

HOME FARM, BURTON-IN- KENDAL, CUMBRIA



Archaeological Building Investigation



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SUMMARY

J B Birch Architect, acting on behalf of Rural Solutions, made a planning application (Planning Application 5/05/0116) to South Lakeland District Council to convert Home Farm, a Model Farm on the Dalton Hall Estate, Burton in Kendal, Cumbria (SD 5384 7610), into office accommodation. As part of the planning procedure, the council consulted Cumbria County Council Historic Environment Service (CCCHES), which recommended an building recording programme of English Heritage (2006) Level III standard. This was to include a rapid desk-based assessment, which would provide a historical background and detail any changes in the development of the building. In addition, an extensive site investigation was to be undertaken, comprising written descriptions, as well an extensive photographic record, and site drawings of the floor plans and sections. J B Birch Architect requested that Oxford Archaeology North (OA North) undertake the building investigation, which was duly completed in August 2006.

The survey revealed that the barn and ranges were built in the mid nineteenth century as a 'model farm', and were evidently used for that purpose. Although the farm was built to older designs, made popular during the early years of the trend (1750-1800), it was a progressive and modernistic enterprise, which utilised the latest steam-powered technology, and moreover, recognised the growing importance of rearing livestock. It was deliberately designed in this manner, and as such, it has required little in the way of alteration over 150 years. Over time, the steam-powered engine was superseded with later technology, but the barn has no doubt functioned as fodder storage for the livestock still housed within the ranges.

In recent years, activity on the farm has declined. The ranges have evidently not been used for some time and this is obvious from the lack of doors or windows on the courtyard side of the complex. The main barn, however, has been used as a storage area by the present owner of the cottage, whilst the room to the west of the barn, and the engine-house have been utilised as both garages and storage space.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank J B Birch for commissioning and supporting the project and for supplying the plans and sections. Additional thanks are also due to the staff of the County Record Office in Kendal for their help.

Chris Ridings and Kathryn Levey undertook the building investigation. Chris Ridings conducted the background documentary research and wrote the report. Mark Tidmarsh produced the drawings. Alison Plummer managed the project, and also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 J B Birch Architect, acting on behalf of Rural Solutions, made a planning application (5/05/0116) to South Lakeland District Council for the conversion of the former model farm on the Dalton Hall Estate, Burton in Kendal, Cumbria (SD 5384 7610) (Fig 1). Subsequently, an archaeological building recording programme of English Heritage (2006) Level III standard was recommended by Cumbria County Council Historic Environment Service (CCCHES), in order to assess the significance of the building and provide a permanent record prior to its development. Historical research aimed at providing a better understanding of the development of the building was also recommended. As a result, J B Birch Architect requested that Oxford Archaeology North (OA North) undertake this building recording programme.

2. METHODOLOGY

2.1 PROJECT BACKGROUND

- 2.1.1 Following a brief issued by the CCCHES (*Appendix 1*), OA North produced a project design (*Appendix 2*) to undertake the work. This was accepted by J B Birch Architect and OA North was commissioned to undertake both the building investigation and background research. This was carried out in August 2006.
- 2.1.2 The project was to consist of a Level III-type survey (English Heritage 2006), which comprises a descriptive internal and external record combined with drawings and a detailed photographic record. A rapid assessment of cartographic sources was also to be carried out.

2.2 HISTORICAL RESEARCH

- 2.2.1 A rapid desk-based assessment of the farmstead was carried out in order to provide a general historical background for the building and identify any evidence that might date phases of building and rebuilding within the farm. This is not intended to be a comprehensive history, but is meant to provide a general context for the results of the building investigation and detailed information, where available, about the farmstead itself.
- 2.2.2 *The Cumbria County Record Office (Kendal)*: original sources and early maps of the site were examined for any evidence of the building, particularly to ascertain whether the building was constructed in one phase or several.

2.3 BUILDING INVESTIGATION

- 2.3.1 *Descriptive Record*: written records using OA North *pro forma* record sheets were made of all principal building elements, 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.
- 2.3.2 *Site drawings*: architects 'as existing' drawings were annotated to produce a plan and section of the buildings. These were produced in order to show the form and location of structural features and/or features of historic interest. Where necessary, these drawings were manually enhanced using hand survey techniques. The hand-annotated field drawings were digitised using an industry standard CAD package to produce the final drawings.
- 2.3.3 *Photographs*: photographs were taken in both black and white and colour print 35mm formats. The photographic archive consists of both general shots of the whole building and shots of specific architectural details.

2.4 ARCHIVE

- 2.4.1 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). The original record archive of project will be deposited with Cumbria County Record Office (Kendal).
- 2.4.2 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. BACKGROUND

3.1 INTRODUCTION

3.1.1 A rapid examination was made of cartographic sources, in order to place the results of the building investigation into an historical context, whilst a variety of historical documents were also consulted. These sources, which provide evidence of the development of the farmstead from the mid nineteenth century to the early twentieth century are summarised below.

3.2 MAP REGRESSION

3.2.1 *Ordnance Survey 1860:* (Fig 2) only three years before the model farm was built, the site and its immediate environs are depicted as a series of fields on the county boundary with Lancashire. No buildings or features of significance are present, save a tithe barn, which would appear to lie approximately south of the site of the farm. The changing of the field boundaries by the time of second survey (Ordnance Survey 1898), precludes any certainty regarding the farm's eventual location on the map.

3.2.2 *Ordnance Survey 1898:* (Fig 3) the model farm is clearly depicted and labelled and would appear to be comparable with its modern counterpart. The barn, the ancillary building to the west, and the four ranges surrounding the courtyard are all present, although there would appear to be a discrepancy in the division of space within the buildings. The west range is depicted as a single unit without internal divisions and is evidently part of an open-plan arrangement with the barn. Similarly, the east extent of the south range is depicted as a single shippon, rather than the two at present. Although outside the bounds of the survey, it is worth noting that the cottage is present on the north-east corner of the farm, whilst to the immediate east, there is a formal walled garden divided into quadrants. On the north elevation of the north wall, there are series of small buildings, which are presumably sheds and greenhouses associated with the garden.

3.2.3 *Ordnance Survey 1915:* (Fig 4) the farm has changed little from the previous survey. The only alteration to the main complex is the addition of a partition wall in the west range. The remaining alterations are to the immediate environs, and are again worth noting. The formal planning of the walled garden would appear to have been abandoned, which presumably was due to a lack of manpower during the First World War. In addition, a pair of Dutch barns have been added to the immediate north of the main complex, whilst a shed has been built to the south.

3.3 HISTORICAL SOURCES

3.3.1 The majority of information relates to Dalton Hall Estate itself, and as such, is superfluous to the survey. However, some of the information is pertinent and is related as follows. Trade directories (Kelly 1894, 1897, 1906, 1914) state that Dalton was a township in the parish of Burton, about one mile south-east

of the village itself, whilst the hall was the seat of Edmund G. S. Hornby esq, whose father, also Edmund, was the owner in the mid nineteenth century and would therefore have overseen the construction of the farm (Mannex 1851). Although part of the parish of Burton, the township was under jurisdiction of Lancashire, until it was transferred to Westmoreland for civil purposes in 1896 (Kelly 1897). Within these directories, there is no reference to the farm itself until the First World War (Kelly 1921, 1925, 1926, 1934, 1938), when an entry states that the farm has 150 acres. This figure probably includes acreage within the estate, as it conflicts with the Schedule of 1910 (WT/DV/2/32), which puts the holdings of the farm at only 37 acres. Of more certainty, is the fact that Edmund G. S. Hornby undertook an active role in the running of the farm, being named as the occupier as well as the owner in the Schedule (WT/DV/2/23). Indeed, the trade directories do not name a specific farmer, (Tom Parker Shuttleworth), at Home Farm until the thirties (Kelly 1934), by which time Charles W. L. Penryhn-Hornby had been the owner of the hall for some ten years (Kelly 1925).

