

BARN AT BEETHAM HALL, BEETHAM, MILNTHORPE, CUMBRIA



**Archaeological
Building
Investigation and
Watching Brief**

Oxford Archaeology North



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J A Fishwick

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SUMMARY

Mr J A Fishwick made a planning application (Reference 5/06/1326) to South Lakeland District Council to convert the Grade II listed east barn at Beetham Hall Farm, Beetham, Milnthorpe, Cumbria (SD 4996 7907) to business premises for his firm of undertakers. The barn is recorded in the County Historic Environment Record (reference 22713), whilst Beetham Hall itself is a fortified manor-house dating from the thirteenth century (Historic Environment record no. 2518). In addition, part of the site is legally protected as a Scheduled Monument (SM no CU 327), including underneath the barn proposed for conversion.

As part of the planning procedure, Cumbria County Council Historic Environment Services (CCCHES) recommended a building investigation of English Heritage (2006) Level III standard for the barn. This was to include a rapid desk-based assessment, which would provide an historical background and detail any changes in the development of the buildings. In addition, an extensive site investigation was to be undertaken, comprising written descriptions, an extensive photographic record, and site drawings of the floor plans and elevations. A watching brief on groundworks to be undertaken during the development was also recommended. The results of these are included within this report.

Following these recommendations, Mr Fishwick requested that Oxford Archaeology North (OA North) undertake the building investigation and Watching Brief, which were completed respectively during April and August 2007.

The building investigation concluded that the barn dates to the late eighteenth or early nineteenth century and was part of an established farmstead by the mid nineteenth century. In its original form, it was undoubtedly used as a threshing barn, hayloft and animal shelter, but a recorded change of occupancy by the mid to late nineteenth century appears to have affected both the building's function and form. The period witnessed improvements in threshing technology and transport, and a shift from arable to livestock and dairy farming, and this clearly resulted in the building of the east extension and the insertion of more stalls within the shed. From the late nineteenth and early twentieth century, the building appears to have been altered very little, with the exception of repairs and maintenance. Certainly, the slate roof to the rear of the building (east) was replaced with corrugated iron during the mid to late twentieth century, whilst a modern Dutch barn was erected in the late twentieth century.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Mr Fishwick for commissioning and supporting the project. Additional thanks are also due to the staff of the County Record Office in Kendal.

Chris Ridings and Kathryn Levey undertook the building investigation and Andy Bates conducted the watching brief. The documentary research and report were written by Chris Ridings and Andy Bates, whilst 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 Mr J A Fishwick made a planning application (5/06/1326) to South Lakeland District Council for the conversion of the east barn at Beetham Hall Farm, Beetham, Milnthorpe, (SD 4996 7907) (Fig 1). The barn is recorded in the County Historic Environment Record (reference 22713), whilst Beetham Hall itself is a fortified manor-house dating from the thirteenth century (Historic Environment record no. 2518). In addition, part of the site is legally protected as a Scheduled Monument (SM no CU 327), including underneath the barn proposed for conversion. Subsequently, an archaeological building investigation of English Heritage (2006) Level III standard was recommended by Cumbria County Council Historic Environment Services (CCCHES) in order to assess the significance of the building prior to its restructuring. Historical research aimed at providing a better understanding of the barn and farm was also recommended. Additionally, an archaeological watching brief was to be undertaken during the development of the site. As a result, Mr Fishwick requested that Oxford Archaeology North (OA North) undertake both the building investigation and the watching brief.

2. METHODOLOGY

2.1 PROJECT BACKGROUND

- 2.1.1 Following a brief by Cumbria County Historic Environment Service, OA North produced a project design (*Appendix 1*) to undertake the work. This was accepted by Mr Fishwick and subsequently, OA North was commissioned to undertake both the building investigation and background research. These aspects of the project were carried out in April 2007, and the watching brief in August of the same year.
- 2.1.2 The building investigation, which conformed to Level III standard (English Heritage 2006), comprised a descriptive internal and external record combined with drawings and a detailed photographic record. Additionally, an assessment of Ordnance Survey and other available cartographic sources was undertaken. The watching brief monitored all sub-surface groundworks being completed by the development for archaeological remains.

2.2 HISTORICAL RESEARCH

- 2.2.1 A rapid desk-based assessment of the barn was carried out in order to provide a general historical background for the building and identify any evidence that might date phases of construction and rebuilding within the structure. 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 detail information, where available, about the barn and the surrounding landscape.
- 2.2.2 **The County Record Office (Kendal):** original documentary sources and early maps of the site were examined for any evidence, which would show the building's development, geographical and historical context, and ownership.
- 2.2.3 **OA North Library:** Oxford Archaeology North has already undertaken an assessment of Beetham Hall and Tower (OA North 2006), in order to compile a management plan. Naturally, the collated historical detail has a bearing here.

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 their 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 of the barn, 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

drawing was then digitised using an industry standard CAD package to produce the final drawing.

