



THE WAREHOUSE (PHASE 1 BUILDING), UNDERLEY HOME FARM, KEARSTWICK

CUMBRIA

Archaeological Building Investigation



Oxford Archaeology North

September 2010

Underley Estate

Issue No: 2010-11/1063

OA North Job No: L10251

NGR: SD 6083 7990

Planning Ref: 5/05/0030

Document Title: The Warehouse (PHASE 1 BUILDING), UNDERLEY HOME FARM, KEARSTWICK, CUMBRIA

Document Type: Archaeological Building Investigation

Client Name: Underley Estate

Issue Number: 2010-11/1063
OA Job Number: L10251

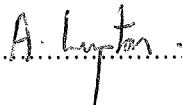
Planning Ref: 5/05/0030
National Grid Reference: SD 6083 7990

Prepared by: Elizabeth Murray
Position: Supervisor
Date: June 2010

Checked by: Alison Plummer
Position: Senior Project Manager
Date: September 2010

Signed.....

Approved by: Alan Lupton
Position: Operations Manager
Date: September 2010

Signed.....

Oxford Archaeology North

Mill Three
Moor Lane Mills, Moor Lane
Lancaster
LA1 1GF
t: (0044) 01524 541000
f: (0044) 01524 848606

w: www.oxfordarch.co.uk
e: info@oxfordarch.co.uk

© Oxford Archaeology Ltd (2010)

Janus House
Osney Mead
Oxford
OX2 0EA
t: (0044) 01865 263800
f: (0044) 01865 793496

Oxford Archaeology Limited is a Registered Charity No: 285627

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

CONTENTS

SUMMARY	3
ACKNOWLEDGEMENTS	4
1. INTRODUCTION	5
1.1 Circumstances of Project.....	5
1.2 Location, Topography and Geology	5
2. METHODOLOGY	6
2.1 Project Brief.....	6
2.2 Building Investigation.....	6
3. HISTORIC BACKGROUND.....	8
3.1 Introduction	8
3.2 Historic Research.....	8
3.3 Map Regression Analysis.....	10
4. BUILDING INVESTIGATION RESULTS	11
4.1 General Description and Layout.....	11
4.2 External Details.....	11
4.3 Internal Details.....	12
5. DISCUSSION	15
5.1 Introduction	15
5.2 Function, Phasing and Development	15
5.3 Conclusion.....	16
6. BIBLIOGRAPHY	17
6.1 Primary Sources.....	17
6.2 Secondary Sources.....	17
7. ILLUSTRATIONS.....	19
7.1 List of Figures.....	19

7.2	List of Plates	19
	APPENDIX 1: PROJECT BRIEF	34
	APPENDIX 2: LISTED BUILDING INFORMATION	35
	APPENDIX 3: PHOTOGRAPHIC INDEX.....	36

SUMMARY

A planning application (Planning Application No 5/05/0030) was submitted by the Underley Estate to the South Lakeland District Council (SLDC), for the proposed conversion and re-development of Underley Home Farm, Kearsywick, Kirkby Lonsdale, Cumbria (SD 6083 7990). The SLDC imposed a planning condition for a programme of archaeological investigation to be undertaken prior to the development of the agricultural buildings taking place, and in response the Cumbria County Historic Environment Service (CCHES) made recommendations for a Level III-type English Heritage Building Investigation to be carried out. The development programme comprises two phases and, as a consequence, the building subject to this report is known as the Phase 1 building or warehouse. The remaining buildings subject to the planning condition (Phase 2), are to be investigated at a later date, and are outside the scope of this report.

The warehouse is located within the Grade-II listed south range of Underley Home Farm (listed building number 75259). It is the central of three buildings in this range, and is of three storeys in height. Although treated as a separate building to that lying to its west, the documentary research provides evidence to suggest that it was in fact, part of the western building (a water-powered mill), and provided warehouse/workshop facilities for the mill.

The warehouse has undergone several phases of alterations, but few of these can be dated with any degree of accuracy. The majority of the cartographic evidence provides only an outline of the building and no internal divisions. It is, however, clear that Underley Home Farm is early nineteenth century in date corresponding to the re-modelling of the main house (Underley Hall). It is certainly pre-dates the formal establishment of the model farm.

The building investigation serves as a full record of the warehouse and no further work on this particular building is recommended. However, if it is proposed as part of the Phase 2 works, to undertake alterations to the adjoining building (the Mill), it is recommended that access should be made available to allow an investigation of the relationship between the two building to be undertaken.

ACKNOWLEDGEMENTS

Oxford Archaeology North would like to thank the Underley Estate for commissioning the project, and Davis and Bowring for supplying the drawings.

Liz Murray undertook the building investigation fieldwork, and also compiled the report. Mark Tidmarsh produced the illustrations. Alison Plummer managed the project, and also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Underley estate submitted a planning application (Planning Application No 5/05/0030) to the South Lakeland District Council (SLDC), for the proposed conversion and re-development of Underley Home Farm, Kearsywick, Kirkby Lonsdale, Cumbria (SD 6083 7990). The SLDC imposed a planning condition for a programme of archaeological investigation to be undertaken prior to development of the agricultural buildings taking place and, in response, the Cumbria County Historic Environment Service (CCHES) made recommendations for a Level III-type English Heritage Building Investigation to be carried out. Following discussions with CCHES it was agreed that a staged approach to the recording of the buildings would be undertaken, and this report presents the results of the investigation of the warehouse located in the southern range, Phase 1 building. Subsequently, OA North was commissioned to carry out the work, which was undertaken in May 2010.
- 1.1.2 Underley Home Farm is recorded in the Cumbria Historic Environment Record as being built as a model farm during the latter half of the nineteenth century (HER No 170001). The southern or front range, within which the warehouse is situated, is Grade II listed (listing no 75259).
- 1.1.3 This report sets out the results of the building investigation in the form of a short document.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 Underley Home Farm is located in the hamlet of Kearsywick, approximately 1km to the north of the village of Kirkby Lonsdale, (SD 6083 7990 centred; Fig 1). It lies on the periphery of the former large Underley Park Estate and less than one mile to the south-west of Underley Hall. The model farm lies in the lee of a semi-wooded hillside next to a large expanse of flat open farmland in a river valley and flood plain through which the River Lune flows (Plate 1). It is accessed via a short track off the main road, the B6254, although alternative access is possible from the lane leading to Underley Hall School.
- 1.2.2 The area is characterised as well-managed farmland, comprising improved, undulating pasture, with groups of mature trees and small woodlands, in addition to several large country house estates lending a parkland character to the surrounding areas (Countryside Commission 1998).

2. METHODOLOGY

2.1 PROJECT BRIEF

- 2.1.1 A project brief was issued by CCHES (*Appendix 1*) and was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Archaeologists (IfA), English Heritage 2006, and generally accepted best practice.

2.2 BUILDING INVESTIGATION

- 2.2.1 **Historic Research:** the main aim of the historic research was to place the site into its historical context, and to provide an overview of the development of the farm. The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed where available. Although the study focuses on the farm itself, an outline of the immediate surrounding area has been included.
- 2.2.2 The County Record Office in Kendal was visited, primarily to consult documents specific to the site. Historic maps, including tithe maps and Ordnance Survey (OS) maps, were also examined. A search was made for any relevant historical documentation, drawing on the knowledge of the archivists.
- 2.2.3 **Descriptive Record:** written records using OA North *pro forma* record sheets were made of all principal building elements of the warehouse, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between parts of the building, especially those that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.2.4 **Site Drawings:** architects plans, a cross-section of the building, and external elevations were annotated in order to show the form and location of structural features and/or features of historical interest. Where necessary, these drawings were enhanced using hand-survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings.
- 2.2.5 **Photographic Archive:** photographs were taken in both black and white, and colour print 35mm formats. The photographic archive comprises both general shots of the building and architectural details. A digital archive was also compiled for the purposes of illustrating the report.
- 2.2.6 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office (Kendal). The Arts and Humanities Data Service (AHDS) online database *Online Access to index of*

Archaeological Investigations (OASIS) will be completed as part of the archiving phase of the project.

3. HISTORIC BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The following section summaries the background and development of the model farm. In conjunction with this, the results of the map regression analysis are presented.

3.2 HISTORIC RESEARCH

- 3.2.1 **Introduction:** despite an extensive search at the County Record Office in Kendal, little information relating to Underley Home Farm, other than a number of cartographic sources, was found. Although several documents relating to Underley Hall and the Underley Estate were present, only a few of these made reference to Home Farm as a distinct property. Although not the subject of this report, but in order to provide an historical context for Home farm, a brief outline of the ownership of the estate is offered below.
- 3.2.2 Early documentary evidence suggests that the Underley estate ‘messuage with appurts called Underley Hall’ was sold by a Thomas Wilson to Hugh Ashton in 1733 (WD U/Box 28/1/1). Following the death of Hugh Ashton in 1753, his estate was divided amongst a number of benefactors, including four daughters and his widow, on the proviso that they all lived together at Underley Hall (WD U/Box 28/1/3). In 1799 a receipt for Land Tax lists several occupiers of Underley Hall, presumably Hugh Ashton’s descendants (WD U/Box 28/1/7).
- 3.2.3 Following this, a lease dated 18th and 19th February 1808 details the sale of Underley Estate in all four parts, ie those four parts originally bequeathed to Hugh Ashton’s daughters and their descendants. The estate was sold to Alexander Nowell for the sum of £10,550. The premises are recorded as ‘all that capital mansion called Underley Hall now used as a farmhouse at Underley in Kirkby Lonsdale parish with barns, stables and outbuildings’ along with various other lands and properties listed in the document (WDU/Box 28/ 1/ 12).
- 3.2.4 It was not, however, until 1825 that Alexander Nowell had Underley Hall rebuilt in the form in which it can be mostly recognised today. A local newspaper from January 15th of that year reports that ‘The foundation stone of the new Underley Hall was laid a few days ago by the owner Alexander Nowell, esq. It is nearly on the site of the old house and Mr Webster of Kendal is the architect’ (Curwen 1926, 278-291). The major theme in Westmorland country houses during this period was the work, both neo-Classical and Jacobethan, of the Websters of Kendal. The Websters left their mark everywhere, modernising old houses like Levens or Dallam, and building new ones including Underley (Robinson 1991, 258).
- 3.2.5 In 1840, Alexander Nowell sold the Underley Estate to William Thompson (Alderman, MP for Westmorland and Lord Mayor of London) and a number of documents dated between 1840 and 1843 make reference to this sale, and

the legal correspondence regarding it (WD PP/BOX 8/1). It is William Thompson, therefore, who owns Underley Estate at the point for which the first cartographic reference to the farm is available (*Section 3.3.3* below). Thompson's daughter Amelia married the then Lord Bective. Their son (Earl of Bective 1844-93) lived at Underley and was MP for Westmorland for a number of years. He was known to have lived in great style and embellished and enlarged the hall (www.local-historynotebook).

- 3.2.6 The Earl passed his estate onto his elder daughter, the Lady Henry Cavendish-Bentinck. On her death the Hall was sold but the estate passed to her cousin Doris Madeline, wife of Philip Pease. The family home then became Underley Grange, and the Hall St Michael's College, a Catholic Seminary. The college has since closed and a special school now occupies the Hall (Robinson 1991, 290).

3.3 MAP REGRESSION ANALYSIS

- 3.3.1 ***Morden's Map of Westmorland 1695:*** Underley, presumably the early Hall, is shown on the map just to the north of Kirkby Lonsdale (Fig 2). It is known from documentary evidence that Thomas Wilson was the occupier of Underley Hall at this point, having been bequeathed Underley and a number of other properties in 1639, following the death of his uncle Henry Wilson (Farrer & Curwen 1924).

- 3.3.2 There are a number of eighteenth century antiquarian maps which label Underley (again, presumably the Hall), but no further details are shown.

