slate roof.

A change in the stonework showing a series of red sandstone quoins that were partially keyed into the remaining stone fabric to a height of 3.20m indicated this addition (figure 12). The additional northern wing was constructed from larger red sandstone blocks compared to the slightly smaller red sandstone blocks that formed the original structure.

The bank barn was converted in 1988 to a dwelling and Room 1 was incorporated into the original design with an extension added to the north to encompass Rooms 2 and 3.

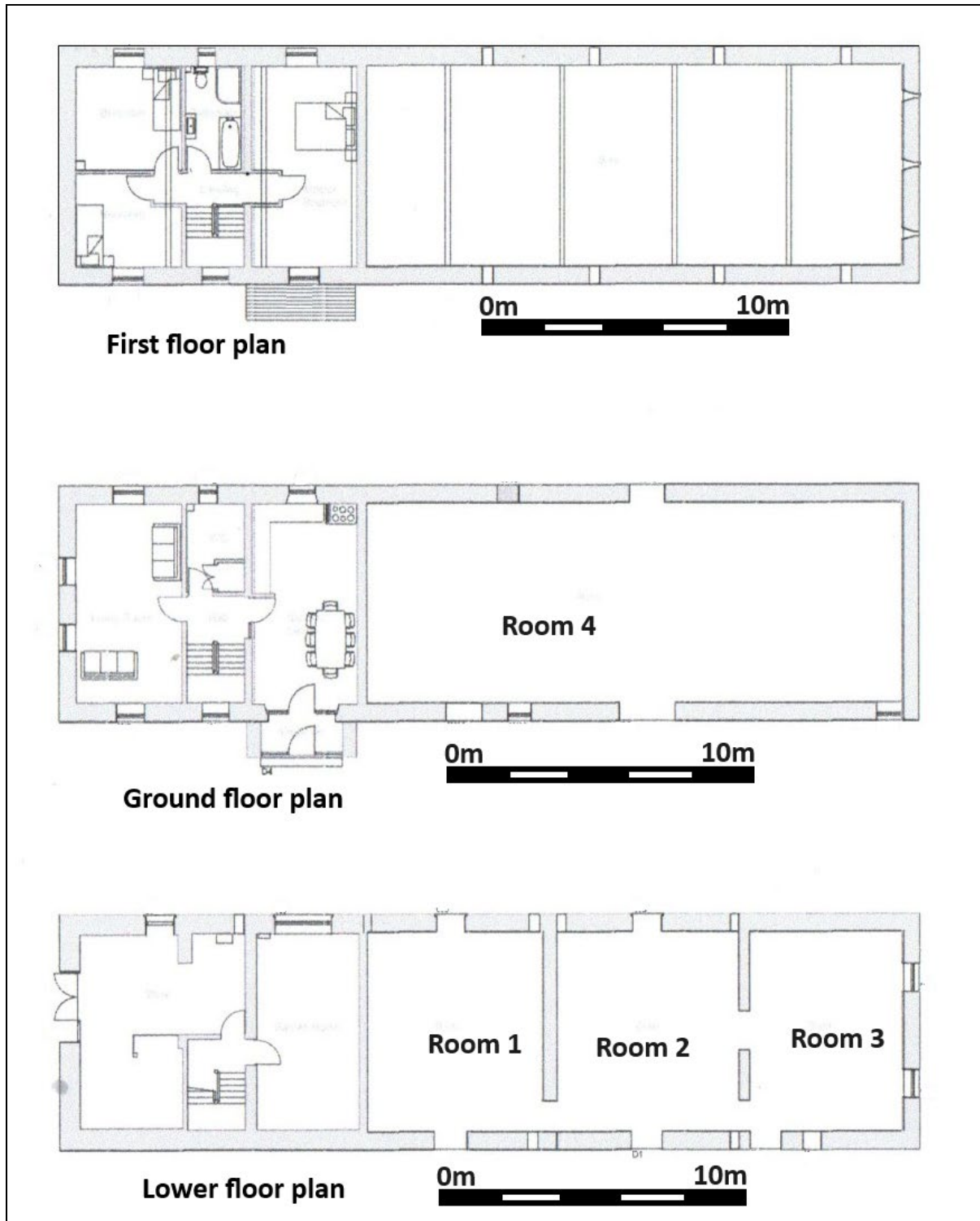


Figure 13. Spatial divisions within the study building

The overall length of Orchard Brow Barn was 28.10m, divided into a refurbished dwelling measuring 16.30m and a dilapidated barn, equivalent to Room 1 that measured 7.10m in length. The extended barn included Rooms 2 and 3 and measured 11.80m in length (figure 13). Overall width was 8.20m in width with a wall thickness of 0.55m.