- 2.3.3 **Photographs:** photographs were taken in both black and white and colour print 35mm formats, as well as digital format. The photographic archive consists of general shots of the barn, as well as shots of specific architectural details.

2.4 WATCHING BRIEF

- 2.4.1 A programme of field observation was completed during groundworks undertaken at the site (Fig 1). These groundworks were conducted under constant archaeological supervision, with all exposed soil horizons examined and described and spoil heaps checked for unstratified finds.
- 2.4.2 A daily record of the nature, extent and depths of groundworks was maintained throughout the duration of the project. Archaeological contexts were recorded on OA North's *pro-forma* sheets, using a system based on that of the English Heritage Centre for Archaeology. A monochrome, colour slide and digital photographic record was maintained throughout the work

2.5 ARCHIVE

- 2.5.1 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 in Kendal.
- 2.5.2 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 An examination was made of cartographic sources, in order to place the results of the building investigation into an historical context. These sources, which provide evidence of the development of the barn and the farmstead at Beetham Hall from the mid nineteenth century to the early twentieth century, are summarised below in the form of a map regression.

3.2 BEETHAM HALL

- 3.2.1 Beetham Hall is a fortified house situated on the west side of the A6 and approximately 0.5km to the south of the small village of Beetham in Cumbria. From the early thirteenth century until the late fifteenth century, the hall was owned by the de Bethum (or Bethom) family. A survey in 1254 referred to '*the Hall of Bethum with other houses within the court*', suggesting some form of defensible enclosure, whilst later references actually describe the manorial seat as a castle (Bulmer 1885, Ryder 2002). Indeed, in 1347 Ralph de Bethum III was ordered to transfer prisoners from his '*castle*' to the Tower of London. Following the War of the Roses, Beetham passed to the Middleton family and then to the Early of Derby. There are some later references to a siege during the English Civil War, in either 1644, or perhaps 1651, which left the house partly in ruins (*ibid*).
- 3.2.2 By the mid-nineteenth century, Beetham Hall had become an established farmstead, and was occupied by John Harrison Snr (Kelly 1858), whilst towards the end of the century, Webster John Crayston had become the incumbent farmer (Bulmer 1885).

3.3 LISTED DESCRIPTION

- 3.3.1 The listing for Beetham Hall understandably concentrates on the main building itself, but a small entry does exist for the barn which reads as follows: *Barn. Probably C18 or early C19 with later additions to East. Rubble walls with quoins and through stones. Graduated greenslate roof to West, corrugated metal to East. 7 Bays. 2 Waggon entrances, with board doors and roughly-cut stone surrounds, under slate canopies. Window to left of right-hand entrance has stone mullions and surrounds. 2 doors to right. Pitching eyes to upper floor.*

3.4 MAP REGRESSION

- 3.4.1 ***Tithe Map 1848:*** the farmstead would appear to be consistent with the extant buildings, but the barn itself is markedly different from its current size and plan. At its south end, the barn appears to be substantially wider with a canted south-west corner, undoubtedly to allow the free access of a wagon or cart between the barn and the range of buildings to the south. This canted corner

forms part of an extension projecting from the west elevation, whilst at the north extent, of the barn, there would appear to be a small outshut. As the building is depicted as a single entity, there is little to distinguish the division of space, so these suggested divisions are little more than conjecture.

- 3.4.2 **Ordnance Survey First Edition 1862** (Fig 2): the farmstead appears to be comparable to that depicted in the earlier Tithe Map and, similarly, the building appears to be wider towards the south end and also has a projecting central room. Aside from this, little else can be said, as the scale is too insufficient to furnish any great detail.
- 3.4.3 **Ordnance Survey First Edition 1881** (Fig 3): the depiction of the barn from the late nineteenth century shows that it was divided into three separate areas. At the south end, the building appears to be narrower with no evidence of the canted corner noted on the earlier mapping, although there is a suggestion that the corner has been chamfered (as it is presently). The projection on the west elevation is still present, although this central area is now depicted as a single space spanning the entire width of the building, whilst the presence of a small outshut at the north end of the building is confirmed.
- 3.4.4 **Ordnance Survey Second Edition 1898** (Fig 4): the depicted barn would appear to be similar in size and plan to the current barn, although its south extent would appear to be abutting the adjacent range of buildings. Whether this is actually the case or simply the limitations of the cartography is a matter of conjecture. Certainly, instead of the tripartite building of fifty years earlier, the barn is now a single rectangle with a discreet porch on its west elevation. To the east of the barn, there would appear to be a raised platform running the length of the building, in the area now occupied by the Dutch barn. The presence of this
- 3.4.5 **Ordnance Survey Third Edition 1914** (Fig 5): the barn would appear to be the same as the previous mapping, although there would appear to be more space between the south range and the barn. The rest of the farmstead remains essentially the same as the previous source.