- 3.3.3 ***1849 Tithe Map:*** by the publication of this map, Home Farm is well-established, being shown clearly in the model farm style, as a complex of buildings set around a large open courtyard (Fig 3). Four ranges are depicted with smaller buildings located beyond the courtyard to the north. The west range extends out from the north face of the approximate position of the warehouse. The internal arrangement of the buildings is not shown, so the full extent of the warehouse at this time is not known. The adjoining building to the west end of the southern range is noted as having a 'Mill Dam' (534a) on the tithe apportionment and a water source clearly appears to flow into, or under the building. This suggests the presence of a water-wheel, and hence a water-powered mill of some sort. A stackyard (544) is present to the south of the farm.

- 3.3.4 ***Ordnance Survey, First Edition, 25" to 1 mile, 1859:*** unlike the earlier tithe map, this map provides details of the individual buildings within the farm (Fig 4). The warehouse itself, is shown as being part of a much larger building comprising the majority of the central portion of the south range, with the mill attached to the west, and a smaller building to the east. In addition, there are minor changes to the plan of the farm; a small outshut abuts the north face of the mill and, additionally, two smaller ranges of buildings are shown to the north. The mill race is still visible, and this is clearly fed by a reservoir and spring lying to the west.

- 3.3.5 ***Ordnance Survey, First Edition, 6" to 1 mile, 1862:*** this map reverts back to block plan presentation (Fig 4). There are no new buildings and the millrace and stackyard are still shown.
- 3.3.6 ***Ordnance Survey, 25" to 1 mile, 1914:*** this map shows concisely the divisions of buildings within the entire complex, and also illustrates a number of changes across the farm (Fig 5). For the first time buildings are present within the central courtyard (within the northern extent), and the entranceway within the south range is shown. A further small range has been added to the northwest.
- 3.3.7 The footprint of the warehouse, although present, differs to that shown on the 1859 OS map. The west wall aligns with the west wall of the north range, and the east wall extends a little way beyond the footprint of the north range. An entranceway running through the warehouse is shown to be present at its eastern end. Additional extensions are shown projecting north of the mill. The former stackyard has been replaced by a large sweeping access road. The reservoir is labelled as is a sluice gate, but the millrace into the mill is no longer shown, however, it is present to the south of the access road suggesting it exists below ground.
- 3.3.8 ***Ordnance Survey, 25" to 1 mile, 1919:*** this again reverts to an outline and consequently shows very little detail (Fig 6).

4. BUILDING INVESTIGATION RESULTS

4.1 GENERAL DESCRIPTION AND LAYOUT

- 4.1.1 Externally, the warehouse has nothing to distinguish it from the building to the west - the former mill, although the building to the east is a much lower two-storey structure (Plate 2). It is rectangular in plan, and due to the local topography appears as two storeys to the front, and three storeys to the rear (Plate 4). The warehouse faces into the fold yard.
- 4.1.2 The main fabric is a mixture of limestone and sandstone rubble, and cobbles. It is roughly laid to courses, and has been heavily re-pointed in places. There are rusticated sandstone quoins to the corners (Plate 3), and the windows and doors all have sandstone dressings. The roof is hipped with corrugated asbestos and plastic roof lights to the north-facing pitch, and an open slate roof to the south pitch, with a sandstone ridge to the apex.
- 4.1.3 Internally, the building is in a poor condition, with the majority of the floors being unsafe. This resulted in the building investigation of the second floor being restricted to the doorway, and it was only possible to observe the first floor from the smaller room to the east. The ground floor contained a significant amount of building rubble, which obscured detail.

4.2 EXTERNAL DETAILS

- 4.2.1 **Front (North) Elevation:** the front elevation of the building (north) faces onto the courtyard (Plate 7). There is no external evidence to distinguish between the end of the mill and the beginning of the warehouse. Access to the ground floor is through a double doorway under a large segmental sandstone arch; this is set within a much larger sandstone arch, which appears to have been infilled to allow the construction of the smaller archway. A window is placed centrally above the larger of the two arches. A blocked window and doorway (Plate 8) are evident at ground floor level, to the west of the doorway, and immediately to the west of these is a partially glazed window. The scar of a low roofline leads upwards in a westerly direction from this window, to the protruding wall of a small outshut (Plate 7), beyond which the ground level slopes upwards.
- 4.2.2 A double doorway with a sandstone segmental arch (Plate 9) provides access into the first floor from the higher end of the yard. The central area of this level comprises a blocked window, doorway and projecting concrete pad, all relating to the west range, now removed. The roof scar for the range can be seen immediately above these features extending up to the second floor (Plate 7).
- 4.2.3 There are four windows to the second floor, all of which are glazed at the top, with vertical wooden vents to the bottom. A further window to the left has been blocked. All have sandstone dressings, although the three windows to the right have larger lintels than those to the left.

- 4.2.4 **Rear (South) Elevation:** there is nothing within the external south wall to indicate the end of the mill and the beginning of the warehouse. Within this south-facing elevation (Plate 4) there are two small windows at external ground level providing light for the first floor. These have sandstone dressings and are currently unglazed. A blocked window is evident to the east end of the building; this is also within the first floor, being positioned higher than the other first floor windows. A line of slightly protruding stonework above the lower windows may represent a string course or construction break. A goods loading door and a row of four windows are present at second floor level. The windows have three fixed lights to the top with horizontal vents below. There is a further blocked window of similar dimensions to the right. A partial alignment of large blocks between the third and fourth windows (corresponding with the line of the roof truss), and extending for two stories almost certainly represents a line of repair (Plate 5).
- 4.2.5 Quoin stones are present to the top of the east end of the building, stopping at the roof line of the adjoining building. Further quoin stones are evident at window height beneath the roofline of the lower building, but these do not extend all the way down the wall (Plate 6), and are offset from the upper end wall of the warehouse. This suggests that the upper end of the warehouse has been shortened slightly, and rebuilt, and possibly relates to the repair seen between the third and fourth windows (*Section 4.2.4* above).
- 4.2.6 **East Elevation:** this short section of wall projects above the roofline of the two-storey building to the east. It is partially obscured by a centrally placed and rendered chimney-stack. Present to either side of this are two-light sandstone mullion windows with sandstone dressings (Plate 3). These are very different architecturally from the other windows in the building, being fully fashioned with a formal sandstone surround and central mullion, suggesting that these may be later additions.

4.3 INTERNAL DETAILS

- 4.3.1 Internally, the building is of three floors; both the first floor and second floor are supported on a central row of stone columns (Figs 7 and 8). The lower two floors are sub-divided and the second floor is largely open in plan (Fig 9), and also open to the roof, which is of seven bays. Both the ground floor and that above it share a substantial, stone-built dividing wall, encompassing the area of the first two bays on each floor. This, presumably, makes a distinction between the function of the two parts of the building on these two floors.
- 4.3.2 **Ground floor:** access to the ground floor is through the large doorway in the north wall (*Section 4.2.1*, above). The entrance is open, although hinge pins within the stonework suggest doors originally hung within it. Lying directly through the arch is a timber partition for the dog-leg staircase leading to the first floor (Plate 10). The room beyond the doorway is partially rendered and painted. To the east is a blocked arch beneath a large segmental arched stone surround with central keystone (Plate 11). One of the voussoirs is marked with the graffiti 'A B'. The joists for the floor above obscure the top of the arch. The shape and size of the archway suggest it provided external access rather

than access into an adjoining building. A large timber lintel can be seen within the east elevation, which may relate to a fireplace in the adjoining building.

- 4.3.3 There are two doorways into the remainder of the building (west end). The first of these (north) is a wide double doorway being partially obscured by the timber partition. The second doorway is smaller and lies beneath a large stone lintel (Plate 12). Above this doorway is a slight recess present along the length of the wall; this is suggestive of a lower ceiling height. A large timber beam aligned east/west supports the joists for the timber floor above; herringbone strutting is present between the joists (Plate 13). The strutting and box-like construction of the joists would suggest that the floor is structural, and reinforced to support the stone columns (*Section 4.3.3* below).
- 4.3.4 The remainder of the ground floor is divided longitudinally by a stone wall partition being constructed between three square stone pillars. The stone pillars extend through the first floor to support the floor beam for the floor above. The central wall abuts the west elevation and continues to project just beyond the most easterly of the pillars. The floor surface appears to have been cobbled, but is now mostly covered in rubble.
- 4.3.5 The rear portion of the ground floor is effectively below outside ground level. It has no windows or ventilation. Scars and voids to the south wall and floor, suggest that internal features have been removed.
- 4.3.6 The front (north) portion has a number of timber stalls attached to the external wall (Plate 14). The most easterly of these is constructed against the blocked doorway (*Section 4.2.1*) suggesting that the stalls are a later addition to the room. Their function is unclear, and there was no apparent drainage or other features to suggest horses were tethered here, therefore it is likely that they functioned as storage bays.
- 4.3.7 The floor above has been removed from above the west end, although joist sockets in the wall confirm its former presence (Plate 15). It has also been removed from above the larger of the two entrances.
- 4.3.8 **First floor:** generally, this reflects the layout of the floor below, however, a brick and lathe-and-plaster partition create a self-contained room (Plate 18), in the centre of the floor, which relates to the west range now removed (Fig 8).
- 4.3.9 The dog-leg staircase is cut through the floorboards, and is obviously not an original feature. The upper voussoirs of the large blocked arch, as seen in the external elevation (*Section 4.2.2*), are evident in the front wall and immediately above this is the window. The blocked window (*Section 4.2.2*) is also evident to the rear wall.
- 4.3.10 The east elevation houses a doorway under a timber lintel just offset to the right of the centre of the wall. An ill-fitting and smaller, timber doorframe has been inserted into the aperture. A large stone lintel was observed just to the north of the doorway, which may represent the rear of a fireplace from the adjoining building, or possibly a blocked window. On the opposing wall (the dividing wall between the first two and last five bays) the upper section of a

large sandstone segmental arch was observed (Plate 17). The current floor level is such that it bisects the doorway at half height. Although the arch is flatter, it is not dissimilar in style to that on the ground floor (Section 4.3.2).

- 4.3.11 Access to the western end of the first floor was via the large doorway at the west end of the front elevation (Plate 9). It appears to have been originally one large open room, punctuated by the stone pillars supporting the beam for the floor above. The two small windows seen in the rear elevation (Section 4.2.4) appear at floor level. The rear face of the large stone arch observed in the room to the east (Section 4.3.9) is exposed, and the floor level here respects the doorway.
- 4.3.12 A projecting sill and infilled sockets in the stonework of the upper section of the rear wall (south) were observed. This suggests that the level of the second floor above was raised. The main body of the west wall comprises large stone blocks, rather than the roughly-coursed stonework seen elsewhere (Plate 19). This steps out from the coursed stonework above, and either represents a rebuild or repair. Above this, a small aperture has been infilled with cinder blocks. This is likely to have been a window or small opening between the two buildings.
- 4.3.13 **Second Floor:** the second floor comprises an open space with a small timber partition at the east end. Access onto the second floor is through a door in the dividing wall between this building and the adjoining building to the west (Fig 9). The floor was entirely unsafe and so the observations made of this floor were minimal. The open roof is of seven bays, and is supported on six king-post trusses, which rest on the external walls (Fig 10). Within the trusses, the king-posts are bolted to the tie-beams and have diagonal struts, with a ridge board being entrenched within the king-posts. There are three entrenched purlins to each roof pitch (Plate 20).
- 4.3.14 The two most easterly of the trusses are incomplete, and are braced with metal plates. The next four trusses (within the larger area) are marked with 'III', 'III', 'II' and 'I', 'III' being the most easterly. Truss 'V' (Plate 21) is located within the mill building to the west, suggesting the roof originally spanned the open floor areas of the warehouse, and was one continuous build with the mill. The upper faces of the easterly two trusses could not be viewed, but as 'I' has already been used, this suggests that the eastern section of the building or at least the roof was a later addition, corresponding with the line of the rebuild on the rear (south) elevation (Section 4.2.4)
- 4.3.15 There was no safe access to the small partitioned room at the east. This may have functioned as an office. The number of windows on this floor, and the air vents within these, suggest that the function of this floor was as a workshop or storage area.

5. DISCUSSION

5.1 INTRODUCTION

5.1.1 Underley Home Farm is a model farm comprising a courtyard arrangement of agricultural buildings, with smaller ancillary buildings to the north, and later buildings added within the courtyard. The gateway building within the front (south) range is Grade-II listed. The farm appears on the 1849 Kearstwick tithe map, and all four of the ranges are present at this time. The tithe apportionment makes it clear that the farm was only one component of Underley Estate, with the main house (Underley Hall) lying a short distance to the north-east.