5.3 Results: Elevations

The principal elevation was the west facing facade framed by red sandstone quoins. The original structure consisted of a plain red sandstone fabric with no windows but on the lower ground floor two doors with red sandstone quoins surrounds that flanked an arched doorway for a cart shed forming a symmetrical composition. A series of small portals formed air vents for the lower ground floor. The dwelling built in 1988 was not part of the formal survey but elements 1, 2 and 5 were within the original design and subject to this survey (figure 14).

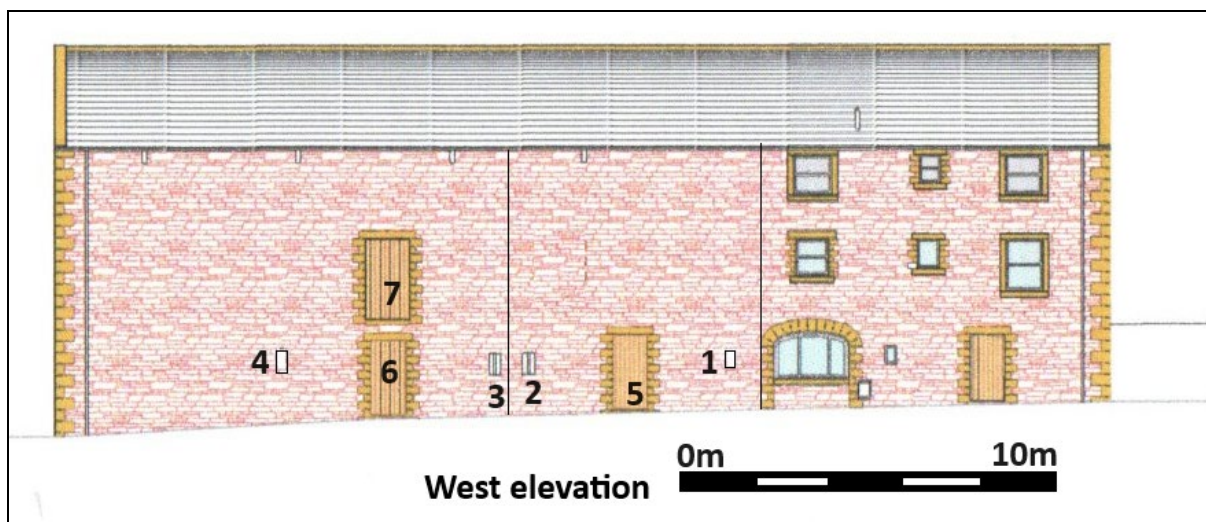


Figure 14. Western elevation of the study building

Vents 1 and 2 comprised of double vents with a central partition, all constructed in red sandstone.

- Vent 1 measured 0.63m in width and 0.64m in height with two portals both measuring 0.10m in width and 0.50m in height.
- Vent 2 measured 0.47m in width and 0.52m in height with one portal measuring 0.10m in width and the other 0.15m in width and standing to as height of 0.53m.

Door 5 measured 1.02m in width and 1.90m in height with a rebate to accommodate the door. The ingress was outlined in red sandstone quoins with a red sandstone lintel.

The extended barn included the following architectural elements:

- Vent 3 measured 0.35m in width and 0.52m in height with two portals measuring 0.10m in width and the other 0.12m in width and standing to as height of 0.52m.
- Vent 4 measured 0.46m in width and 0.50m in height with a single portal measuring 0.28m in width and standing to as height of 0.50m.

- Door 6 measured 1.05m in width and 2.17m in height with a rebate to accommodate the door. The ingress was outlined in red sandstone quoins with a red sandstone lintel.
- Door 7 measured 0.95m in width and 1.80m in height with a slight flange within the opening. Internally, there were two re-used timber (dowels present) lintels. The ingress was outlined in red sandstone quoins with a red sandstone lintel.

The eastern elevation framed by red sandstone quoins also articulated two phases of construction, albeit it was less clear (figure 15). The original structure consisted of a plain red sandstone fabric with probably no windows where the dwelling existed but with two doors on the northern part. The upper floor had been recently re-pointed.