4. BUILDING INVESTIGATION RESULTS

4.1 INTRODUCTION

- 4.1.1 The barn lies at the north end of the Beetham Hall complex, and is a large, two-storey, stone building comprising a rectangular barn with a later extension added to its east elevation. It is aligned north-west to south-east, but for ease of reference, the building is treated as north/south along its long axis throughout this report (Fig 6).

4.2 THE BARN EXTERIOR

- 4.2.1 The original barn and the later extension are constructed from coursed limestone rubble with well-cut, rock-faced quoins on the dressings and margins (Plate 1), whilst the south-west corner features stop-chamfering on the lower courses of the quoins. There is a distinct uniformity in build between the original barn and the east extension, to the extent that the south elevation appears to be a single continuous build. The north elevation, however, clearly has a distinct butt-joint between the builds of the original barn and its later counterpart.
- 4.2.2 The roof is laid with diminishing courses of Cumbrian slate on its west side and corrugated iron sheets inlaid with four perspex skylights on its east side (Plate 2), whilst the roof of the later extension is similarly laid with corrugated sheeting. The internal construction of the roof includes eight roughly-hewn tie-beams trusses, which are more rudimentary at the east end of the building (Plate 2), and which support trenched purlins (two per pitch) and a ridge plate. In the east extension the roof is constructed from half tie-beams with four trenched purlins and a cross-beam that supports the three ties at the south end of the building. An inaccessible loft at the north end of the extension is supported by the tie-beams of the trusses in conjunction with two pairs of steel beams.
- 4.2.3 On the front elevation (west), there are a pair of large wagon doors sheltered by timber-frame porches laid with regular-coursed Cumbrian green slate (Plate 3), whilst the surrounds feature well-cut, rock-faced quoins, which are typical of the building. The doorways have been partially blocked with infill to create windows, whilst the upper sections of the matchboard doors themselves have been retained as shutters. Similarly, there is a small inserted window between these wagon doors, with a projecting sill of Cumbrian slate, as well as a timber lintel and jambs. Above this existing timber surround, there is a stone lintel from the original doorway, whilst beneath the sill, there is a mixed infill of klinker block and brick. There are also two further blocked doors at the south end of this elevation, which have been partially infilled with rubble and converted to narrow casements (Plate 3).
- 4.2.4 On the rear (east) side of the building, the main entrance was originally in the centre of the elevation, but this has since been infilled with klinker block. As with the rest of the barn, the surround features well-cut, rock-faced quoins and

lintels, whilst the former doorway stands 1.1m above the present ground level of the Dutch barn. There is no tangible evidence for a set of steps, which would suggest that the ground level on this side of the building has been significantly reduced, presumably during the building of this later barn. Access into the extension is now provided by a doorway at the north end of the elevation, which has a deep stone lintel, splayed reveals with concrete-render, and a sliding door of matchboard construction.

- 4.2.5 On the south elevation, there would appear to be some considerable remodelling to accommodate a modern wagon door, which appears to cut through two earlier apertures. To the right, there are the remains of an earlier wagon doorway marked by a segmental voussoir of rough stone, and infilled with rubble, whilst to the left there is a deep, rock-faced lintel over the remains of a door/window. In addition, there are also a pair of doors towards the right end of this elevation, providing access into the later extension. Of the two, the left door is a very tall and narrow door with a deep lintel and quoins, which is boarded over at its upper limits. Its counterpart on the right is markedly shorter with a deep lintel and well-cut, rock-faced quoins. Finally, on the north elevation, there is a modern inserted door of matchboard design, featuring a machine-cut timber lintel and jambs. Directly above this doorway, there is a large deep lintel, again rock-faced but well-cut, which would appear to mark the position of an earlier window.
- 4.2.6 There are few windows on the exterior, aside from the former doorways noted above. There are three casements on the east elevation of the later extension, and a further casement to the left of the inserted door on the north elevation. In addition, the original build of the barn on this elevation contains three blocked windows overlain by a roughly-hewn timber beam, although the true extent of each window is somewhat indistinct. Moreover, on both this and the west elevation, there is a hayloft door. Whilst the latter has a projecting stone sill, flush lintel and matchboard door, the former has been blocked with stone rubble.

4.3 THE BARN INTERIOR

- 4.3.1 The walls of the original barn are covered with a thick limewash render, whilst a series of joist slots along the east and west walls at the south end of the barn indicate the extent of a former hayloft. The floor is laid to concrete with an inclined plinth running down either side of the barn to provide drainage from the timber cattle stalls, which line the west and east walls (Plate 4).
- 4.3.2 On the south wall, there is evidence of the same segmental voussoir, that was noted on the exterior of the building, whilst the blocked door/window is again visible as on the exterior. On the east wall of the original barn, there are four blocked doors, three of which are infilled with stone, whilst the fourth has been blocked with concrete (Plate 4). Only three of these are visible on the obverse of the wall, whilst the fourth is concealed beneath the cement render (Plate 5).