5.1.2 The listing details give a mid-nineteenth century date, but the exact date of construction of the farm is not known. A detailed investigation of estate documents might provide the relevant information, but was beyond the remit of this report. The comparison of architectural details (spiked finials set on top of a ring), however, between the Hall (Plate 22) and the gateway into the farm (Plate 23) offer a tentative link for dating. The Hall, as it is recognised today, was designed and constructed in 1825. It is almost certain that the model farm dates to sometime shortly after this. The courtyard plan of buildings around a foldyard (excluding house) was certainly a style in use at this time (Wade-Martins 2002, 6).

5.2 FUNCTION, PHASING AND DEVELOPMENT

5.2.1 **Phase 1:** the Phase 1 building, or warehouse, is the eastern half of what appears to be one large structure; the western half being slightly shorter but sharing the same roof, and with no distinguishable break in build between the two. The map regression highlighted a watercourse with associated reservoir, running into and out of the western building. The tithe apportionment (1849) refers to the watercourse as the milldam, and so it is reasonable to assume this was a water-powered mill. Brunskill (2003) states that a mill could “easily be recognised by its position on a slope, its two and a half or three storeys of small domestic-sized windows, and its lack of chimneys.” Although the tithe does not make reference to what type of mill this is, it is likely to have been used for grinding corn or other cereals. Other water mills in the Lune valley were almost exclusively used for this purpose and are noted to have been ‘built of stone and were two or three storeys high, and provided storage facilities themselves or in a nearby barn’ (Price 1983, 5). The lack of evidence for machinery in the Phase 1 building strongly suggests it functioned as the warehouse to the mill. The stackyard just to the south of the building is likely to have served the mill.

5.2.2 **Phase 2:** although there is little doubt that the mill and warehouse are one continuous build, there is however, some uncertainty as to the line of original east end of the warehouse. The roof covering itself appears to be of one phase

but the building investigation served to highlight the differing construction of the roof trusses in the east end of the warehouse, which corresponds with the line of repair/rebuild seen in the south elevation. The floor levels between the two ends of the warehouse also differ, those within the eastern end being higher than the open end, resulting in one large doorway being blocked. In addition, the windows present in the gable of the warehouse differ in style to those present in the south and north walls.

- 5.2.3 Whether or not this evidence reflects repair or an extension to the warehouse remains unclear, as is the function and phasing of the higher floor levels. However, the position of the line of quoins associated with the window of the two-storey building to the east - being offset to the east of the warehouse wall above - certainly suggests that this building has been added on to the end of the warehouse, and the gable above rebuilt. In addition, the large blocked archway in the gable end of the warehouse is suggestive of a goods door opening into an external area, rather than a doorway into an adjoining build of restricted size. This suggests that the mill and warehouse were present prior to the construction of the remainder of the farm.
- 5.2.4 Further evidence to suggest the prior existence of the mill is provided by the blocked window and doorway in the front (north) wall. These were clearly in use prior to the addition of the north range, and blocked following its construction.
- 5.2.5 **Phase 3:** sometime between 1862 and 1914 a large extension was built against the north elevation, just to the west of the north range. Although now demolished, a wall scar can still be seen outlining the area of the extension. There were also two smaller outshuts to the rear of the mill by this time.
- 5.2.6 **Other Alterations:** the internal partition wall placed between the columns at ground floor cannot be ascribed a phase, nor can the small office accommodation at the end of the second floor. The room built within the first floor clearly relates to the north range, which is known to have been present by 1849.

5.3 CONCLUSION

- 5.3.1 The building investigation has provided evidence to suggest that the Phase 1 building or warehouse is part of a mill, possibly predating the remainder of the model farm. As a warehouse, it would have stored raw materials (cereal) waiting milling, and also the finished product prior to transportation. It appears to have undergone remodelling at its eastern end, which is likely to relate to the addition of the adjoining building, and internal remodelling to accommodate the north range.
- 5.3.2 No further work is recommended for the warehouse, but it is recommended that the mill itself, and the relationship between it and the warehouse, should be subject to a building investigation during any development works.

6. BIBLIOGRAPHY

6.1 PRIMARY SOURCES

British Geological Survey, (BGS) Ten Mile Map, Quaternary Geology: South Sheet, 1977

Institute of Geological Sciences, (IGS) Ten Mile Map, Solid Geology: South Sheet, 1979

Kendal Record Office (CRO)

Tithe map of Kirkby Lonsdale, 1849

Ordnance Survey, First Edition, 25" to 1 mile, 1859

Ordnance Survey, First Edition, 6" to 1 mile, 1862

Ordnance Survey, 25" to 1 mile, 1914

Ordnance Survey, 1919

WD PP/BOX 8/1 - Papers relating to sale of Underley Estates by Alexander Nowell to William Thompson 1840-1843

WD U/Box 28/1/1 - Marriage settlement (by lease and release) 11 and 12 April 1733

WD U/Box 28/1/3 - Probate of will, of Hugh Ashton of Underley, Kirkby Lonsdale, esq.

WD U/Box 28/1/7 - Land tax redemption certificate and contract, 28 February and 7 March 1799

WD U/Box 28/1/12 - Lease and release, 18 and 19 February 1808

6.2 SECONDARY SOURCES

Brunskill, RW 2003 *Traditional Buildings of Cumbria the County of the Lakes*, London

Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham

Curwen JF, (ed), 1926 *Records relating to the Barony of Kendale: volume 3*

English Heritage, 1991 *Management of Archaeological Projects* 2nd edition, London

English Heritage, 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon

Farrer W and Curwen JF, (eds), 1924 *Records relating to the Barony of Kendale: volume 2*

Price, JWA, 1983 *The Industrial Archaeology of the Lune Valley*, Lancaster

Robinson, JM, 1991 *A Guide to the Country Houses of the North West*, London

Wade-Martins, S 2002 *The English Model Farm*, Oxford

(www.local-historynotebook)

7. ILLUSTRATIONS

7.1 LIST OF FIGURES

Figure 1: Site Location

Figure 2: Extract from Tithe Map, 1849

Figure 3: Extract from the Ordnance Survey First Edition 25" Map, 1859

Figure 4: Extract from the Ordnance Survey First Edition 6" Map, 1862

Figure 5: Extract from the Ordnance Survey, 25" Map, 1914

Figure 6: Extract from the Ordnance Survey 25" Map, 1919

Figure 7: Ground Floor Plan of the Warehouse

Figure 8: First Floor Plan of the Warehouse

Figure 9: Second Floor Plan of the Warehouse

Figure 10: Cross-section through the Warehouse

Figure 11: North elevation of the warehouse, reproduced from Architect's drawings

Figure 12: South elevation of the warehouse, reproduced from Architect's drawings

7.2 LIST OF PLATES

Plate 1: Underley Home Farm set within the lee of a semi-wooded valley

Plate 2: The Grade-II listed south range of the farm

Plate 3: The south elevation of the warehouse, showing blocked windows and a central line of repair

Plate 4: General view of the south elevation of the warehouse

Plate 5: Line of repair or rebuild in the north elevation

Plate 6: Quoins abutting the east end of the warehouse, suggesting it was originally detached at this end

Plate 7: Front elevation (north-facing) showing doorway set within large stone arch, and scar for the former north range

Plate 8: Blocked door and window within the front elevation, with the entrance to self-contained first floor room just visible above

Plate 9: Segmental arch doorway into first floor, west end

Plate 10: View through ground floor entrance to the warehouse, east end

Plate 11: Blocked arch in the east elevation of the warehouse

Plate 12: Ground floor, west end, showing door into the eastern end

Plate 13: Herringbone struts between first-floor floor joists

Plate 14: Northern half of the ground floor, showing timber storage bays, and the 'self-contained' room above

Plate 15: The joist sockets and associated sill within the adjoining wall, indicative of a former floor, first floor (east end)

Plate 16: East end of the first floor with doorway into the adjoining building.

Plate 17: Voussoirs of blocked arch in the dividing wall between the east and west ends of the warehouse, at first floor height

Plate 18: First floor viewed from safe access at the east end. The partition wall is part of the 'self-contained' room relating to the former north range

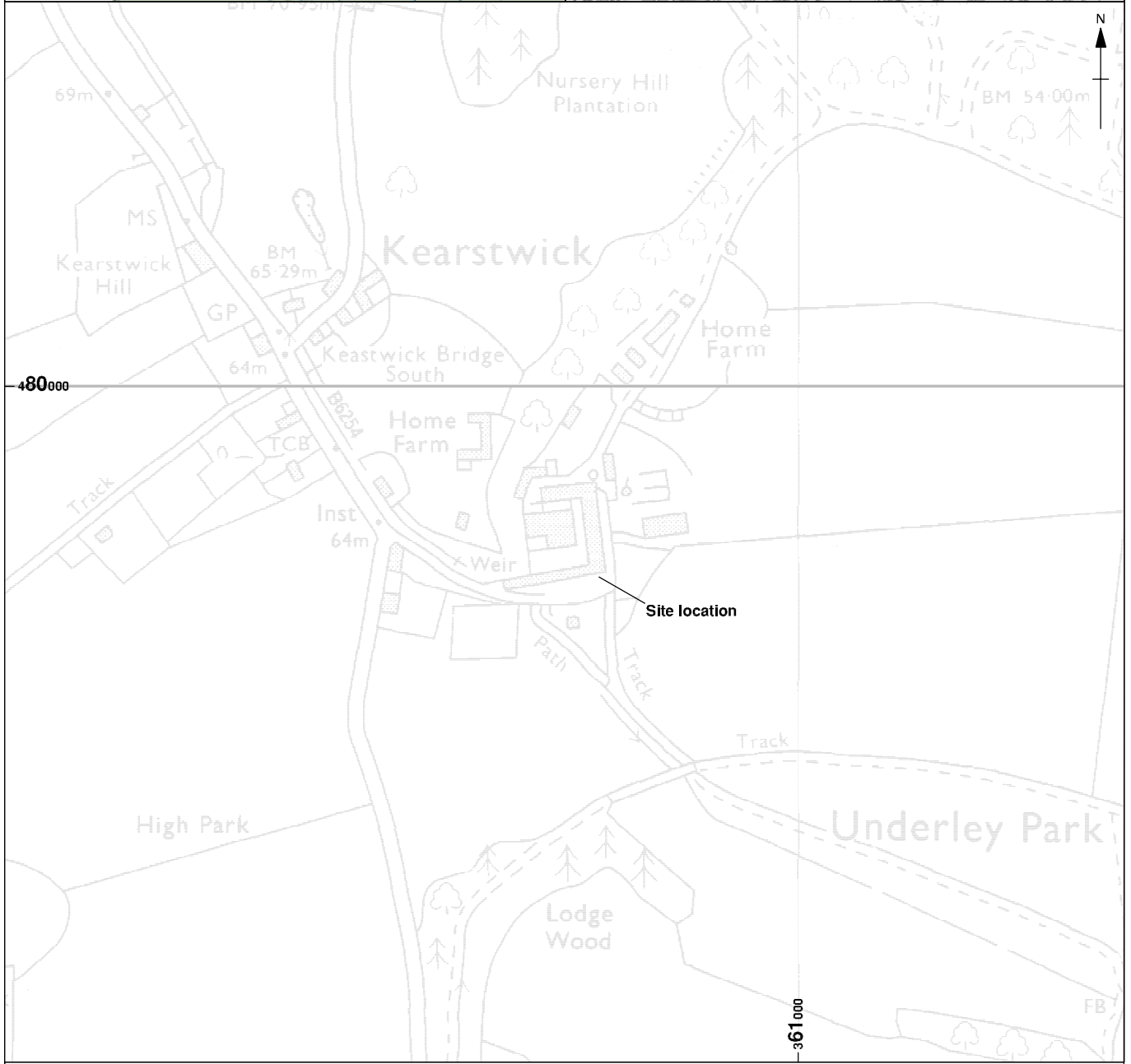
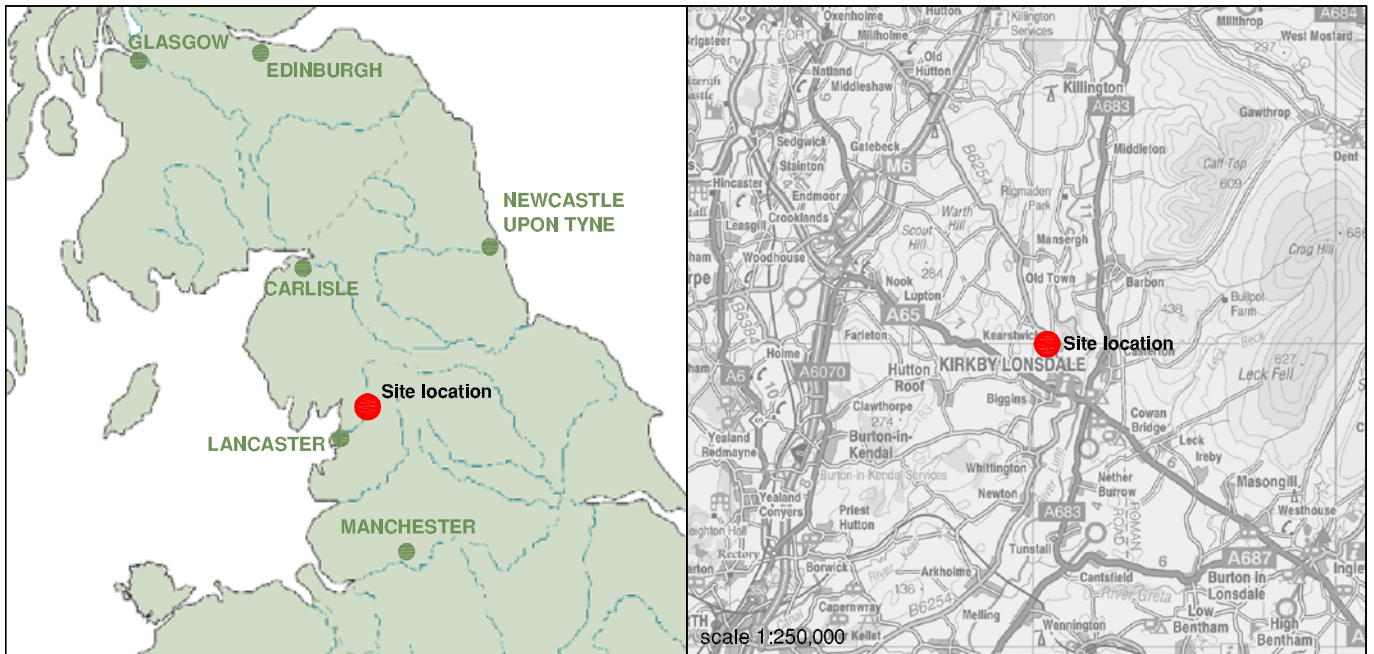
Plate 19: Large hewn stone blocks within internal 'end' (west) wall of the warehouse