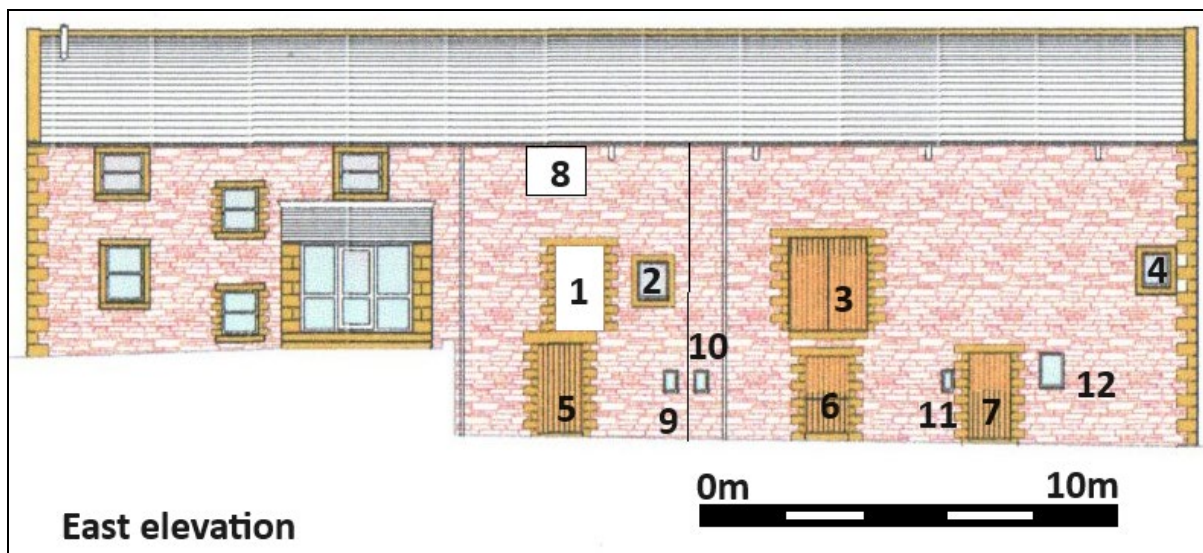


Figure 15. Eastern elevation

The eastern elevation included the following architectural elements:

- A byre (Room 1) was accessed through Door 5 measuring 0.95m in width and 1.98m in height with a red sandstone rebate for the door. The ingress was outlined in red sandstone quoins with a red sandstone lintel.
- Above Door 5 was a filled Doorway 1 measuring 0.92m in width and 1.90m in height with a red sandstone rebate on the inside. The ingress was outlined in red sandstone quoins with a red sandstone lintel.
- Accompanying Door 1 was Window 2 measuring 0.48m in width and 0.70m in height. This embellishment was probably a later amendment as it included a rebate on the outside and a hole to hold a bar on the side not on the sill. This may indicate re-use of stone from a sub-medieval source (figure 16).
- Square plan breach 8 was a modern action.
- Vent 9 measured 0.34m in width and 0.50m in width.

The extended barn included the following architectural elements (figure 17):

- Door 3 measured 1.57m in width and 2.54m in height and was the main door to the threshing barn and possible later hayloft. A rebate for the door was on the inside and two timber lintels lay behind the red sandstone lintel accompanied by red sandstone quoins forming the surround.
- Door 6 measured 0.95m in width and 2.05m in height with a red sandstone rebate for the door. The ingress was outlined in red sandstone quoins with a red sandstone lintel.
- Door 7 measured 1.00m in width and 2.12m in height without a rebate for the door. The ingress was outlined in red sandstone quoins with a red sandstone lintel.
- Window 4 was plain in design and measured 0.46m in width and 0.69m in height. This embellishment was probably a later amendment.
- Vent 10 measured 0.32m in width and 0.46m in height.
- Vent 11 measured 0.26m in width and 0.53m in width.
- Window 12 measured 0.59m in width and 0.86m in height. The surround was machine-cut and therefore a later amendment.