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

4.1.1 The buildings at Home Farm on the Dalton Hall Estate at Burton in Kendal, Cumbria, comprise a nineteenth century model farm, which is based around a rectangular courtyard design (Fig 5). It was built using limestone rubble bonded with lime mortar and dressed with well-cut quoins (Plates 1-10), but the large volume of iron nails embedded within the exterior elevation of the east range suggests that at least part of the complex's walls were slate hung (Plate 11). In addition, the ancillary building appended to the west elevation is built with breeze block on three of its sides and would appear to have been a rebuild of an earlier structure (Plate 6). The main complex of the farm is aligned north to south along its main axis and features a large open barn on the north side and four ranges for the housing of livestock to the south. Although a cottage is also present, situated to the east of the barn, it lies outside the remit of the investigation and has been omitted accordingly. The barn and the north sections of the east and west ranges are two storeys, whilst the remaining ranges are a single storey high. In addition, in the centre of the south range, there is a two storey clock tower, featuring a commemorative stone giving a date for the farm's completion in or around 1863 (Plate 12). Beneath this clock tower is a wide segmental, voussoir arch, which provides the main access point into the inner courtyard.

4.1.2 Throughout the text, the term 'main complex' and 'complex' are used to refer to the barn and ranges, thus keeping them distinct from the entire 'farmstead', which includes several other buildings outside the scope of the survey. For the purposes of the building investigation numbers have been allocated to the various rooms within both complexes.

4.2 THE EXTERNAL ELEVATIONS

4.2.1 The roofs of both the barn and the ranges are laid with diminished courses of welsh slate, surmounted by rectangular chimney stacks of limestone that feature water tabling and paired square shafts. These are all moderately-pitched gable roofs with the exception of two hipped roofs, which cover the two storey sections of the west and east ranges, and the mono-pitched roof of the north range (20). In addition, on the roof of the clock tower (11) there is an octagonal bellcote of timber and stone, which may have been added as a *faux* dovecote, a popular feature in model farm design (Plate 12). Internally, the roof of the barn (1) features kingpost trusses, with diagonal braces and trenched through-purlins (Fig 6; Plate 13), whilst the ranges on the east, west and south have simple tie-beam trusses with a pair of trenched through-purlins and a matching ridge plate (Fig 7; Plate 14). Only the internal roof of the north range (20) is markedly different, in that the tie-beam trusses with trenched purlins, match the mono-pitched roof above (Fig 7).

4.2.2 The doorways and windows of the inner courtyard are, for the most part, now empty apertures, with well-dressed quoins, flush lintels or sliding door rails, and projecting sills (Plates 7-10). The exceptions to this rule are the north door of the west range, which retains a plain fan-light with four panels, and the north window of the east range, which has a six light casement with a four-light top-hung ventilator above. On the external side of the ranges, the windows are all casements with between four (as on the clock tower **11**) and sixteen lights (as on the south range). These again have top-hung ventilators, flush lintels, well-dressed quoins and projecting sills. At the north end of the east elevation, two of the three casements would appear to have been reduced in height, with ephemeral blocking beneath the stone sills (Plate 3). Similarly, on the north elevation of the south range (of room **13**), there is a blocked doorway, which has been converted into a window, with a roughly-dressed stone surround, and timber sill and lintel. This in turn has been blocked to create a smaller window, again with a timber sill (Plate 15). The doors on the external elevations vary in size, with a pair of seemingly modern sliding doors into the larger pens on the south range (**7** and **14**), whilst a ledged and braced matchboard door provides access into the south extent of the west range (**7**) and into the small rooms flanking the the arch (**10** and **12**). At the front (north) of the farmstead, the barn (**1**) is accessed by a large sliding door, whilst a loophole of two ledged and braced doors lies to the west, providing access into the two-storey section of the west range. Both of the doors providing access from room **3** into rooms **2** and **4** have been boarded over.

4.3 THE INTERIOR OF THE BARN

4.3.1 The interior of the barn (**1**) features the same roughly coursed limestone rubble and lime mortar as observed on the exterior, whilst the ground is surfaced with 'Yorkstone' sandstone flags. In the north-east corner of the barn, there is a brick pier supporting a first floor extension for the farmhouse, which has been built through into the barn, using an English garden wall bond (four to one) (Plate 16). The insertion of this extension has evidently meant the removal of the stairs leading to what was the first floor of the adjoining stalls (**21**), although the doorway has been left unblocked (Fig 6). The other doors leading in to the west and north ranges (**4** and **20**) are open embrasures, whilst the casement windows all have splayed reveals. At the west end of the barn, there are three stalls, created from hardboard with an access 'corridor' on the south side. Above is a timber loft of machine-cut floorboards (8½") and joists, which is accessed by a single-flight, staircase in the south-west corner of the barn. On the south elevation of the barn, there is a horizontal lineshaft fitted with a series of spoked flywheels (Plates 17-18), which is supported by cast-iron wall brackets. Through two bearing boxes, the lineshaft is fed through the west wall of the barn, and the adjoining room **2**, to a large flywheel on the east interior of the ancillary building (**3**).

4.4 THE INTERIOR OF THE RANGES

4.4.1 The majority of the rooms are unremarkable, being simple stalls for livestock (Plates 19-20). The walls are for the most part whitewashed with the notable

exception being the clock tower (**11**), which has a smooth plaster finish and skirting boards. Similarly, most of the floors are laid to concrete with the remains of concrete stalls and troughs. The exceptions to this are room **4**, which is laid with sandstone flags, room **5**, which features both flagstones and concrete, and rooms **6** and **10**, which have been laid with floorboards measuring 5½" wide.

- 4.4.2 Notwithstanding this, there are several features of interest within the ranges, which are worth noting. Two fireplaces are located in the rooms flanking the arch on the south range (**10** and **12**). In room **10**, the surround, which may have had a segmental head, has been removed, although the tiled hearth still remains, whilst in room **12**, the fireplace is a simple aperture in the chimney breast with a flush stone lintel (Plate 21). On the opposite wall, there is a partially-boarded alcove, revealing a weight and pulley system associated with the clock in the room above (**11**). This latter room is accessed by a steep, single flight of open-tread stairs from room **10**, and is dominated by the clock workings, ensuring space is at a premium. Timber shelving has been added, presumably to provide easier access to the clock itself, whilst the *faux* dovecote is covered with the remnants of an original lath and plaster roof. In addition, in the north-west corner of room **4**, there is a stone plinth surmounted by a concrete slab, which would appear to be a machine base. Certainly, there are the remains of fixings in the four corners of the concrete and a bearing box above, would have allowed access to the lineshaft in the adjacent rooms (**1** and **2**). Moreover, in the south-west corner of this room, there is a brick-built washpot, with a stone top, housing the cast iron basin (Plate 22). Immediately to the left in the wall, is a small, iron plate above a blocked flue.
- 4.4.3 The windows on the exterior walls all have splayed reveals and sloping sills, whilst those on the courtyard elevations all have regular jambs. In room **19**, there are what appear to be three blocked windows on the east elevation. Certainly a timber lintel is present over each, but these lie above the joists of the first floor, and there is no evidence to suggest the floor has been lowered, nor is there any tangible evidence of blocking on the exterior of the wall. In addition, at the south end of the west range, there are two hatches into room **7**, the upper of which has been partially blocked with concrete.
- 4.4.4 There are few internal doors left, and those which do remain, as in the door to room **11**, are simple matchboard affairs. In addition, there are the rails of two sliding doors in room **20**, which lead into rooms **4** and **19**. There is little evidence of any blocking, although the matchboard door at the south extent of the west range has been partially blocked with breeze block, whilst a doorway between rooms **4** and **5** has been partially blocked to create a small hatch between the two rooms. A brick pier projects from the surround of this blocked door, on its north side (room **4**), but its purpose is unclear.