Plate 20: Second floor of building showing timber partition at far end

Plate 21: Truss within the mill marked on the upper face with a 'V'

Plate 22: Spiked finial on top of the window pediment at Underley Hall (courtesy of Underley Hall School)

Plate 23: Spiked finial above the cart-entrance into Underley Home Farm



Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Oxford Archaeology Licence No. AL 100005569 (28-8-09).

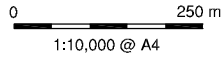
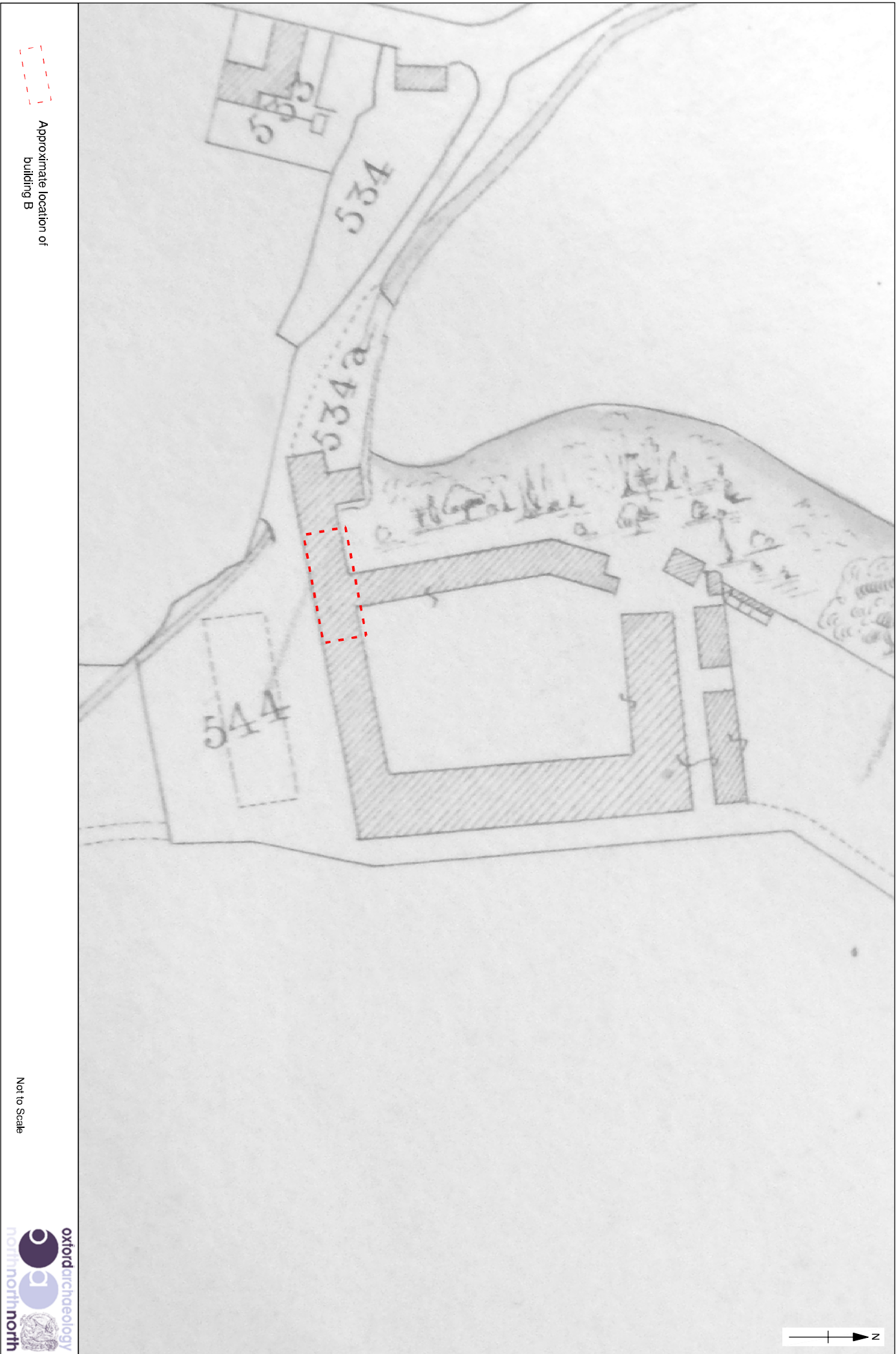


Figure 1: Site location



Approximate location of building B

Not to Scale

Figure 2: Extract from Tithe Map, 1849



Figure 3: Extract from the Ordnance Survey First Edition 25" map, 1859

Approximate location of
building B

Not to Scale

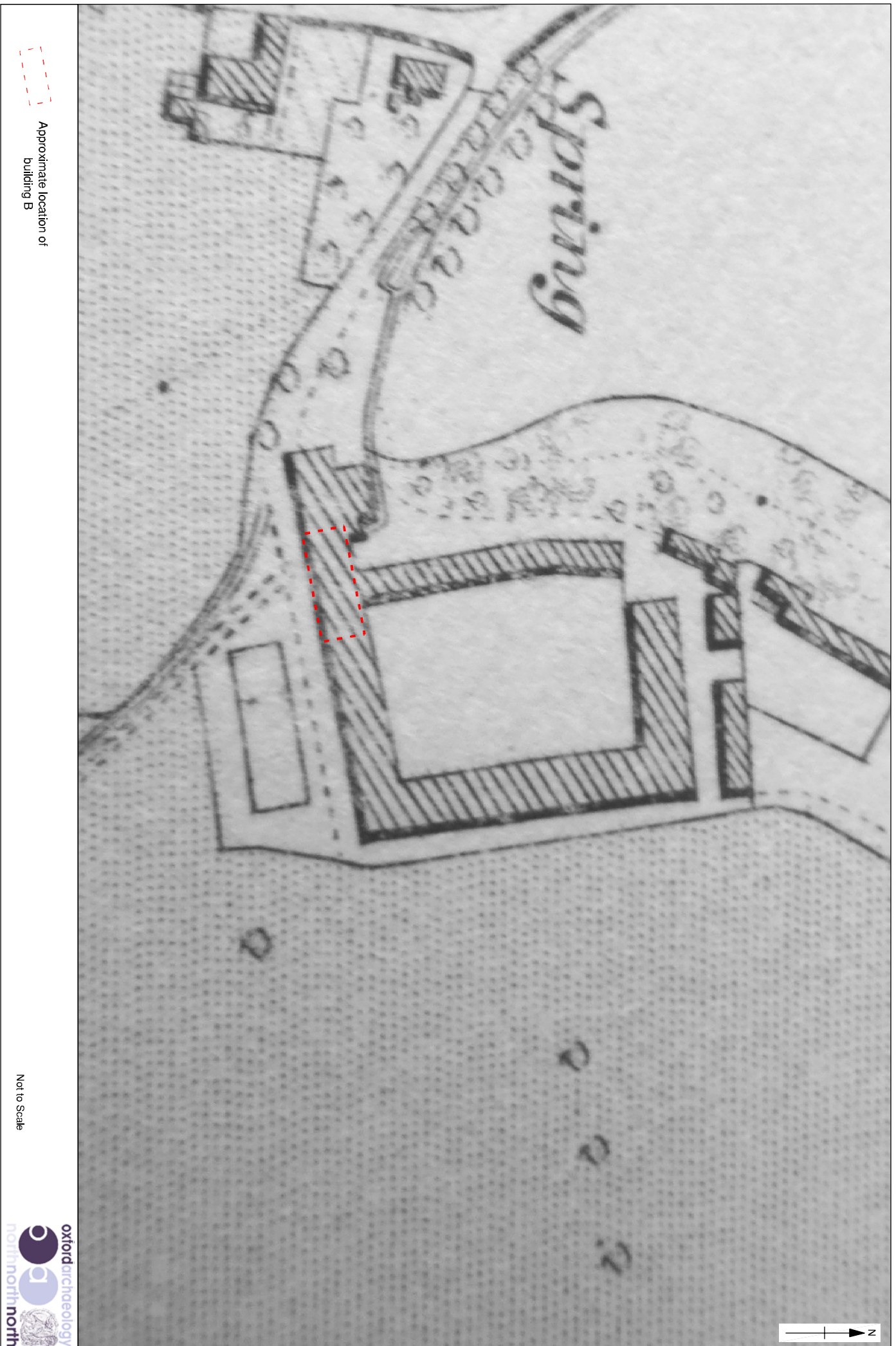
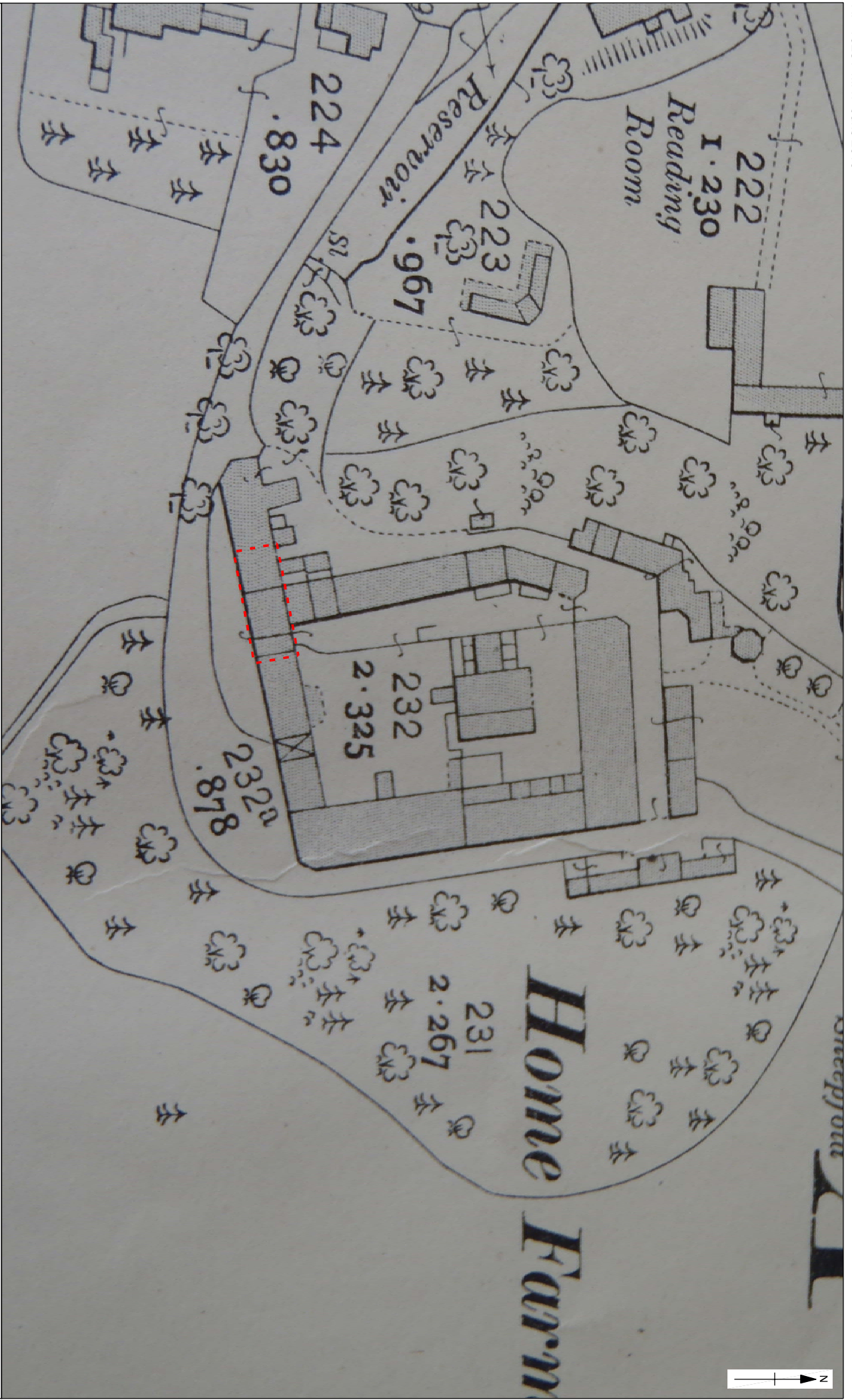