Figure 16. Window 2



Figure 17. Eastern facade

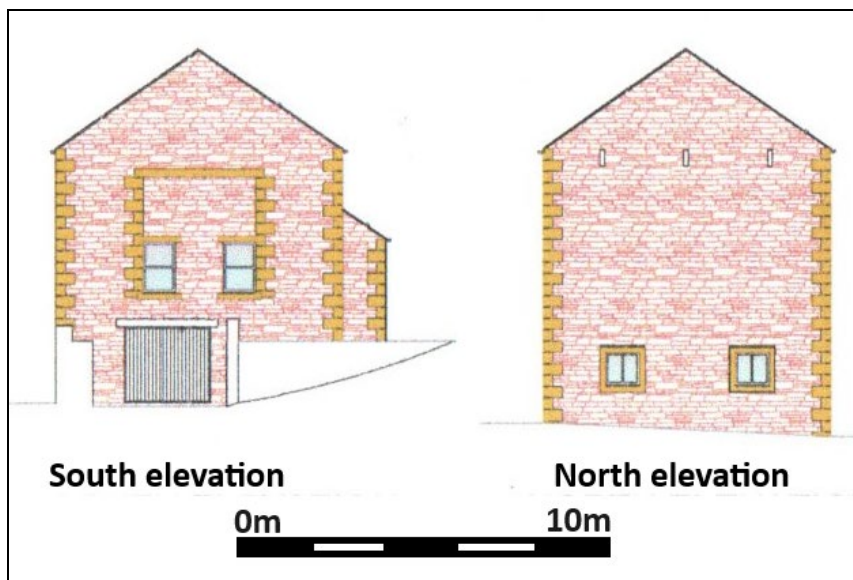


Figure 18. North and south elevations

The northern elevation was left plain apart from two lower ground floor windows that measured 0.78m in width and 0.92m in height. The painted stone jambs were probably a later amendment (figure 18).

The facade was finished in red sandstone blocks, the elevation framed by stone quoins (figure 19). Three vents were present on the first floor and an owl hole that was inaccessible, just beneath the ridge.

The southern elevation was not subject to this study but denoted the former entrance to a bank barn. The former door was filled and two modern windows inserted with the lintel replaced in concrete (figure 20).



Figure 19. North elevation



Figure 20. South elevation



Figure 21. Bay 1, Room 1



Figure 22. Bay 2, Room 1

5.4 Results: Rooms 1-4

Room 1

Room 1 was located on the lower ground floor (figure 13) and was divided from the refurbished dwelling by a modern breeze block wall. The room represented a cow shed that measured 6.97m x 5.55m and was 2.08m in height. Each side of the cow shed were two bays that formed stalls for cattle with cement screed above a cobbled floor.

Bay 1 (the southern bay) measured 5.67m in length, 1.75m in width and 2.08m in height and outlined as a series of stone kerbs with stone pads supporting two reused wooden columns measuring 0.13m x 0.12m and standing to a height of 1.90m (figure 21).

Bay 2 (the northern bay) measured 5.58m in length, 1.90m in width and 2.02m in height and outlined as a series of stone kerbs with stone pads supporting two reused wooden columns measuring 0.13m x 0.12m and standing to a height of 1.90m (figure 22).

Room 2

Room 2 was located on the lower ground floor (figure 13) and was divided from Room 1 by a red sandstone party wall that formerly represented the northern end of the barn. The room represented a cow shed that measured 6.48m x 5.94m and was 2.19m in height. Each side of the cow shed were two bays that formed stalls for cattle with cement screed above a cobbled floor.

Bay 1 (the southern bay) measured 5.39m in length, 2.26m in width and 2.19m in height and outlined as a series of stone kerbs with stone pads supporting two reused wooden columns measuring 0.13m x 0.12m (figure 23).

Bay 2 (the northern bay) measured 5.39m in length, 1.96m in width and 2.02m in height (figure 24). Originally outlined as a fragmented series of stone kerbs, there was one stone pad but no columns (figure 25).



Figure 23. Bay 1, Room 2



Figure 24. Defunct Bay 2, Room 2



Figure 25. Stone post pad



Figure 26. Room 3

Room 3

Room 3 was located on the lower ground floor (figure 13) and was divided from Room 2 by a modern breeze block wall. The room represented a cow shed that measured 6.05m x 4.72m and was 2.49m in height. The floor had been removed to reveal a yellow clay surface. Breeze blocks that measured 0.19m in thickness had been applied almost up to the walls with a 0.02m gap (figure 26). Both windows measured 0.78m x 0.92m

Room 4

The ground floor was a single unified space that measured 17.19m in length, 6.49m in width and stood to a height of 6.67m at the ridge. Wall height was 4.37m. There were no obvious recesses for joists and the room could have been open to the roof, although a first floor was suggested by a set of northern windows.

Used almost certainly as a threshing barn and a hayloft, the floorboards were thick and did not appear machine-sawn and could fulfil an early 19th century date. Sandstone corbels appeared to support the floor (figure 27).