5. DISCUSSION

5.1 INTRODUCTION

5.1.1 From the medieval period onwards, the open field system was the main method of farming across Europe. It was a process whereby farmers would subsistence-crop strips of land in one of three large fields surrounding the village. The system was an equitable one, in that the fields were held in common and the produce was similarly shared. However, as early as the twelfth century, some of these fields were enclosed into individually owned plots, which deprived other farmers not only of land but also the grazing rights for any livestock owned. During the fifteen and sixteenth centuries, this process gathered apace to such an extent that the Church openly denounced it and counter-legislation was introduced. In spite of this powerful resistance, the open field system was an inefficient and impractical mode of farming, and subsequent technological advances coupled with improved breeding methods for livestock, ensured that enclosed fields were accepted as a necessity. Thus, the enclosure legislation of previous centuries was refined with the General Enclosure Act of 1801.

5.1.2 As Harvey (1984, 68) notes, the home farm was a by-product of this move towards a more holistic and efficient method of farming. The landowners of the period, whilst not necessarily interested in large-scale commercial farming, owned farms for ‘*prestige, pleasure, household supplies, and possibly, profit*’ (*ibid*). It is the first of these two aspects, which prompted certain commentators of the period, such as the agricultural engineer and writer, George Andrews (Wade Martins 2004, 94) to suggest that these farms were no more than frivolous white elephants.

‘...gentlemen who, having pockets which overflow with wealth derived from other sources, erect the most costly places imaginable, and carry on their agricultural operations regardless of the great question as to whether they pay or not’

Notwithstanding these dubious financial benefits, the notion of the ‘Model Farm’ was viewed as a practical means of disseminating innovations and improved methods to tenant farmers (Harvey 1984). It would appear that this was the case for Edmund G S Hornby, who, as noted above, evidently took an active role in the day to day business of the farm (WT/DV/2/23; Kelly 1894-1921).

5.1.3 Despite this notion of improved and progressive farming, the farmstead at Home Farm would appear to be an interesting blend of both old and new agricultural ideas from the period. Although the date stone on the clock tower clearly shows the farm was finished in or around 1863, the farmstead is laid in a courtyard plan and thus conforms to the earliest designs, dating from 1750 to 1800 (Wade Martins 2002). In keeping with these early model farms, the courtyard at Home Farm is open to the elements in contrast to later fashions (Barnwell and Giles 1997; Wade Martins 2002), whilst the barn is located on the north range of the buildings as early convention also dictated (*ibid*).

Notwithstanding this obvious retrospective bent, the design clearly incorporates some of the new ideas that gathered momentum in the second half of the nineteenth century. During this period, there was a shift in emphasis from arable farming to the rearing of livestock and dairy farming (*ibid*), which is undoubtedly reflected in the incorporation of looseboxes and stalls into the design of the farm. Moreover, mechanization was not widely accepted outside its centres in the north-east and south-west of England (Wade Martins 2002, 201), so the presence of a horizontal lineshaft within the main barn, the threshing barn, underlines how distinctive and progressive the farm was within the local farming community.

- 5.1.4 That this lineshaft was powered by a portable engine as opposed to a horse gin is almost a certainty. The use of horsepower was already in decline by the mid-nineteenth century (Harvey 1980, 135), having been superseded by steam engines, although some horse-gins were constructed in Yorkshire as late as the 1880s (*ibid*). The fact that the west ancillary building is rectangular rather than circular, the common shape of a horse gin, would appear to confirm this room housed a steam engine (Harvey 1980).

5.2 PHASING

- 5.2.1 **Phase 1:** the building appears to have been completed in its entirety from the outset, and as such, there have been little or no changes in the overall plan of the barn and ranges. Indeed, any alterations which have occurred, would appear to concern the buildings around the main complex, such as the Dutch barns to the north, and these fall outside the scope of the survey.
- 5.2.2 Moreover, there would appear to be little evidence to suggest that the internal division of space has been altered a great deal in the last 150 years. The walls are obscured for the most part, which unfortunately hinders the interpretation of relationships between original and later additions. Certainly, the west range would have originally consisted of two separate rooms (4 and 5), despite any contradictions suggested by the Ordnance Survey (1898). There is no evidence to imply that the first floor (6) was added at a later date, and thus, the ground floor partition becomes a vital structural component, rather than a later addition. Moreover, it is likely that the west range was originally partitioned from the barn, as opposed to the open-plan arrangement suggested. The doorway from the barn (1) into room 4 has a marked drop of 0.4 m, which would seem at the very least, impractical for such an arrangement.
- 5.2.3 Similarly, the front of the building (the south range) has been designed with a symmetrical aesthetic in mind, and thus the embrasures, if not the sliding doors themselves, would appear to have been present from the beginning. It is tempting to view these sliding doors, and those throughout the complex, as very modern additions and it is highly likely that those that remain are modern replacements of earlier versions. Certainly, sliding doors were not uncommon in nineteenth century agricultural and industrial buildings, and thus, their place within a progressive and modernistic building, such as Home Farm, is by no means inconceivable. This in turn would suggest that the divisions of space for

the south range were already in place by the completion of the farm, and similar comments may be made regarding the east elevation.

- 5.2.4 **Phase 2:** having established that few alterations have been made, there would appear to be some minor changes, which need highlighting. These are likely to have occurred during the early to mid twentieth century, but the ephemeral nature of the evidence makes this, by no means a certainty. The presence of sandstone flags in several of the rooms, would suggest that this was the original floor covering for the majority of the main complex. Thus, the concrete flooring, which features in most of the stalls within the main complex would appear to be a later addition. Similarly, most of the minor blocking of windows is also likely to have been undertaken during this period, since the chief material employed is stone (as opposed to later breeze block). In addition, it is likely that the timber partitioning in the barn was also added during this period.
- 5.2.5 **Phase 3:** during the latter half of the twentieth century, it is clear that several minor changes have occurred, namely the rebuilding of the engine-house (3) in breeze block and the partial blocking of the door at the south extent of the west range, again with breeze block. The presence of a possible machine-base in the north-west corner of Room 4 has led to speculation that this was the original engine-house, however, no evidence other than the base itself was observed within this room.

5.3 CONCLUSION

- 5.3.1 The main complex of the farm was built as a 'model farm' and was evidently used as just that. Despite some retrospective leanings in its design, the overall outlook was one of dynamism and progress, with a steam-powered engine supplying the power needs of the machinery within the threshing barn, whilst the ranges housed the increasingly important livestock. It was deliberately designed in this manner, and as such, has required little in the way of alteration in the last 150 years. Over time, the steam-powered engine has been superseded with modern technology, but the barn has no doubt functioned as a locale for fodder storage for the livestock still housed within the ranges.
- 5.3.2 In recent years, it is evident that these ranges have been left unused. This is obvious from the lack of doors or windows on the courtyard side of the complex, which must have fallen into disrepair and were never replaced. The main barn, however, has been used as a storage area by the present owner of the cottage, whilst the room to the west of the barn (2) and the engine-house have been used as both garages and storage space.

6. RECOMMENDATIONS

6.1 INTRODUCTION

- 6.1.1 The present scheme of investigation and recording, prompted by the redevelopment of the model farm at Dalton Hall, Burton-in-Kendal, Lancashire, will provide a lasting record of the structure in its present condition

6.2 RECOMMENDATIONS

- 6.2.1 Following the investigation and rapid desk-based assessment, it is envisaged that no further work will need to be carried out at the site.