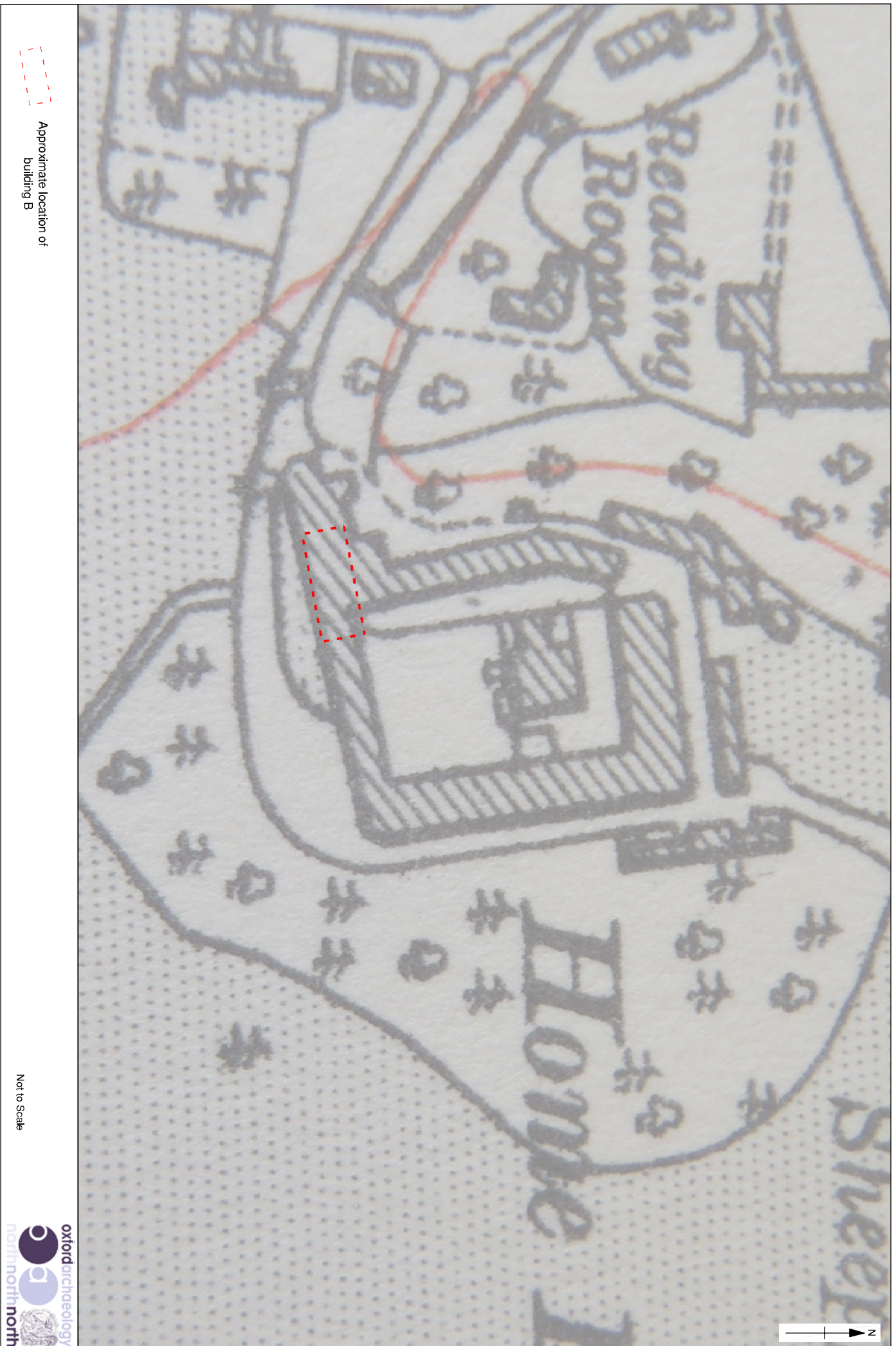
Figure 4: Extract from the Ordnance Survey First Edition 6" map, 1862



Approximate location of
building B

Not to Scale

Figure 5: Extract from the Ordnance Survey XX Edition 25" map, 1914



Approximate location of building B

Not to Scale

Figure 6: Extract from the Ordnance Survey map, 1919

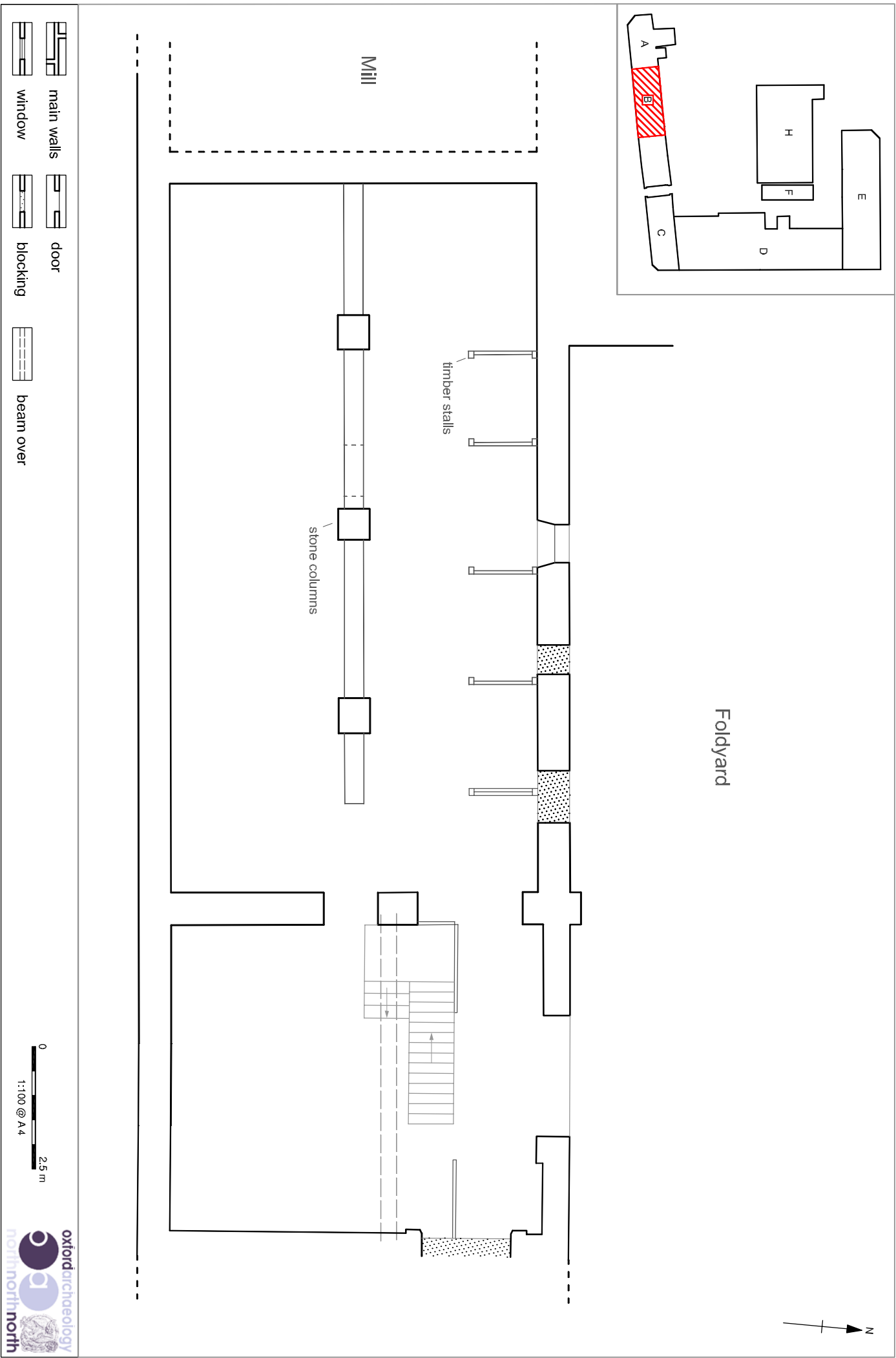
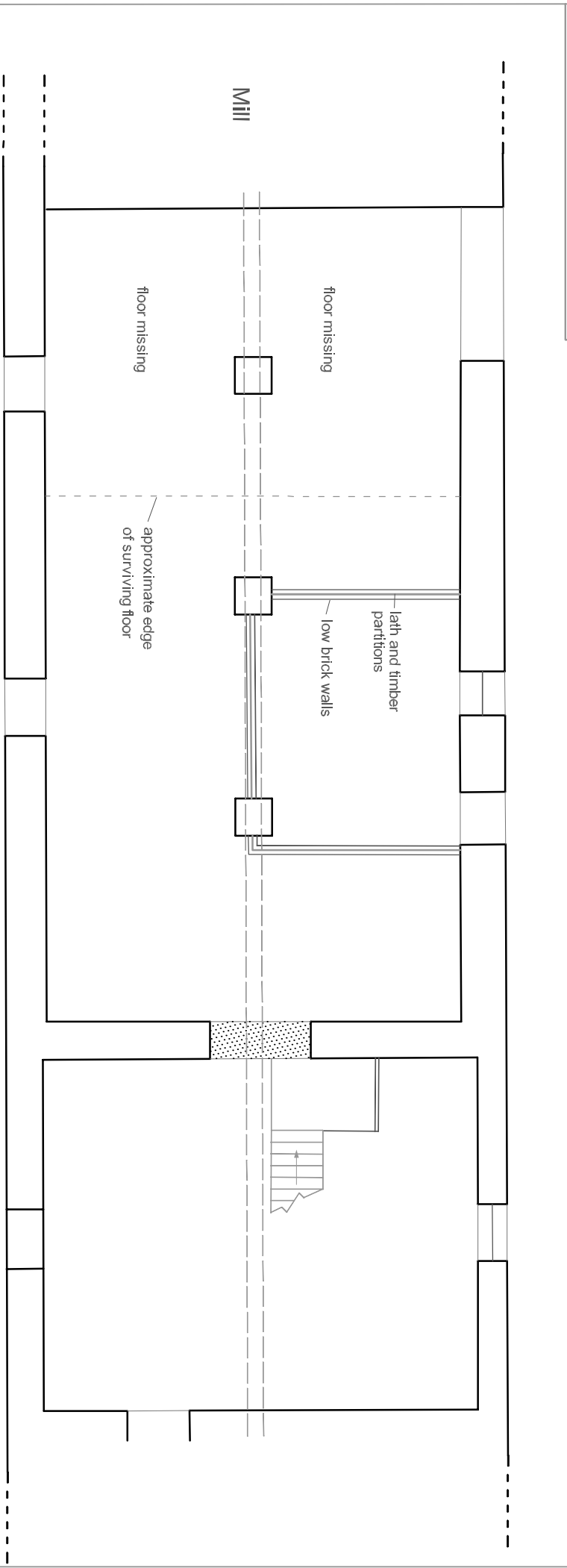
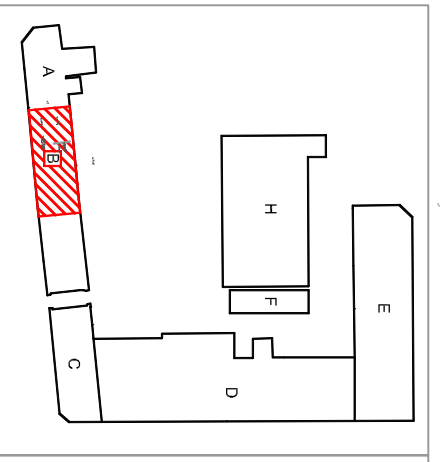