- 4.3.3 At the north end of the barn, there is a small doorway leading into both the east shed extension and the small storage area, which has a modern ledged and braced matchboard door with concrete and timber lintels. It obscures the majority of an earlier/ original aperture, but on the north side of the doorway, there are the remains of a timber lintel and some brick infill (Plate 6).
- 4.3.4 On the north elevation there are three, or possibly even four blocked windows. Unlike the exterior elevation, which has a re-used roughly-hewn beam, each window has its own unfinished, deep timber lintel. As on the exterior of the elevation, there is a blocked hayloft access-hatch towards the upper reaches of the elevation, and similarly on the west elevation, there is a further hayloft access, as well as an adjacent blocked hatch (Plate 7).
- 4.3.5 The extension to the east has a plain concrete floor with a timber-covered pit for sheep-dipping or a similar activity, whilst the walls are lime-washed with a partial render of cement (Plate 8). Additionally, to the north there is an inserted klinker block wall, which partitions the small storage room, and a low concrete wall/plinth runs along the west elevation. Apart from this, there is little of note aside from a few windows and doors. On the west elevation, there are three barred and partially blocked casement windows (Plate 9), with a further casement on the north wall of the small storage room. Additionally, there are three doors on the west elevation as described above (*Section 4.3.2*), two external doors on the south elevation, and a blocked door on the west elevation (Plate 10).

5. WATCHING BRIEF

5.1 INTRODUCTION

- 5.1.1 An archaeological watching brief was maintained during groundworks undertaken by the developer, as detailed in the methodology. The results of the watching brief are presented in tabular form below. The areas referred to are located in Figure 7.

Groundworks	Results
Excavation of seven holes for stanchions, along the exterior of the eastern wall of the barn (Fig 7).	Seven areas were excavated, a maximum of 2.5m in length and a maximum of 1.8m in width, aligned on an east/west orientation. These effectively formed seven test pits (TP). TP 1 measured 1.24m deep; TP 2 was 0.95m deep; TP 3 was 0.9m deep; TP 4 was 0.8m deep; TP 5 was 0.5m deep; TP6 was 0.5m deep; and TP7 was 0.9m deep (Fig 7; Plates 13 and 14). Each of these was excavated into a glacial till, comprising a mid-grey coarse sand clay till with 25-50% sub-angular and sub-rounded stone inclusions (maximum of 0.13m by 0.10m by 0.07m). Limestone bedrock was located at the base of Test Pits 2 to 7. No deposits of any archaeological significance were located.
Excavation of area for cess tank, in field to the east of the barn (Fig 7).	The excavation for the cess tank measured 4.30m by 2.0m by 0.75m, excavated on a east/west orientation. Topsoil comprised a very dark grey fine sand silty clay, 0.33m thick. Within the upper 0.15m of the soil horizon was a layer of rounded stones, which were of a maximum size of 0.23m by 0.12m by 0.10m (Plate 13). The total area of this stone layer measured 3.5m by 4.3m (Fig 7). The subsoil comprised a dark orange brown fine sandy-silty-clay 0.45m thick. A mid-orangey brown medium sandy-clay till was located at the base of the excavation (Plate 14).

- 5.1.2 The stone located within the soil horizon of the cess tank excavations may have been placed to form hard standing in front of a gateway. Alternatively, it might represent the remains of a stone heap, the stone either being used in construction elsewhere or forming the base of a clearance cairn.

6. DISCUSSION

6.1 INTRODUCTION

- 6.1.1 The investigation in conjunction with the rapid desk-based assessment has revealed that the barn would appear to have been built during the late eighteenth or early nineteenth century. Since the barn's construction, considerable remodelling has taken place, not least the addition of the extension on the north elevation, and these developments may be ascribed to three broad phases.
- 6.1.2 **Phase One:** the barn could conceivably have been built as early as the late eighteenth century, but was certainly built in some form by the early to mid nineteenth century (Tithe Map 1845, Ordnance Survey 1862). The mapping suggests that the original building was different to its present dimensions (notwithstanding the later addition of the extension), particularly at its south end, with its rather unusual canted corner. However, the quoins on this southwest corner demonstrate little evidence of either scarring or rebuild, which leads to the conclusion that the canted corner on the mapping is little more than an inaccurate depiction. The Tithe Map and Ordnance Survey (1862, 1881) also suggests that the central area of the west elevation stood proud of the rest of the wall, but this probably indicates little more than the presence of a timber porch, which has left little if any tangible evidence following its removal.
- 6.1.3 The building was undoubtedly used as a threshing barn originally, hence the pair of wagon doors with small winnowing doors to the rear. The presence of two sets of wagon doors suggests that in this instance, the barn had two threshing floors, but this was by no means uncommon in larger structures (Brunskill 1987). Additionally, the building appears to have had at least one hayloft, as evidenced by the loft doors and joist slots, and a livestock stall to maximise the use of the enclosed space.
- 6.1.4 **Phase Two:** a change of occupancy, from John Harrison Snr (Kelly 1858) to Webster John Crayston (Bulmer 1885), took place during the mid to late nineteenth century, and this appears to have been a catalyst for change. Certainly, by the late nineteenth century (Ordnance Survey 1898) a shed had been added to the east elevation of the barn, creating the recognisable structure that stands today and this is likely to be a reflection of wider trends in farming during that period. As technology improved during the nineteenth century (Brigden 2003; Harvey 1980) the threshing process became mechanised and mobile, and thus could be undertaken in the fields without the need for a barn. Simultaneously, there was a shift away from arable farming to the rearing of livestock and dairy produce, which was no doubt assisted by improved transportation (Barnwell and Giles 1997; Wade Martins 2002). The rail network, in particular, ensured that milk, a previously perishable foodstuff, could now be transported quickly and efficiently to the urban centres (Harvey 1984), which in turn boosted an already increasing demand (Harvey 1980). Thus, the stalls in the main barn could conceivably have been inserted during this period, as the threshing floors became superfluous. In light of this, the