Figure 27. Stone corbel



Figure 28. Southern end of Room 4



Figure 29. Northern end of Room 4



Figure 30. Double door forming egress

Room 4 was clad by a breeze block wall with the refurbished dwelling (figure 28). Internally, no stucco or paint had been applied to the walls that had been left bare (figure 29).

The four roof trusses lacked king posts and did not appear to be machine-cut (figure 29). The purlins and the slate roof may have been refurbished later, perhaps associated with the 1988 development

Door 3 (figure 15) appeared to form the main double door egress from the threshing barn for the finished grain or stored hay (figure 30). The back draught was provided by Door 7 (figure 14).

A filled window was observed on the western wall that measured 0.63m in width and 0.77m in height with a slight inward flange.

6 DISCUSSION

6.1 Academic merit

A challenge to social historians, archaeologists and other researchers is to compile a record of those historic rural dwellings and customs that reflected past cultural practice and social conditions before their economic, agricultural and historical context is lost.

The function of external agricultural buildings has altered dramatically; no longer fit for purpose, as these farm buildings have increasingly since 1945 been transferred to people who have little economic or social connection to the land. Conservative use of space has developed into larger communal areas in keeping with leisure and socially mobile lifestyles. The study building in this instance will be converted to a modern dwelling.

The barn attached to Orchard Brow Farm was one of a suite of largely agricultural buildings, the probable home of tenant farmers (Thomas Walton for example in 1848) who earned relatively modest incomes, whose household extended to the immediate family with hired labour required at harvest time.

The earlier origin of the subject barn is uncertain, although there was a connection with Orchard Brow, a double-pile house current between 1770 and 1850, as the study barn lies within its curtilage, hence the Grade II listing based on group value. The present Orchard Brow probably replaced or modified an earlier structure.

6.2 Discussion

The study building possessed few architectural embellishments, if any that suggested particular antiquity.

The barn had been built around 1800 as a true bank barn. This type combined a conventional threshing barn where winnowing of the grain was conducted at an upper level with a cow-house, stable cart shed and so forth on a lower level. The true bank barn was aligned its length *along* the contours. A short ramp provided access for laden carts; the lower level opened into the farmyard where cattle and horses could be exercised and water and into which the dung was disposed (Brunskill 2002, 105).

Bank barns were very numerous with over 1,000 specimens known in the county and predominant in the south-west and west of Cumbria, current between 1730 and 1850.

The study barn appears to be contemporary with the listed double-pile house at Orchard Brow, a style in vogue between 1770 and 1850 and therefore the group value remains justified. The farm layout approximated to type G, a farmyard with bank barn, where the house is separated from the agricultural buildings allowing greater luxury and status for the inhabitants (Ibid 102-103). This

tendency occurred from the later 18th century as incomes grew and probably places the barn as early 19th century in date.

The area amounting to 129 acres would place Orchard Brow into the category of a large farm by contemporary 19th century standards and included a double-pile plan farmhouse, substantial barn, cart-shed and cow-houses for perhaps a dozen cattle (Ibid 100-101).

The bare walls without render suggest that there had been little alteration during its use. Four windows were introduced but there is little evidence for temporary accommodation for agricultural labourers. Husbandry servants were hired for short terms and in this instance included John Turner who was paid eight shillings a week in 1845 (Cumberland Pacquet and Ware's Whitehaven Advertiser 25th November 1845).

The extension of the barn replicates the original style and probably reflected a need for extra capacity shortly after construction completed by the mid 19th century.

Some of the stone fabric appears to represent possible sub-medieval elements notably Window 2 (figure 16) and stone corbels (figure 27). This action suggests re-use of stone probably from a close source. As the estate of Orchard Brow dated to the late 16th century at least, it is possible that this barn replaced an earlier structure.

7 ACKNOWLEDGMENTS

I am grateful to Paul and Michelle Douglas, the owners for his assistance in allowing me access to the study building, to David Brier the use of previous architectural site drawings and for commissioning the project. Paul Douglas's personal anecdotes were useful in setting the context of the project especially regarding the scheduling of the barn.

I would also like to thank the staff of Carlisle Library with my research into the local history of the area and the staff of Cumbria Record Office, Carlisle with the map regression and other documentary research.

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APPENDIX - Alternative photos Taken Prior to works being undertaken to supplement the report.



Figure 17. Eastern Façade



Figure 28. Southern End of Room 4



Figure 29. Northern End of Room 4