Fig 7: Ground floor plan of the Warehouse



Foldyard






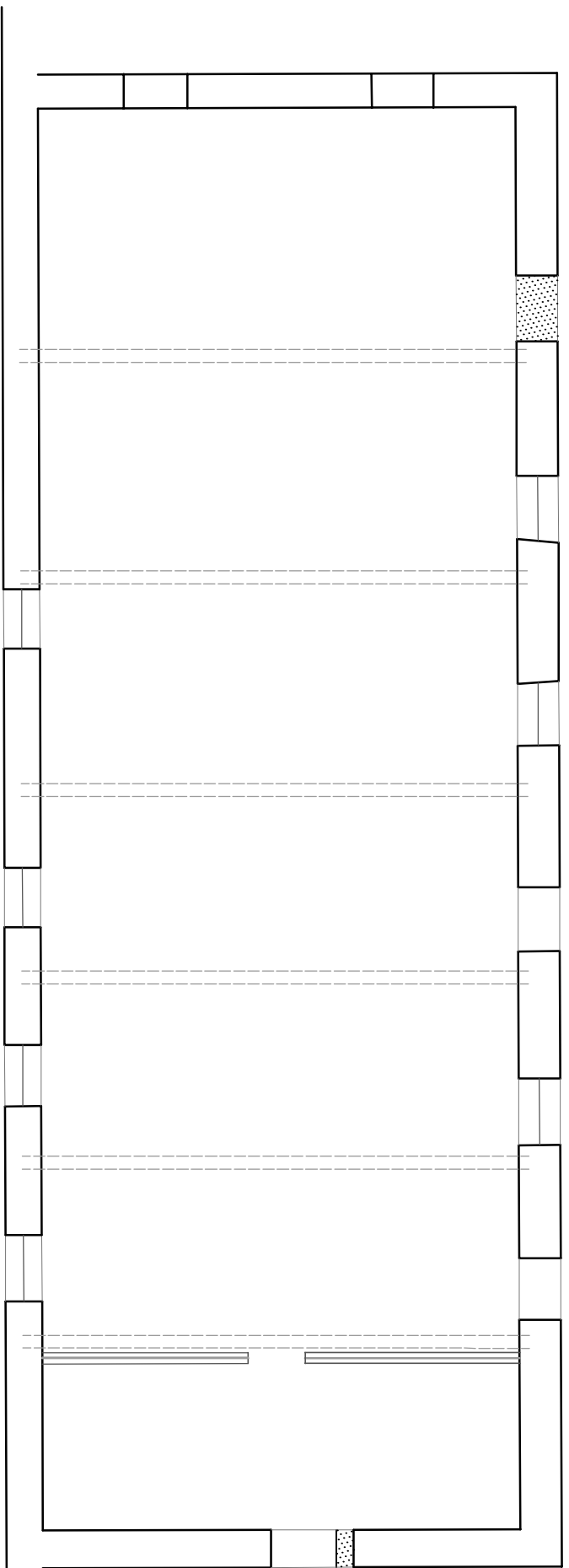
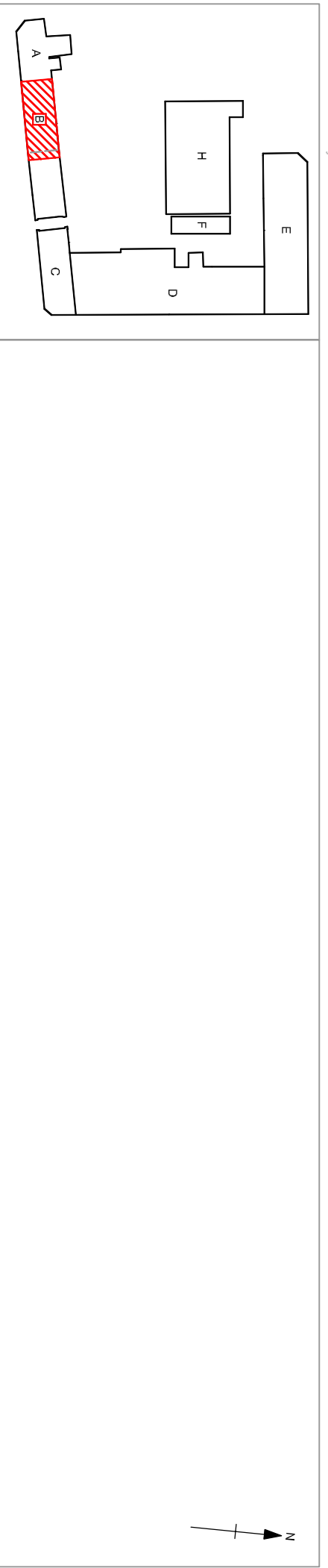


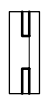

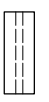
-  main walls
-  door
-  window
-  blocking
-  beam over



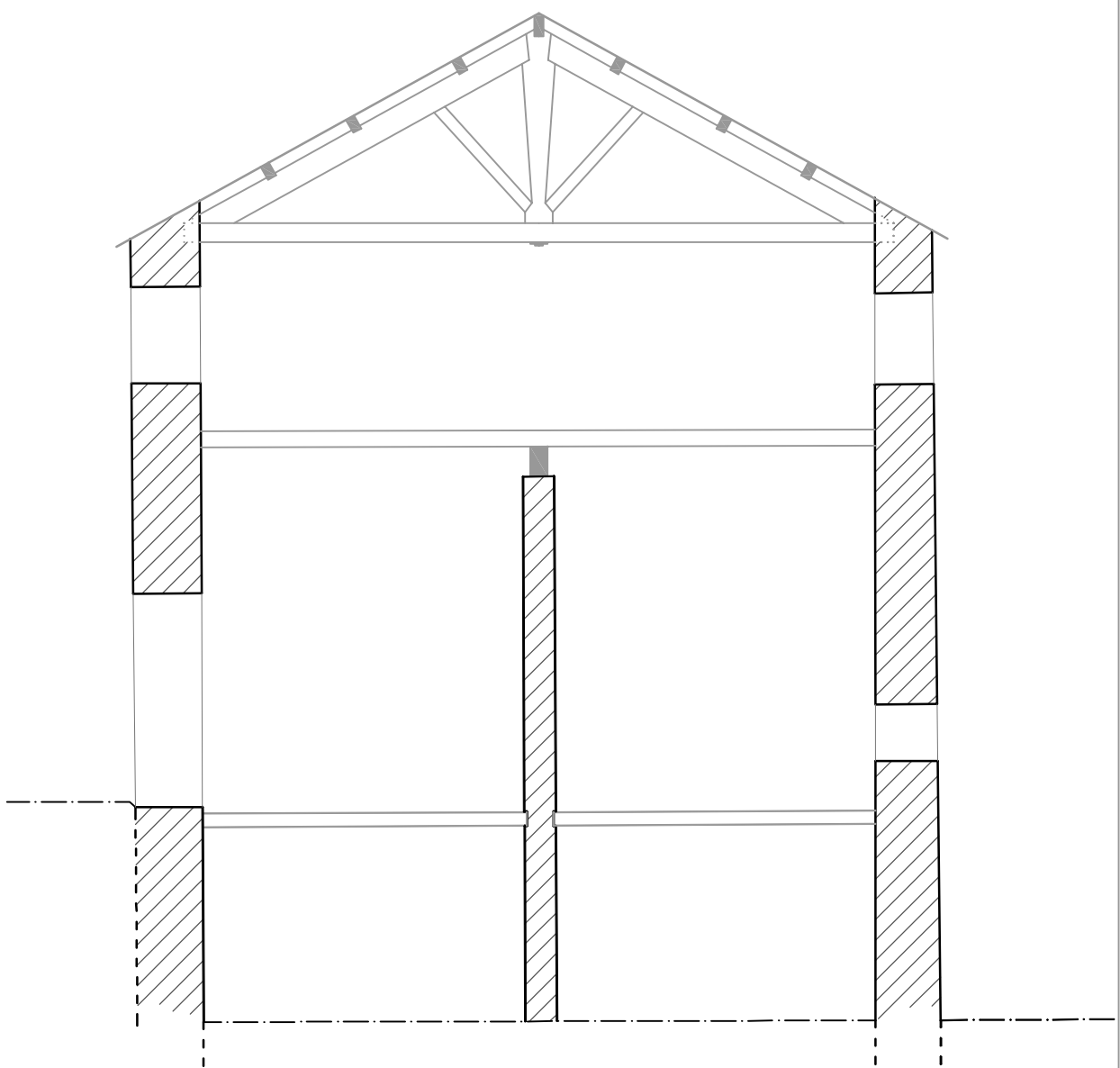
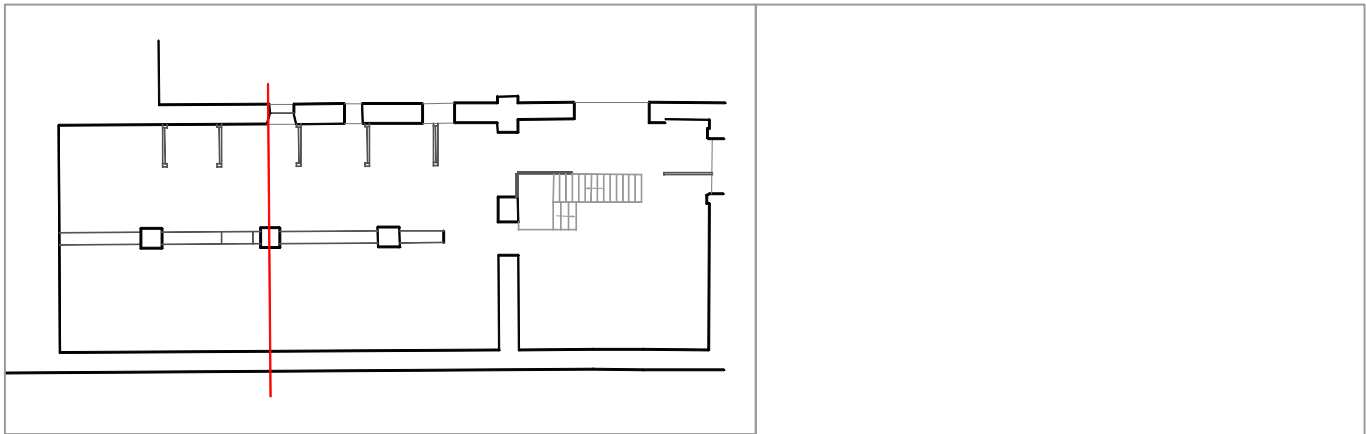
Fig 8: First floor plan of the Warehouse