extension of the barn may have been used to accommodate a milking parlour or dairy. This would certainly afford the farm owner the opportunity to increase his stock and tap in to this burgeoning dairy market. Notwithstanding this, the extension appears to have had at least one purpose, namely as a sheep-dipping facility or a similar activity. This does not preclude other uses of the building, as the sheep-dipping was only a seasonal activity and the timber floor covering would have allowed other uses throughout the rest of the year.

- 6.1.5 Following the addition of this shed, several alterations were made to the original fabric of the building. The majority of doors on the east elevation were rendered redundant, and were accordingly blocked, whilst the door at the north end of the same elevation was inserted in place of what appears to be an earlier window. At the south end of the barn, the original, segmental wagon doors and the window to the left of these, were blocked and a squared wagon door was inserted in their stead.
- 6.1.6 ***Phase Three:*** during the mid to late twentieth century, the roof to the rear of the building was replaced with corrugated iron sheets, whilst the Dutch barn was built on the land adjacent to the east elevation. Subsequently, the ground surface, including the raised plinth along the entire east wall of the barn, was dropped to its present levels. This in turn led to the blocking of the door in the centre of the elevation, and the use of the sliding door and plinth.

6.2 CONCLUSION

- 6.2.1 The barn dates to the late eighteenth or early nineteenth century and was part of an established farmstead by the mid nineteenth century. In its original form, it was undoubtedly used as a threshing barn, hayloft and animal shelter, but a change of occupancy by the mid to late nineteenth century appears to have affected both the building's function and form. Improvements in threshing technology and transport, in conjunction with a shift from arable to livestock and dairy farming, resulted in the building of the east extension and the insertion of more stalls within the shed. The building appears to have been unaltered very little from this point onwards aside from repairs and maintenance. Certainly, the slate roof to the rear of the building (east) was replaced with corrugated iron during the mid to late twentieth century, whilst a modern Dutch barn was erected in the late twentieth century.

7. RECOMMENDATIONS

7.1 RECOMMENDATIONS

- 7.1.1 The building investigation, and rapid desk-based assessment are intended as a lasting record of the barn at Beetham Hall Farm prior to their conversion and development, and as such, no further investigation of the standing structure is required.
- 7.1.2 Further groundworks are to be undertaken by United Utilities and it is recommended that a watching brief is maintained for the duration of these works

8. BIBLIOGRAPHY

8.1 PRIMARY AND CARTOGRAPHIC SOURCES

Tithe Map 1848

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Ordnance Survey Third Edition 1914, Westmorland, 25": 1 mile

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9. ILLUSTRATIONS

9.1 LIST OF FIGURES

Figure 1: Site Location

Figure 2: Extract from Ordnance Survey First Edition 1862, Westmorland, 6" to 1 mile series

Figure 3: Extract from Ordnance Survey First Edition 1881, Westmorland, 25" to 1 mile series

Figure 4: Extract from Ordnance Survey Second Edition 1898, Westmorland, 25" to 1 mile series

Figure 5: Extract from Ordnance Survey Third Edition 1914, Westmorland, 25": 1 mile

Figure 6: Plan of the Barn at Beetham Hall

Figure 7: Plan of the Watching Brief Areas

9.2 LIST OF PLATES

Plate 1: The west elevation of the barn.

Plate 2: Detail of the most northerly truss within the barn.

Plate 3: Detail of the porch and blocked doors at the south end of the west elevation.

Plate 4: Detail of the stalls and one of the blocked doors on the east elevation.

Plate 5: Detail of the blocked doors on the west elevation of the extension.

Plate 6: Detail of the replacement door on the east elevation.

Plate 7: Detail of the blocked hatch on the west elevation of the barn.

Plate 8: North-facing view of the interior of the east extension.

Plate 9: Detail of one of the casements on the east elevation of the extension.

Plate 10: Detail of the blocked door on the east elevation of the extension.