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8. ILLUSTRATIONS

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Figure 3: Extract from Ordnance Survey Second Edition Map, 1898

Figure 4: Ordnance Survey Third Edition Map, 1915

Figure 5: Ground Floor Plan and Sections of the Model Farm

Figure 6: First Floor Plan of the Model Farm

Figure 7: Cross-sections through the Model Farm

Figure 8: South and West External Elevations of the Model Farm

Figure 9: North and East External Elevations of the Model Farm

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Plate 2: The east elevation of the east range

Plate 3: The north extent of the east range

Plate 4: North-east-facing view of the west range

Plate 5: South-east-facing view of the barn

Plate 6: South-west-facing view of the west extent of the barn, with the original build of the engine house evident on the right

Plate 7: The west elevation (courtyard) of the east range, to the south

Plate 8: The west elevation (courtyard) of the east range, to the north

Plate 9: The east elevation (courtyard) of the west range, to the north

Plate 10: The rear of the clock tower (courtyard) and the south range

Plate 11: Detail of the iron nails on the east wall of the east range

Plate 12: Detail of the clock tower, with a stone bearing the inscription '1863'

Plate 13: The king post trusses in the barn

Plate 14: A truss within the east range

Plate 15: Detail of the partially blocked window on the east extent of the south range (courtyard)

Plate 16: The brick extension of the cottage within the barn

Plate 17: The spoked flywheel and lineshaft within the barn

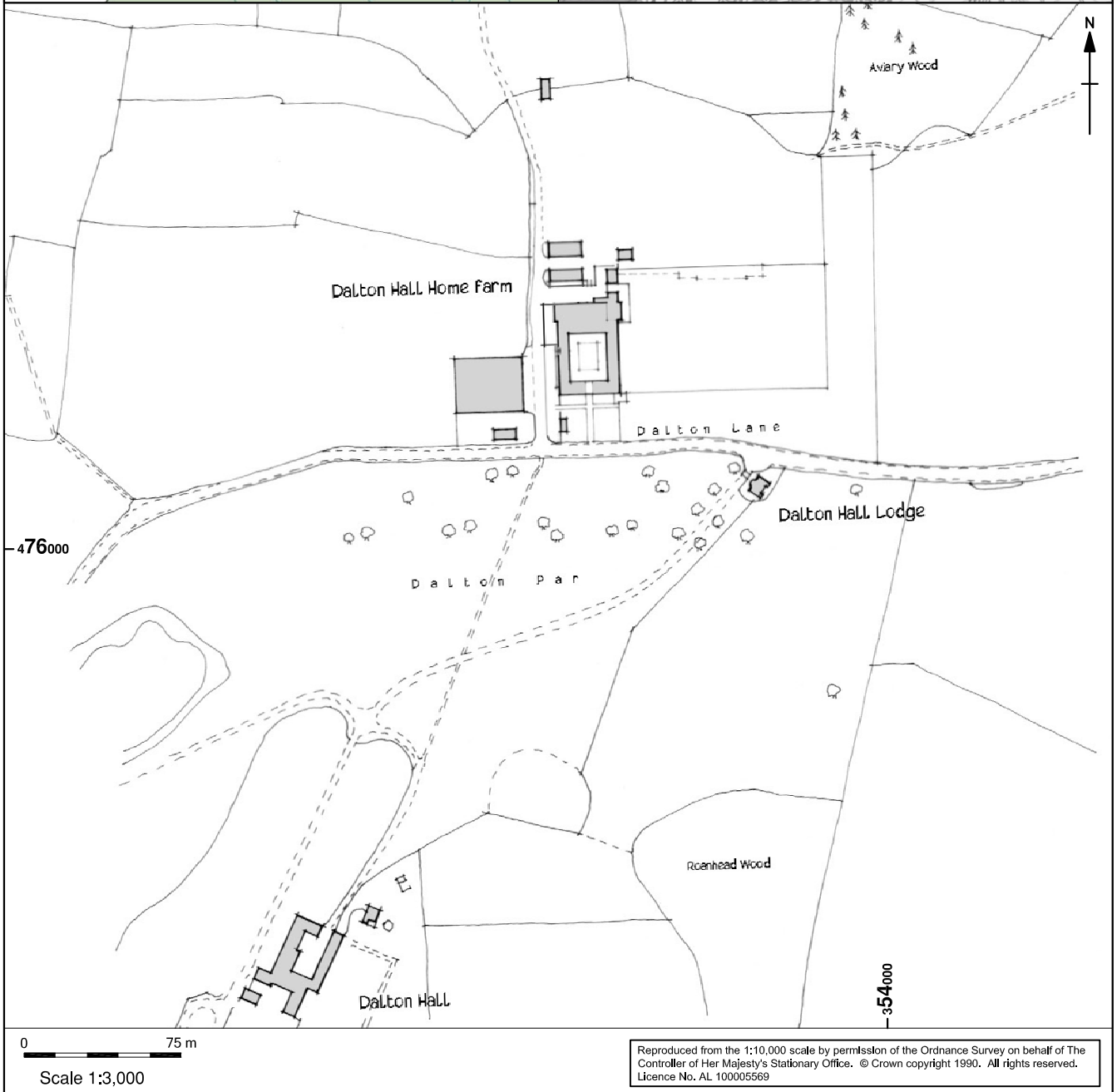
Plate 18: South-east –facing view of the lineshaft and spoked flywheel