-  main walls
-  window
-  door
-  blocking
-  beam over

0 2.5 m
1:100 @ A4

Fig 9: Second floor plan of the Warehouse



-  sectional wall
-  sectional timber

0 1.5 m
1:75 @ A4



AP*L10251*MAT*May 2010

Figure 10: Cross-section through the Warehouse

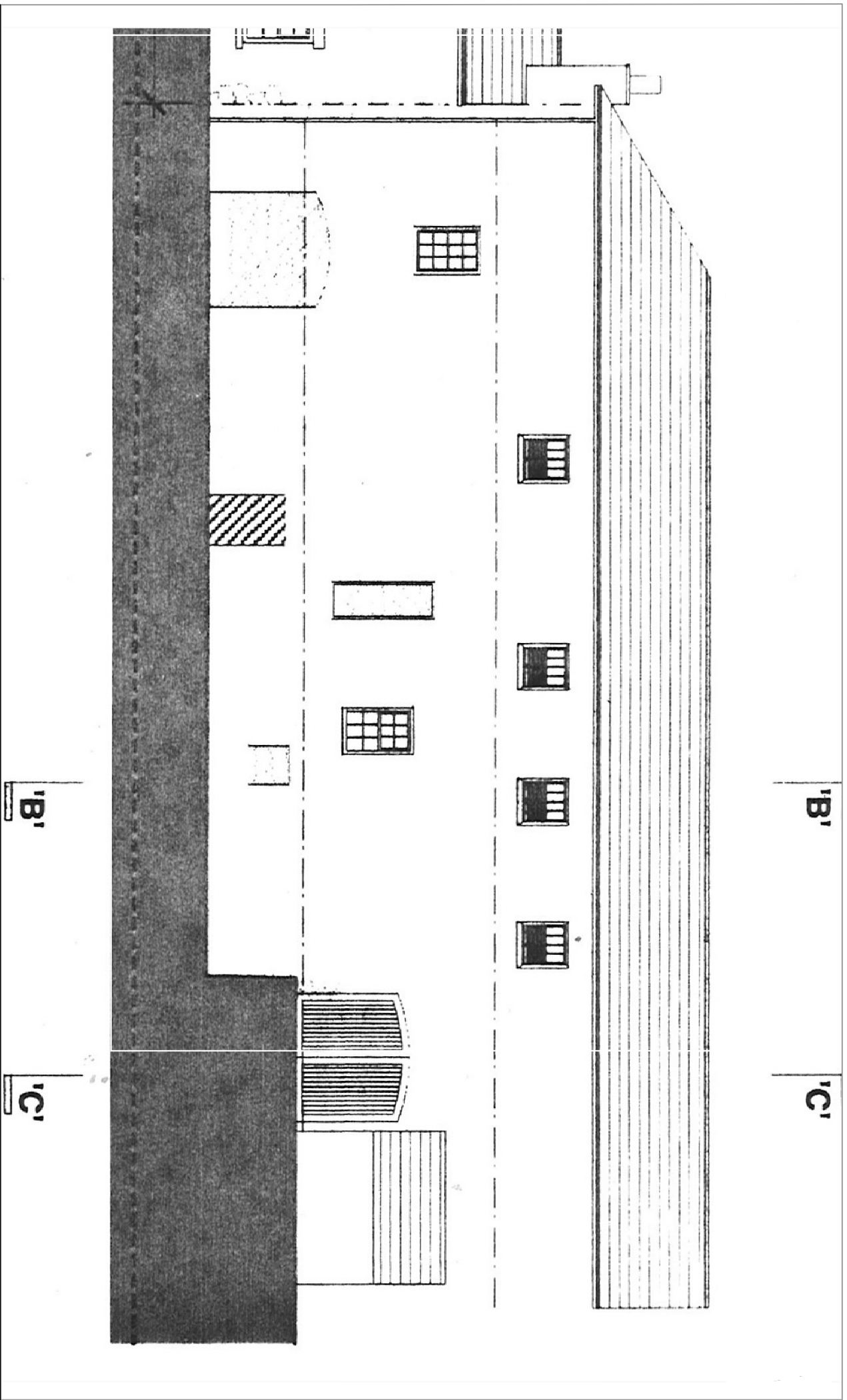


Figure 11 : North elevation of the Warehouse, reproduced from Architect's drawings

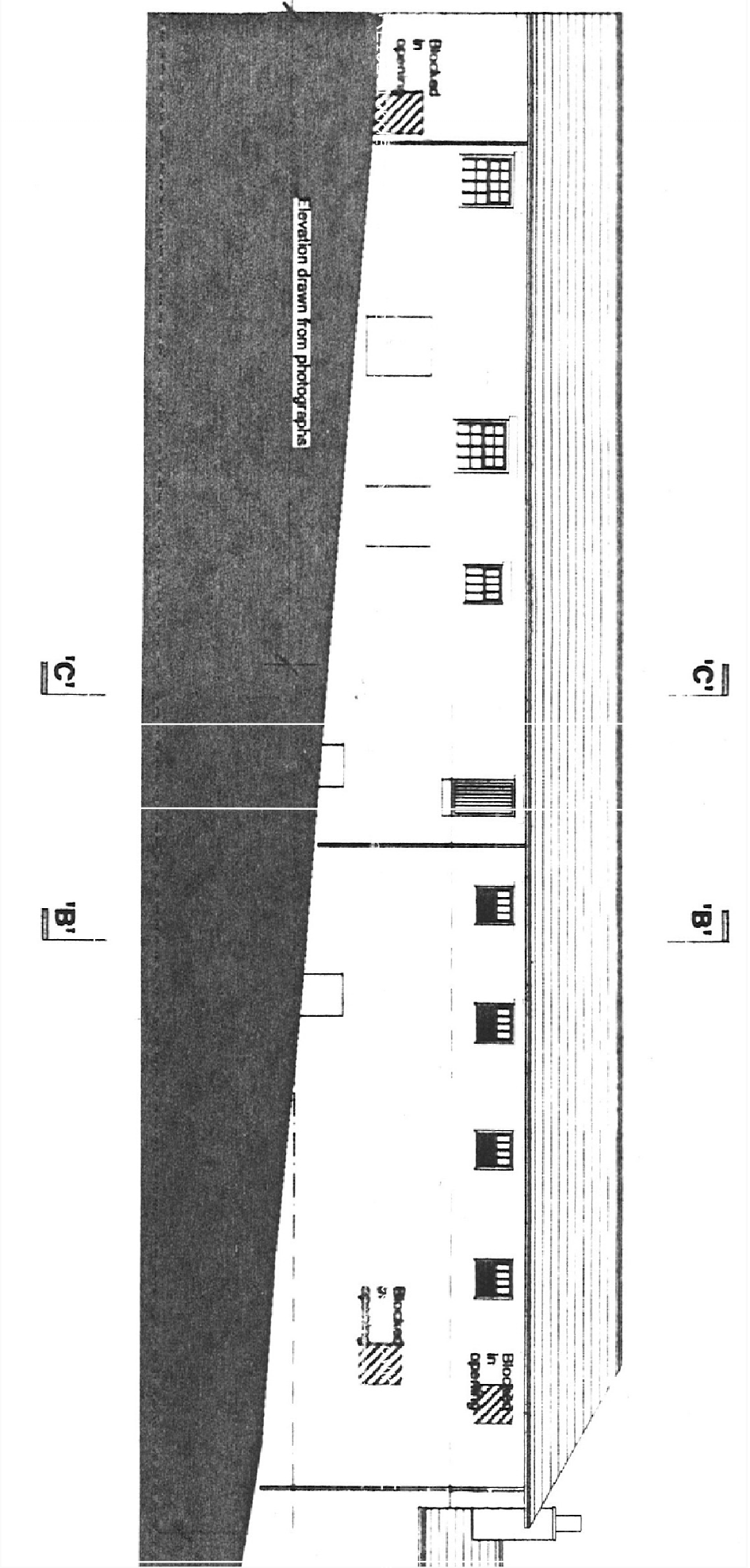


Figure 12: South elevation of the Warehouse, reproduced from Architect's drawings

0 3 m
1:150 @ A4

PLATES



Plate 1: Underley Home Farm set within the lee of a semi-wooded valley



Plate 2: The Grade-II listed south range



Plate 3: The south elevation of the warehouse, showing blocked windows and a central line of repair



Plate 4: General view of the south elevation of the warehouse



Plate 5: Line of rebuild or repair in the north elevation



Plate 6: Quoins abutting the east end of the warehouse, suggesting it was originally detached at this end



Plate 7: Front elevation (north-facing) showing doorway set within large stone arch, and scar for the former north range



Plate 8: Blocked door and window within front elevation, with the entrance to self-contained first floor room just visible above



Plate 9: Segmental arch doorway into main first floor room, west end



Plate 10: View through ground floor entrance to warehouse, east end



Plate 11: Blocked arch in the east elevation of the warehouse



Plate 12: ground floor, west end, showing door into the eastern end



Plate 13: Herringbone struts between first-floor floor joists



Plate 14: Northern half of the ground floor, showing timber storage bays, and the self-contained room above



Plate 15: The joist sockets and associated sill within the adjoining wall, indicative of a former floor, first floor (east end)



Plate 16: East end of the first floor with doorway into the adjoining building



Plate 17: Voussoirs of blocked arch in the dividing wall between the east and west ends of the warehouse, at first floor height



Plate 18: First floor viewed from safe access at the east end. The partition wall is part of the self-contained room relating to the former north range

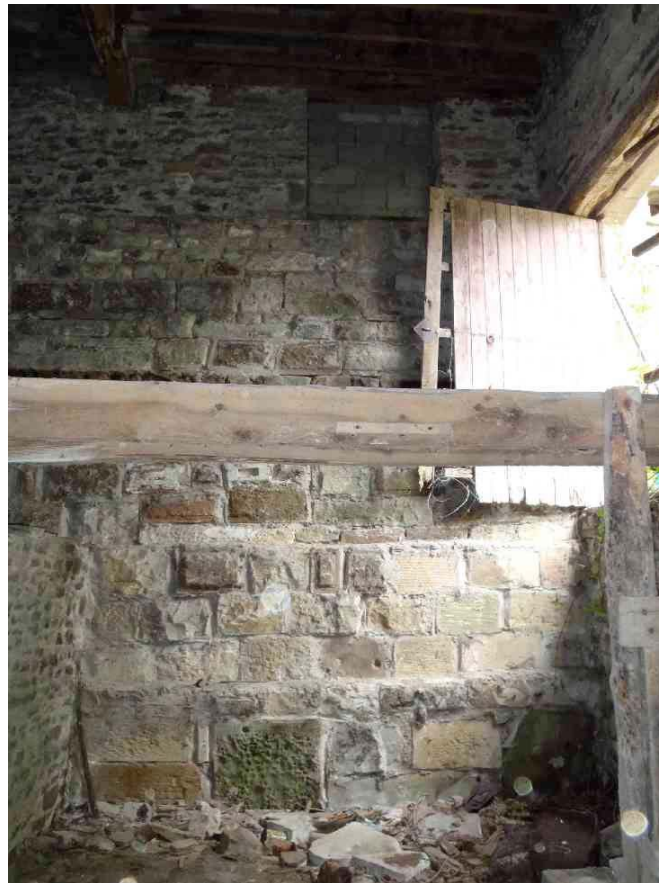


Plate 19: Large hewn stone blocks within internal 'end' (west) wall of the warehouse



Plate 20: Second floor of the warehouse showing timber partition room at far end



Plate 21: Truss within the mill marked on the upper face with a 'V'



Plate 22: Spiked finial on top of the window pediment at Underley Hall (courtesy of Underley Hall School)



Plate 23: Spiked finial above the cart-entrance into Underley Home Farm

APPENDIX 1: PROJECT BRIEF

**BRIEF FOR AN ARCHAEOLOGICAL BUILDING RECORDING PROJECT
AT UNDERLEY HOME FARM, KEARSTWICK, KIRKBY LONSDALE, CUMBRIA**

Issued by the

County Historic Environment Service

Environment Unit



Date of Brief: 28 January 2010

This Design Brief is only valid for 1 year after the above date. After this period the County Historic Environment Service should be contacted. Any specification resulting from this Brief will only be considered for the same period.