Plate 11: South-facing section of Test Pit 4.

Plate 12: General shot of test pit excavations, looking south west.

Plate 13: Stone layer located within cess tank excavations, looking west.

Plate 14: South-facing section of cess tank excavations.

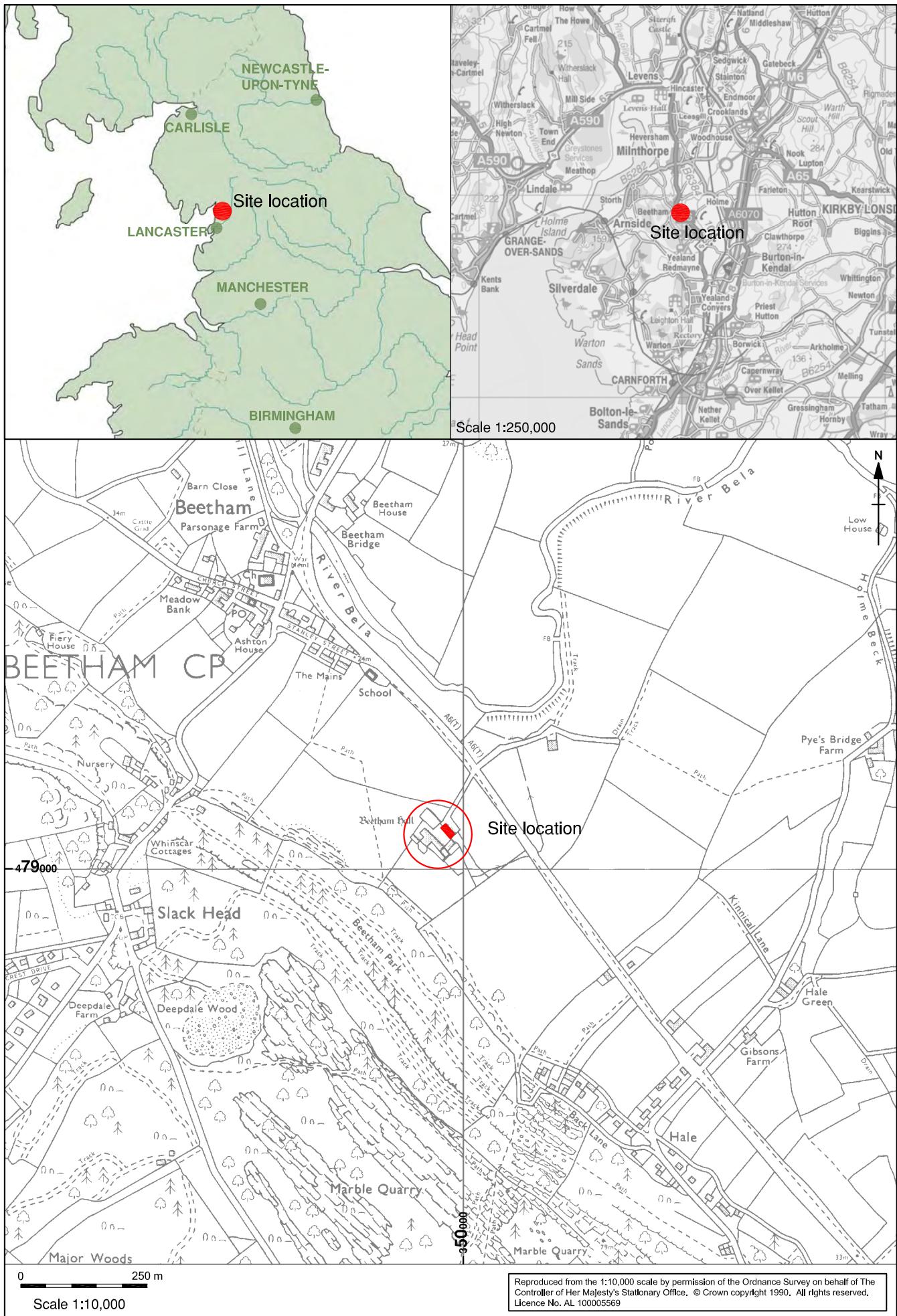


Figure 1: Site Location

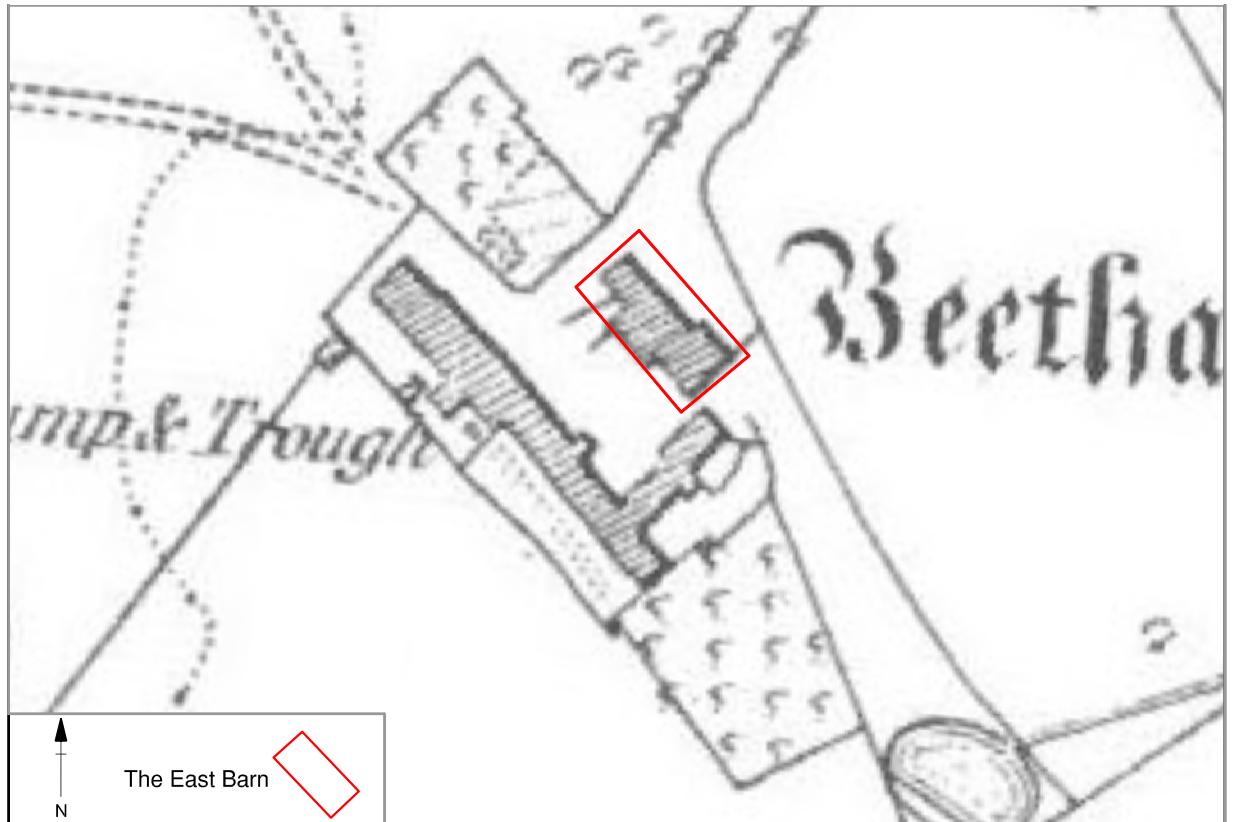


Figure 2: Extract from Ordnance Survey First Edition 1862, Westmorland, 6" to 1 mile series