Plate 19: General view of room **13**

Plate 20: General view of room **18**

Plate 21: The fireplace in room **12**

Plate 22: The washpot in room **4**, with the blocked flue to the left



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Figure 1: Site Location

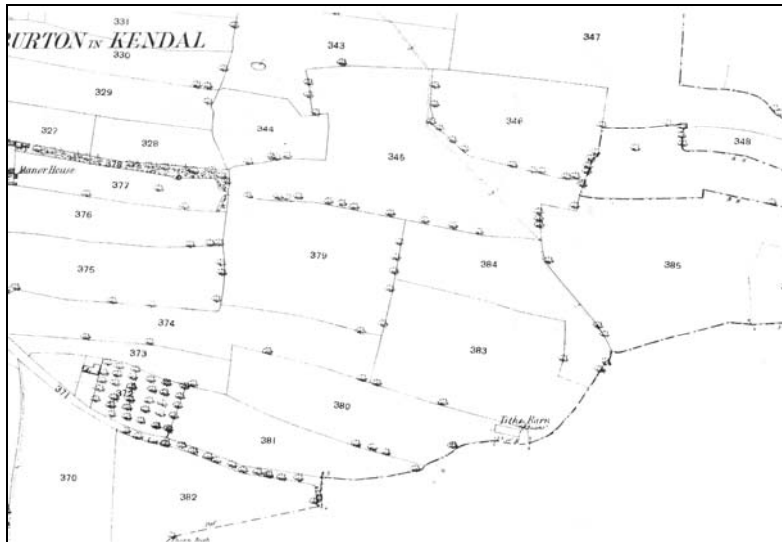


Figure 2: Extract from Ordnance Survey First Edition Map, 1860

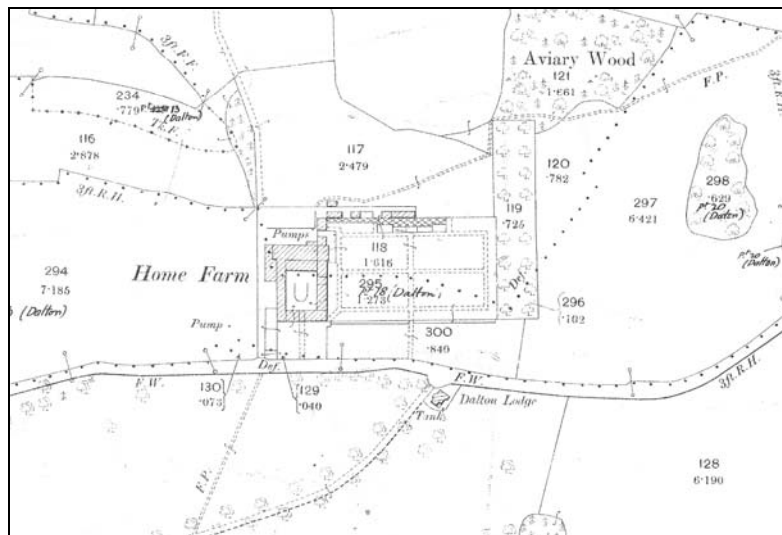


Figure 3: Extract from Ordnance Survey Second Edition Map, 1898

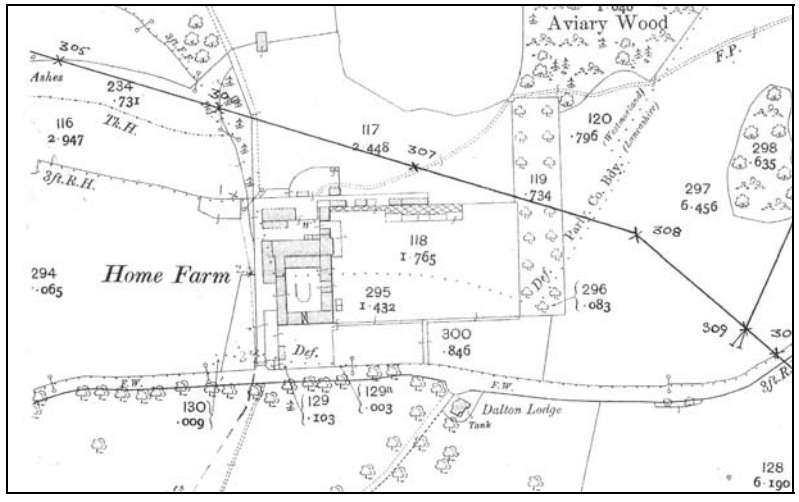


Figure 4: Extract from Ordnance Survey Third Edition Map, 1915

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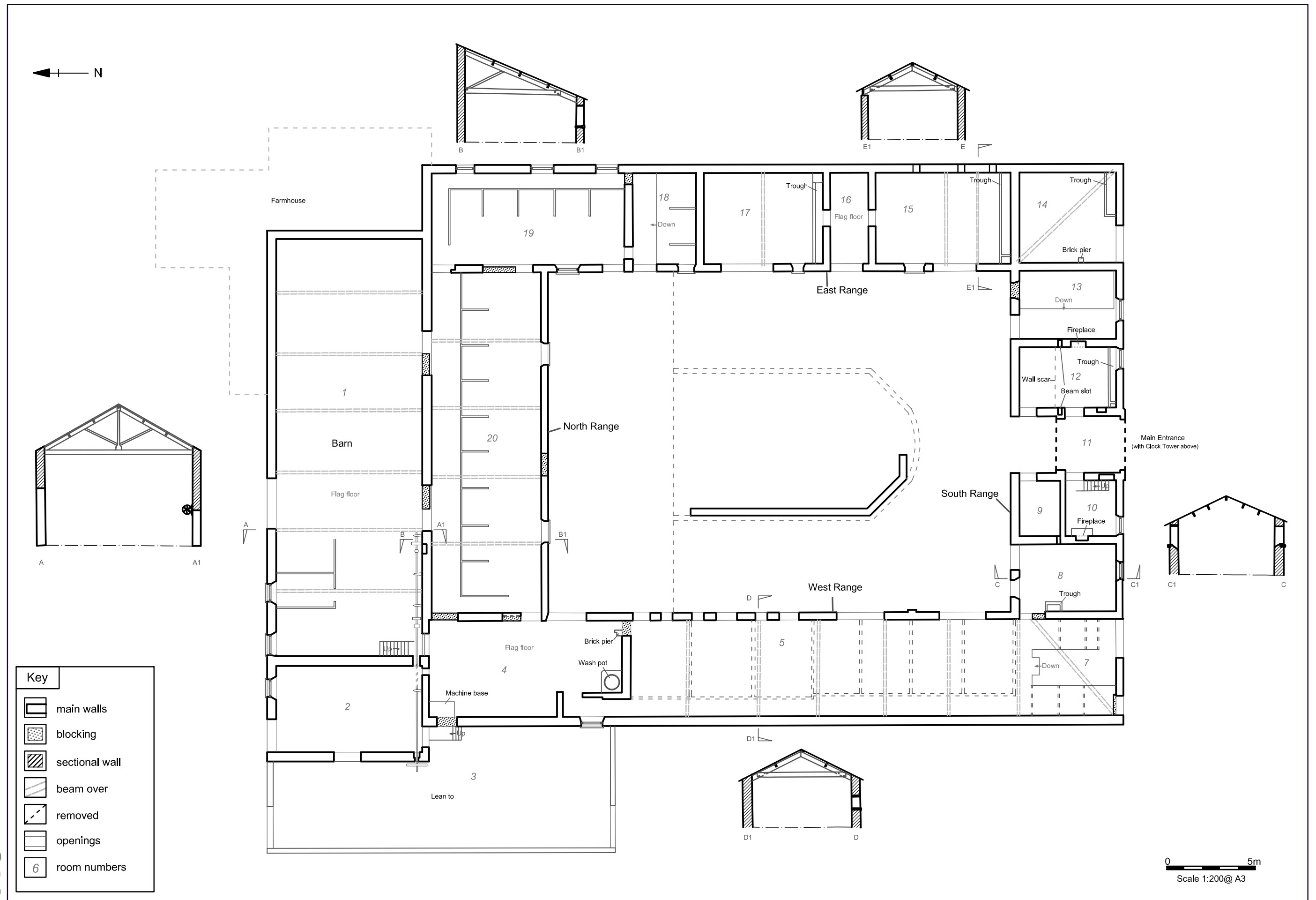
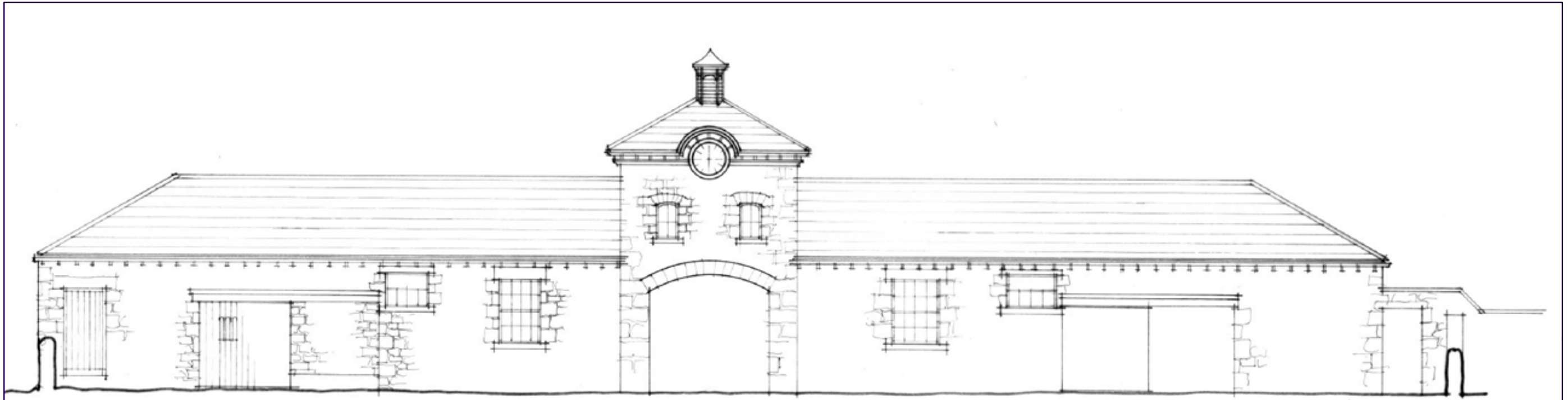
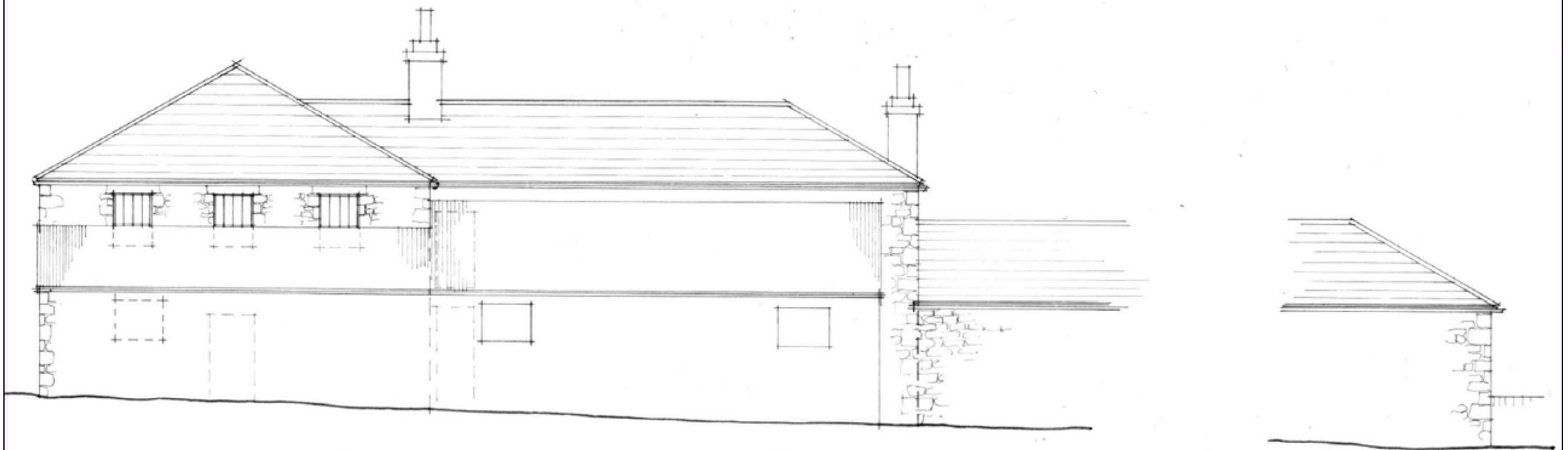