1 SITE DESCRIPTION AND SPECIFICATION

Site Name:	Underley Home Farm, Kearsywick, Kirkby Lonsdale
Grid Reference:	SD 6083 7990
Planning Application Reference No.:	5/05/0030
Scope of Building Recording:	an English Heritage level 3 survey of a complex of farm buildings arranged around a courtyard

- 1.1 Specifications are invited from appropriately resourced, qualified and experienced archaeological or architectural specialists to undertake the archaeological project outlined by this Brief and to produce a report on that work. The project team must be led by a member of the Institute for Archaeologists or the Institute of Historic Building Conservation or equivalent. Before the project commences a specification must be submitted to, and approved by, the County Historic Environment Service (CCCHES). The specification should comprise a written statement setting out a scheme of works to be undertaken.
- 1.2 Any significant variations to the proposal must be agreed by CCCHES.

2 PLANNING BACKGROUND

- 2.1 CCCHES has been consulted by South Lakeland District Council regarding a planning application for the conversion of a range of farm buildings to office, warehouse and workshop use at Underley Home Farm, Kearsywick, Kirkby Lonsdale. The scheme affects a range of buildings of archaeological interest and listed (grade II) as buildings of special architectural and historic interest (County Historic Environment Record 17001). The proposal will alter the character and appearance of the building and consequently, a programme of archaeological building recording is required prior to the proposed development works taking place.
- 2.3 This building recording forms part of a condition on planning consent and is in accordance with guidance given in Planning Policy Guidance note 15 (Planning and the Historic Environment) and Planning Policy Guidance note 16 (Archaeology and Planning) as well as with policy C19 of the South Lakeland Local Plan.

3 ARCHAEOLOGICAL BACKGROUND

- 3.1 Cumbria is a predominantly agricultural county and farm buildings form an integral and significant part of its historic landscape. They reflect the diverse topography and geology of the county and provide information on past farming techniques and rural settlement patterns. Despite the large number of farm buildings, the need to record them is urgent as they are particularly vulnerable to conversion and abandonment from pressure of the changes of modern agriculture.
- 3.2 Underley Home Farm is a model farm that was built in a number of phases during the latter half of the 19th century (HER no. 17001). The range farm buildings proposed for conversion are shown on the first edition OS map and are likely to date from the mid 19th century. One section of the range is listed grade II.

4 SCOPE OF THE PROJECT

Objectives

- 4.1 To make a record of the historic structures prior to alteration.

Desk-Based Assessment

- 4.2 Before any on site work commences a *rapid desk-based survey* of the existing resource should be undertaken to set the buildings to be [converted/demolished] in their historic context. This should include an assessment of those primary and secondary sources (particularly cartographic sources and estate records) referenced in the County Records Office.

Building Recording

- 4.3 The project should comprise the following elements which are based upon the requirements of a 'Level 2' Survey, as described by English Heritage (2006):
- ❖ A *rapid desk-based survey* of available sources to set the buildings to be altered in their historic context and to provide details, where known, on the buildings' architects, builders, patrons and owners.
 - ❖ A *written description* of the buildings including their: plan, form, function, age, development sequence and construction materials. A description of the buildings' landscape and historic context, for example their relationship with nearby buildings in architectural and functional terms, their relationship to field systems, settlement patterns and other man-made features, should also be considered.
 - ❖ An *illustrative record* of the buildings. This should include:
 - ❖ A photographic record: photographs of the buildings in their landscape context; detailed photographs of the buildings' external appearances; internal photographs of the main rooms of the buildings; detailed photographs of features of architectural or archaeological significance. Photographs should include a scale.
 - ❖ An architect's scaled plan of the buildings. This should show: their relationship to nearby buildings/significant features, any alterations to the buildings, and the location of each photographed feature of architectural or archaeological interest
 - ❖ An architect's drawings of the main elevations prior to the alteration of the buildings
 - ❖ Where appropriate, section drawings of the buildings showing their vertical relationships

Reporting

- 4.4 The archaeological work must result in a report which should include as a minimum:
- ❖ A site location plan, related to the national grid, produced at an appropriate scale to show the relationship of the buildings to be altered to nearby buildings or significant features
 - ❖ A front cover/frontispiece which includes the planning application number and the national grid reference of the site
 - ❖ A concise, non-technical summary of the results
 - ❖ A date when the project was undertaken and by whom
 - ❖ An architect's scaled plan of the buildings to be altered showing their relationship to nearby buildings/significant features and the location of each photographed feature of architectural or archaeological interest
 - ❖ Photographs of the buildings to be altered should be accompanied by an appropriate description
 - ❖ A description of the methodology employed and work undertaken
 - ❖ A discussion of the results obtained including the structural phasing, the functions and the significance of the buildings placed in a brief historical and architectural context
 - ❖ Plans, section drawings and photographs at an appropriate scale
- 4.5 Three copies of the report should be deposited with the County Historic Environment Record (HER) within two months of completion of fieldwork. This will be on the understanding that the report will be made available as a public document through the HER.

Publication

- 4.6 Cumbria HER is taking part in the Online Access to Index of Archaeological Investigations (OASIS) project. The online OASIS form at <http://www.oasis.ac.uk/> must therefore also be completed as part of the project. Information on projects undertaken in Cumbria will be made available through the above website, unless otherwise agreed.

Archive

- 4.7 Any archive that is generated from this work must be prepared in accordance with the recommendations in Brown (2007). Arrangements must be made for its long term storage and deposition with an appropriate repository.
- 4.8 CCCHES must be notified of the arrangements made.

5 FURTHER REQUIREMENTS

- 5.1 It is the contractor's responsibility to establish safe working practices in terms of current health and safety legislation, to ensure site access and to obtain notification of hazards (eg. services, contaminated ground, etc.). **The County Historic Environment Service bears no responsibility for the inclusion or exclusion of such information within this Brief or subsequent specification.**
- 5.2 All rooms should be clear of obstructions as far as practically possible in order to provide an adequate photographic record to be made.
- 5.3 The involvement of CCCHES should be acknowledged in any report or publication generated by this project.

6 BIBLIOGRAPHY

Brown, DH, 2007 *Archaeological Archives A Guide To Best Practice In Creation, Compilation, Transfer and Curation*, Archaeological Archives Forum

English Heritage, 2006 *Understanding Historic Buildings A Guide to Good Recording Practice*, Swindon

7 FURTHER INFORMATION

For further information regarding this brief, contact

Jeremy Parsons
Historic Environment Officer
Tel: 01539 713431
Email: Jeremy.Parsons@cumbriacc.gov.uk

For further information regarding the Historic Environment Record, contact

Jo Mackintosh
Historic Environment Records Officer
Tel: 01539 713432
Email: jo.mackintosh@cumbriacc.gov.uk

APPENDIX 2: LISTED BUILDING INFORMATION

Underley Home Farm Farmyard (Front Range)

Grade II Listed

Listed Buildings Number: 75259

Mid 19th century. Coursed rubble with dressed stone to openings. Slate roof. Four chimneys. Rusticated quoins. Windows with sills and plain reveals, sashed with all glazing bars. Two large round headed entrances with impost blocks, rusticated jambs and voussoirs. Radiating fanlight to right hand entrance, and gable with spike finial and one setback to left hand entrance which houses a clock in circular surround.

APPENDIX 3: PHOTOGRAPHIC INDEX

Project name: Underley Home farm				Project code: L10251
Frame	Date	Area	Description	Dir
001	11/05/10	front	general shot of the building from the access road	NW
002		Front	as above	NW
003		Front	building within south range of farm	NW
004		Front	as above from distance	WNW
005		Front	as above	WNW
006		Front	full south range of farm	NW
007		Front	side elevation	NW
008		Front	detail of quoins in abutting building	NW
009		Front	as above with 2m scale	N
010		Front	zoom of above	N
011		Front	detail of blocked windows in front elevation	N
012		Front	possible quoins within elevation	N
013		Front	south facing elevation	NE
014		Front	as above	E
015		Front	as above from west end of building	E
016		front	bracket for sign	
017		c'yard	rear elevation of building	SW
018		c'yard	as above	SW
019		c'yard	detail of building scar on elevation (2m scale)	S
020		c'yard	detail of blocked doorway and window	S
021		Rear	window and scar of abutting building	S
022		Rear	first floor double doorway	S
023		Rear	first floor double doorway	S
024		Rear	first floor double doorway	S
025		Rear	small abutting lean-to	SW

026			interior of first floor from doorway	SE
027			blocked aperture at 1st/2nd floor	W
028			interior of first floor from doorway	E
029			voids within wall showing missing floor	S
030		Rear	Detail of archways	S
031	12/05/10	C'yard	Left of rear elevation	S
032		Rear	Blocked window detail	S
033		Rear	Vestibule	SW
034			Doorway into main room	W
035			Blocked arched doorway into building at east	E
036			Staircase to 1st floor	W
037			Doorway ground floor	E
038			Construction detail of closed room	E
039			As above	E
040			Interior gf/1st floor	E
041			Blocked room	NE
042			Blocked doorway	E
043			As above	E
044			Timber partitioning	E
045			1st floor interior	W
046			Detail of truss in adjoining building	W
047			As above	W
048			General shot of truss	W
049			Trusses on 2nd floor	E
050			2nd floor interior	E
051			Carpenters marks on truss detail	W
052			As above	W
053			As above	W
054			2nd floor interior	W

055			Wooden partition	E
056			Windows front wall, 2nd floor	SE
057			Truss	
058			Truss and hipped roof	E
059		Rear	Rear exterior	E
060		Rear	Oblique elevation from 2nd floor	E
061			Interior elevation 1st floor	SW
062			1st floor access and re-faced wall detail	W
063			Ground floor interior	E
064			Re-faced wall and blocked aperture	W
065			Ground floor interior	W
066			Timber lintel in wall in smaller room	E
067			Large stone lintel in wall, 1st floor	E
068			Blocked window	S
069			Blocked arch between the two rooms, 1st floor	W
070			Window above arched entrance, 1st floor	S
071			Small room, 1st floor interior	SE
072			Building at rear of room in different style	NW
073			Date stone on building	NW
074		C'yard	General shot rear of farm	SE
075		Rear	General shot rear elevation	S
076		Rear	General shot rear of farm with entrance arch	SW
077		Rear	General shot rear elevation	S
078		Rear	General shot rear of farm with entrance arch	SE
079			Herringbone struts between floor joists of 1st floor	S
080			Interior of small room ground floor	NE
081			Interior of small room ground floor	NW
082			Initials incised on stone arch, ground floor	E
083			Staircase	W

084			Floor cut through for staircase	
085			Interior of small room ground floor	W
086			Blocked doorway in rear elevation, ground floor	N
087			Stalls	NW
088			Void in stonework	W
089			Re-faced wall	W
090			Detail of above	W
091			As above	W
092			Architectural detail above farm entrance	NE
093			Gateway and gatehouse	
094			Underley home farm	N
095			Underley School	NE
096			Underley Home Farm in setting	N
097			Underley school	
098			Mirrored architectural detail at Underley School	N
099			Underley school	N
100			Underley school	N
101			Mirrored architectural detail at Underley School	W
102			Underley Home Farm from Underley School	SW