Figure 5: Ground floor plan and sections of the model farm



South external elevation

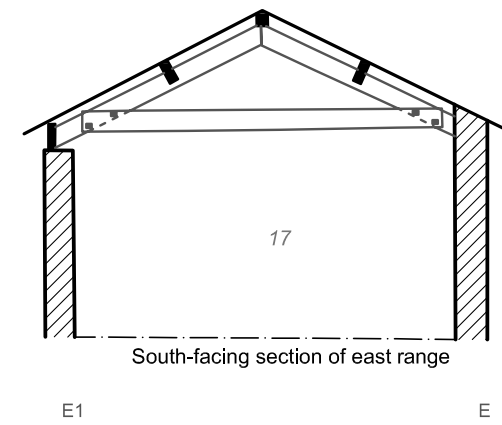
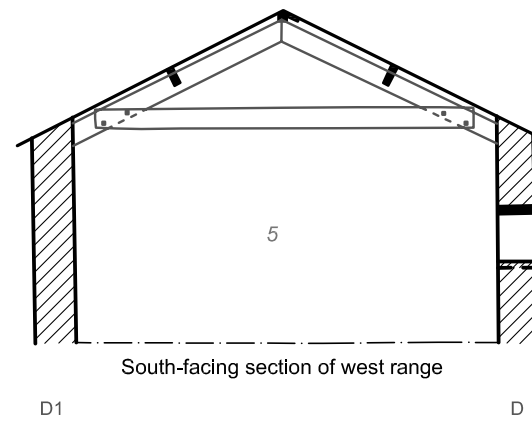
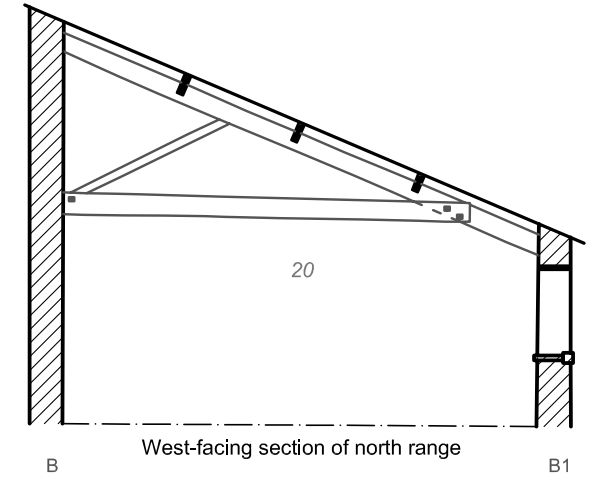
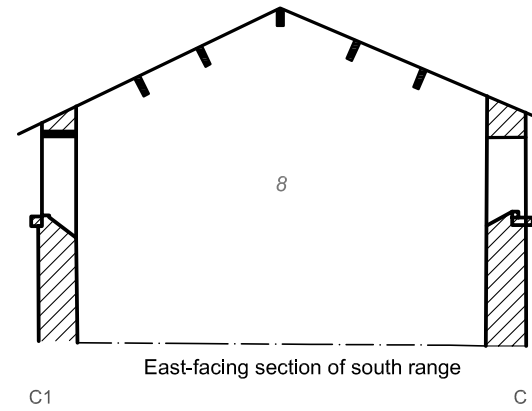
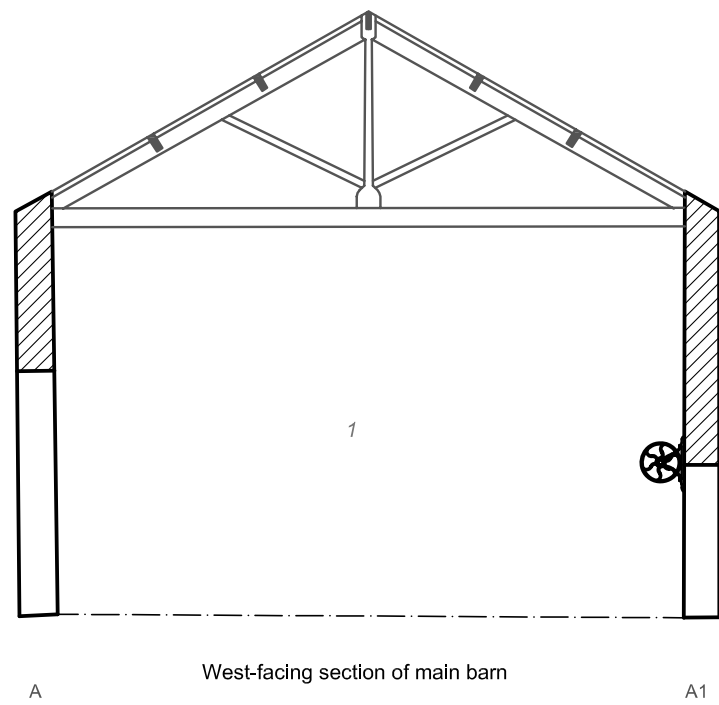


West external elevation

0 2.5m
Scale 1:100@ A3

Figure 8: South and west external elevations of the model farm

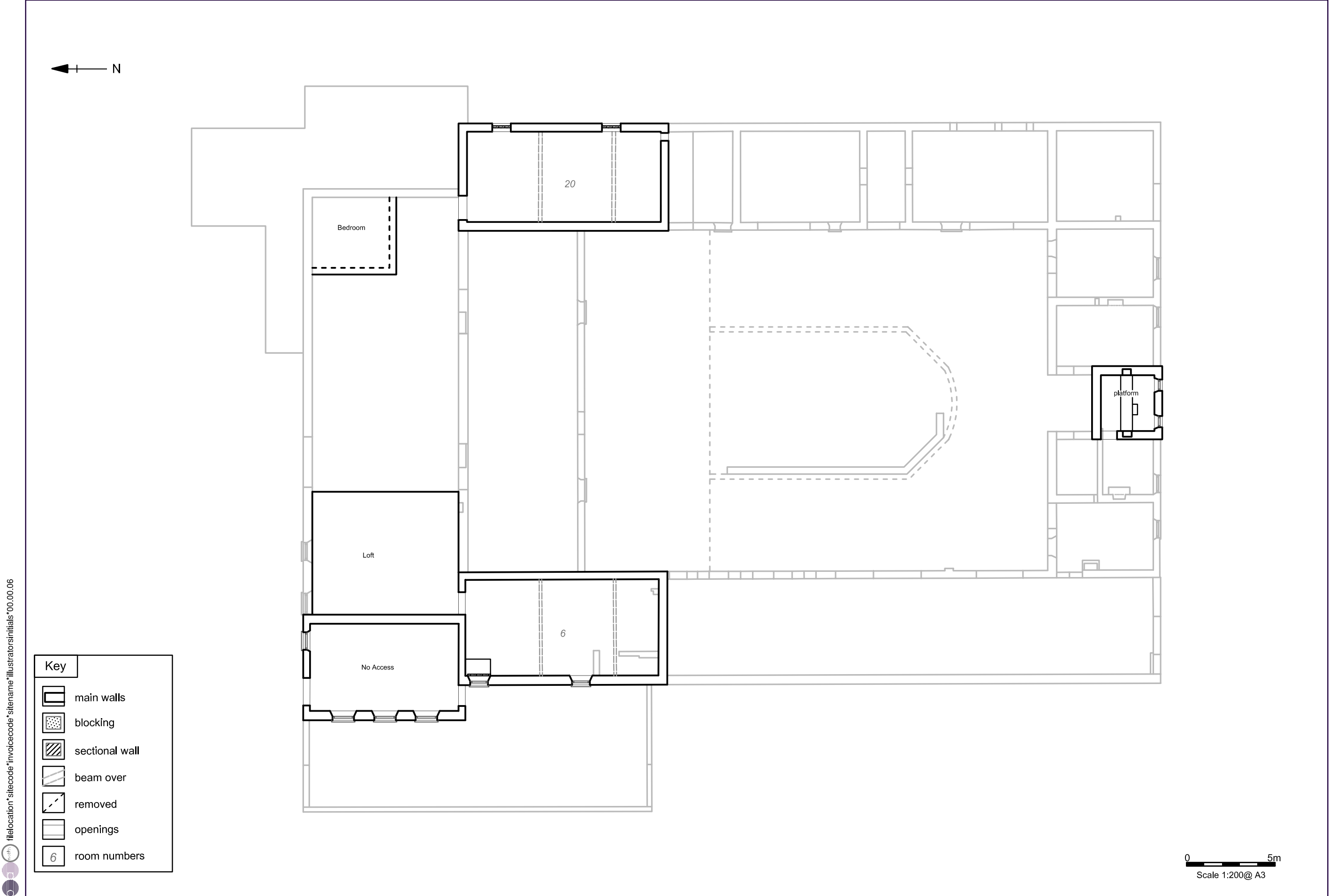
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Key	
	main walls
	sectional timber
	sectional wall
	sectional wall

0 2.5m
Scale 1:100@ A3

Figure 7: Cross-sections through the model farm

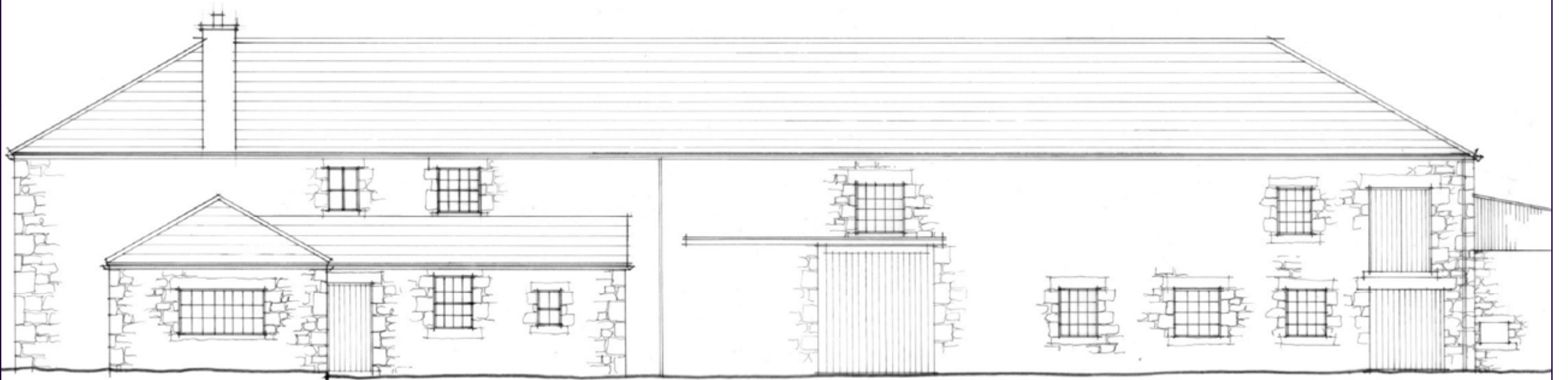


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Figure 6: First floor plan of the model farm



East external elevation



North external elevation

0 2.5m
Scale 1:100@ A3

Figure 9: North and east external elevations of the model farm



Plate 1: The front (south elevation) of the main complex of the model farm



Plate 2: The east elevation of the east range



Plate 3: The north extent of the east range



Plate 4: North-east-facing view of the west range



Plate 5: South-east-facing view of the barn



Plate 6: South-west-facing view of the west extent of the barn, with the original build of the engine house evident on the right



Plate 7: The west elevation (courtyard) of the east range, to the south



Plate 8: The west elevation (courtyard) of the east range, to the north



Plate 9: The east elevation (courtyard) of the west range, to the north



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Plate 18: South-east-facing view of the lineshaft and spoked flywheel



Plate 19: General view of room 13



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Plate 21: The fireplace in room **12**

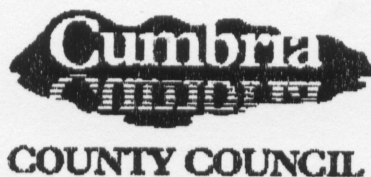


Plate 22: The washpot in room 4, with the blocked flue to the left

APPENDIX 1: PROJECT BRIEF

BRIEF FOR AN ARCHAEOLOGICAL BUILDING RECORDING PROJECT
AT HOME FARM, DALTON HALL, BURTON-IN-KENDAL
CUMBRIA

Issued by the
County Historic Environment Service
Environment Unit, Economy, Culture and Environment



Date of Brief: 26 June 2006

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.

Brief for a building recording project at Home Farm, Dalton Hall, Burton-in-Kendal

SITE DESCRIPTION AND SUMMARY

Site Name: Home Farm, Dalton Hall, Burton-in-Kendal

Grid Reference: SD 5384 7610

Planning Application Reference No.: 5/05/0116

Detailed 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 of Field Archaeologists or the Institute of Historic Building Conservation or equivalent. No fieldwork may commence until approval of a specification has been issued by the County Historic Environment Service.

1. PLANNING BACKGROUND

- 1.1 Cumbria County Council's Historic Environment Service (CCCHES) has been consulted by South Lakeland District Council regarding a planning application for the conversion of a range of former agricultural buildings into offices at Home Farm, Dalton Hall, Burton-in-Kendal. The scheme affects a range of buildings of historic interest which are recorded on the County Historic Environment Record (reference 17002). The proposal will affect the character and appearance of the buildings and as a result a programme of archaeological building recording is required prior to the works taking place.
- 1.2 This advice is given in accordance with guidance given in Planning Policy Guidance note 15 (Planning and the Historic Environment), Planning Policy Guidance note 16 (Archaeology and Planning), and policy C19 of the South Lakeland District Local Plan.

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 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.
- 2.2 Home Farm is a model farm dating to the second half of the 19th century (Historic Environment Record no. 17002).

3. SCOPE OF THE PROJECT

3.1 Objective

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

3.2 Work Required

- 3.2.1 The project should comprise the following elements which are based upon the requirements of a 'Level 3' Survey, as described by English Heritage *Understanding Historic Buildings A Guide to Good Recording Practice, 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*

Brief for a building recording project at Home Farm, Dalton Hall, Burton-in-Kendal

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 appearance; internal photographs of the main rooms of the buildings; scaled detailed photographs of features of architectural or archaeological significance
 - ❖ an architect's scaled plan of the buildings. This should show: their relationship to nearby buildings/significant features, and the location of each photographed feature of architectural or archaeological interest
 - ❖ A copy of any architect's elevation drawings prior to its alteration
 - ❖ where appropriate, section drawings of the buildings showing their vertical relationships

4. PROJECT DESIGN

- 4.1 Before the project commences a specification must be submitted to, and approved by, the County Historic Environment Service. The specification should comprise a written statement setting out a scheme of works to be undertaken.

5. REPORTING AND PUBLICATION

- 5.1 The archaeological work should 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 converted 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, work undertaken and the results obtained
- ❖ Plans, section drawings and photographs at an appropriate scale

- 5.2 Three copies of the report should be deposited with the County Historic Environment Record 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 County Historic Environment Record.

- 5.3 Cumbria HER is taking part in the pilot study for the *Online Access to Index of Archaeological Investigations* (OASIS) project. The online OASIS form at <http://ads.ahds.ac.uk/project/oasis> 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.

6. THE ARCHIVE

- 6.1 An archive must be prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2nd ed. 1991, and arrangements made for its deposit with an appropriate repository. A copy shall also be offered to the National Monuments Record.

- 6.2 The County Historic Environment Service must be notified of the arrangements made.

Brief for a building recording project at Home Farm, Dalton Hall, Burton-in-Kendal

7. FURTHER REQUIREMENTS

- 7.1 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.
- 7.2 All rooms should be clear of obstructions as far as practically possible in order to provide an adequate photographic record to be made.
- 7.3 The involvement of the County Historic Environment Service should be acknowledged in any report or publication generated by this project.

8. FURTHER INFORMATION

For further information regarding this brief, contact

Jeremy Parsons
Assistant Archaeologist
Cumbria County Council
County Offices
Kendal
Cumbria LA9 4RQ
Tel: 01539 773431
Email: Jeremy.Parsons@cumbriacc.gov.uk

For further information regarding the Historic Environment Record, contact

Jo Mackintosh
Historic Environment Records Officer
Cumbria County Council
County Offices
Kendal
Cumbria LA9 4RQ
Tel: 01539 773432
Email: jo.mackintosh@cumbriacc.gov.uk

As part of our desire to provide a quality service to all our clients we would welcome any comments you may have on the content or presentation of this design brief. Please address them to the Assistant Archaeologist at the above address.

APPENDIX 2: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 JB Birch Architect (hereafter the client) has requested that Oxford Archaeology North (OA North) submit proposals to undertake the building investigation of Home Farm, Burton-in-Kendal, Cumbria (SD 5384 7610) prior to proposed conversion taking place. The range of agricultural buildings subject to the development include a barn, sheep pens and the clock tower range, all built about an inner courtyard.

1.1.2 A planning application was submitted to South Lakeland District Council (Planning Application reference 5/05/0116) for the conversion of the range of agricultural buildings to office accommodation. Home Farm, part of the Dalton Hall Estate, is a model farm dating to the second half of the nineteenth century. The buildings are recorded on the County Historic Environment Record (reference 17002). The proposal will affect the character and appearance of the buildings and as a result Cumbria County Council Historic Environment Service (CCCHES) recommended a programme of archaeological building recording. This project design has been prepared in accordance with the CCCHES specifications and following discussions with the County Archaeologist.

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 OA North has considerable experience of the interpretation and analysis of buildings of all periods, having undertaken a great number of small and large-scale projects during the past 24 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. Recent projects of relevance include the former stables at Levens Hall, Cumbria.

1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is **an Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct.

2 OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the agricultural buildings on site.

2.2 To achieve the objectives outlined above the following listed specific aims are proposed:

2.3 **Building Investigation:** to provide a drawn and textual record of the buildings on site to RCHME level III-type survey. The buildings include the barn, clock tower range and sheep pens.

- 2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local and regional context. It will present the results of the building investigation.

3. METHOD STATEMENT

3.1 BUILDING INVESTIGATION

- 3.1.1 **Rapid Desk-Based Assessment:** an examination will be undertaken of all historic Ordnance Survey maps available. Cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on the origin and development of the buildings on site. Trade directories will also be consulted, as will any relevant drawings held by the Dalton Estate (assuming access to any such documents would be permitted).
- 3.1.2 **Prior to commencement of the building investigation the client should remove all modern moveable materials which obstruct the fabric of the buildings.**
- 3.1.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides and black and white contact prints. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:
- (i) The external appearance and setting of the buildings;
 - (ii) The overall appearance of principal rooms and circulation areas;
 - (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the building, and which does not show adequately on general photographs;
 - (iv) Any internal detailed views of features of especial architectural/agricultural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.
- 3.1.4 **Site Drawings:** the following architect's drawings (supplied by the client) will be annotated for the building:
- (i) Ground floor plans of each range to be annotated to show form and location of any structural features of historic significance and recording the form and location of any significant structural details (1:100 scale);
 - (ii) First floor plan of the Clock tower, Area A, Area B and Area C;
 - (iii) Cross-sections through two ranges and the barn (1:50);
 - (iv) Plan showing the location of the buildings in relation to the farmhouse and other agricultural buildings nearby;
 - (v) Copies of the Architect's elevation drawings will be included in the report but not otherwise annotated.
- 3.1.5 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if

inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made (see *Section 9*).

- 3.1.6 The drawings will be used to illustrate the phasing and development of the buildings. Detail captured by the annotation will include such features as blocked window and door openings, wall scars, changes in roof level, and changes in building material. The final drawings will be presented through an industry standard CAD package.
- 3.1.7 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken utilising the OA North building investigation proforma sheets. A description will be maintained to RCHME Level III type survey. This level of recording will include a detailed description of the buildings, an interpretation of the development of the buildings, and will also present the evidence on which this account is based.
- 3.1.8 The written record will include:
- (i) An analysis of the plan, form, fabric, function, age and development sequence of the buildings;
 - (ii) An account of the past and present use of the buildings;
 - (iii) An account of the fixtures, fittings associated with the buildings, and their purpose;
 - (iv) Identification of key architectural/agricultural features (including fixtures and fittings) which should be preserved in-situ;
 - (v) A discussion of the relative significance of rooms within the buildings;
 - (vi) A description of the historic context of the buildings including their relationship with nearby buildings in architectural and functional terms and so forth.

3.2 REPORTS /ARCHIVE

- 3.2.1 The report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the report will be supplied to the client and a further three copies to the SMR.
- 3.2.2 **Report:** the content of the report will comprise the following:
- (i) a site location plan related to the national grid;
 - (ii) a front cover to include the planning application number and the NGR;
 - (iii) a concise, non-technical summary of the results;
 - (iv) an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
 - (v) a description of the methodology employed, work undertaken and results obtained;

- (vi) copies of plans, photographs, and other illustrations as appropriate;
 - (vii) a copy of this project design, and indications of any agreed departure from that design;
 - (viii) the report will also include a complete bibliography of sources from which data has been derived.
- 3.3.3 **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). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 3.2.4 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria SMR (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office.
- 3.2.5 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
- 3.2.6 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4. HEALTH AND SAFETY

- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

5 PROJECT MONITORING

- 5.1 **Access:** liaison for basic site access will be undertaken through the client.
- 5.2 Whilst the work is undertaken for the client, the County Archaeologist or his representative will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with CCCHES in consultation with the client.

6 WORK TIMETABLE

- 6.1 **Rapid Desk-Based Assessment:** two days would be required to complete the documentary search.
- 6.2 **Building Investigation:** approximately five days in the field will be required to complete this element.
- 6.3 **Reports/Archive:** the report and archive will be produced within eight weeks of completion of the fieldwork. OA North can execute projects at very short notice once a formal written agreement has been received from the client.

7 STAFFING

- 7.1 The project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North senior project manager) to whom all correspondence should be addressed.
- 7.2 Both elements of the fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

8 INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

REFERENCES

English Heritage, 1991 *Management of Archaeological Projects*, second edition, London

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

APPENDIX 3: ARCHIVE CONTENTS

Record group	Contents	Comments	Box/File Number
	Introduction Project Brief Project Design		1
A	Report Final Report		1
B	Primary Fieldwork Records Building Records Sheets		1
C	Primary Drawings Developers Plans Drawing Indices Plans/Sections		1
D	Finds Box and Bag Lists Finds compendium Object Record Sheet Specialist Reports Box Lists	N/A	
E	Environmental Records Primary Records Specialist Reports	N/A	
F	Photographic Record Photographic Indices Monochrome Colour Slides Digital		1
G	Electronic Media		1