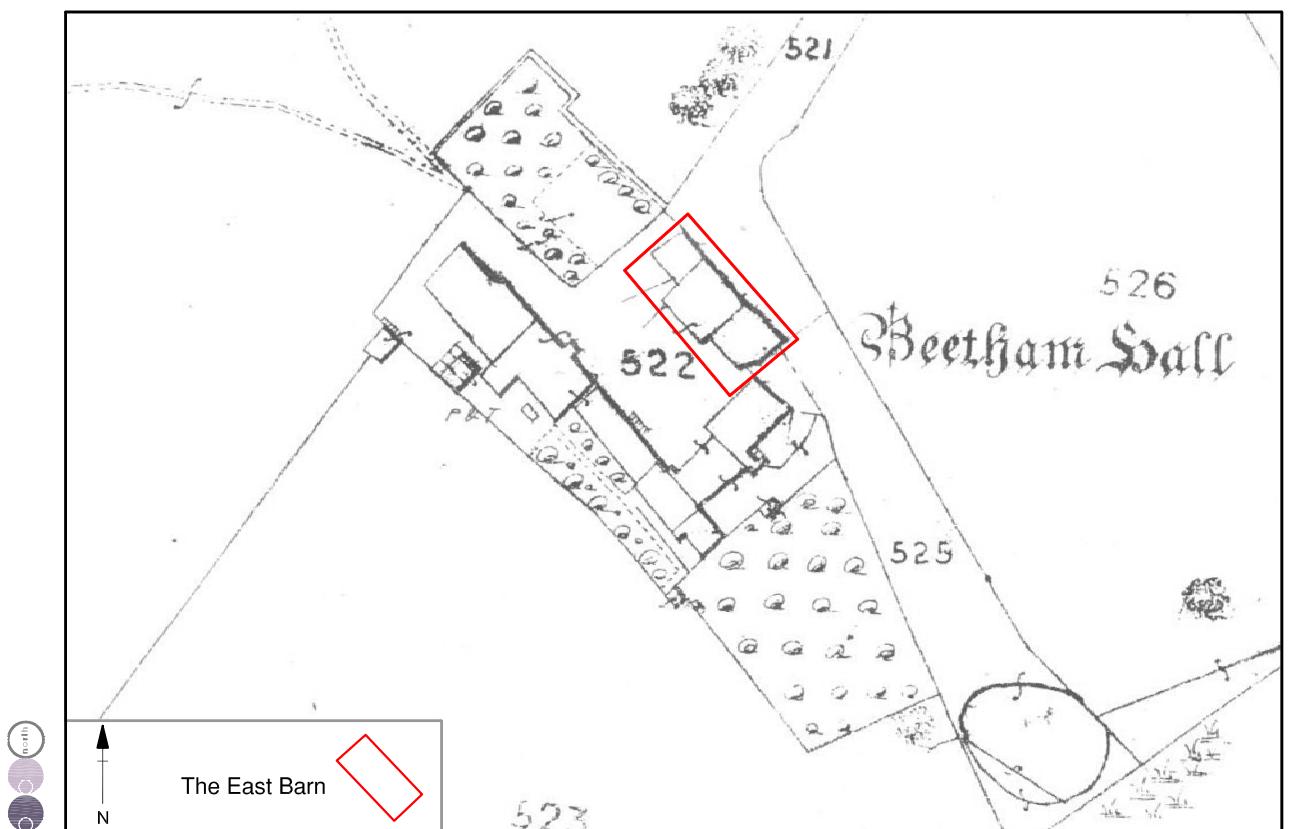


Figure 3: Extract from Ordnance Survey First Edition 1881, Westmorland, 25" to 1 mile series

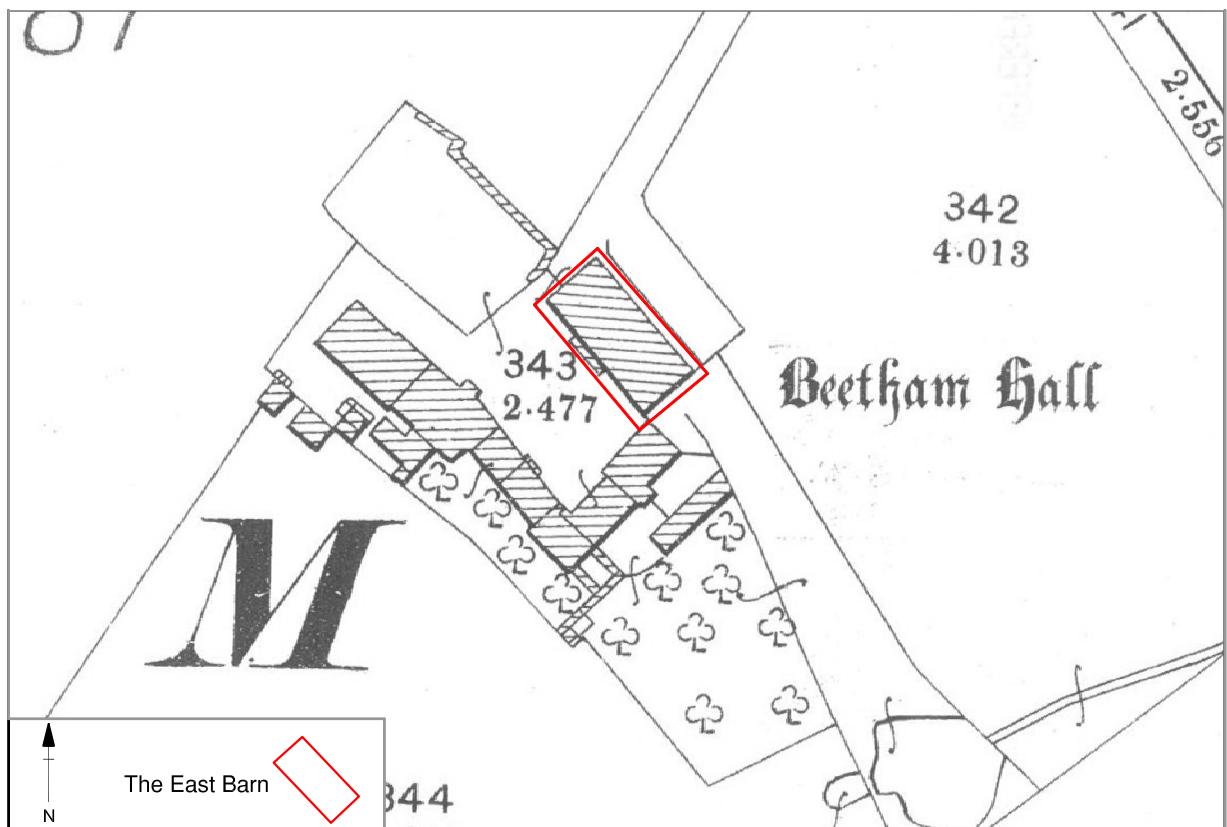


Figure 4: Extract from Ordnance Survey Second Edition 1898, Westmorland, 25" to 1 mile series

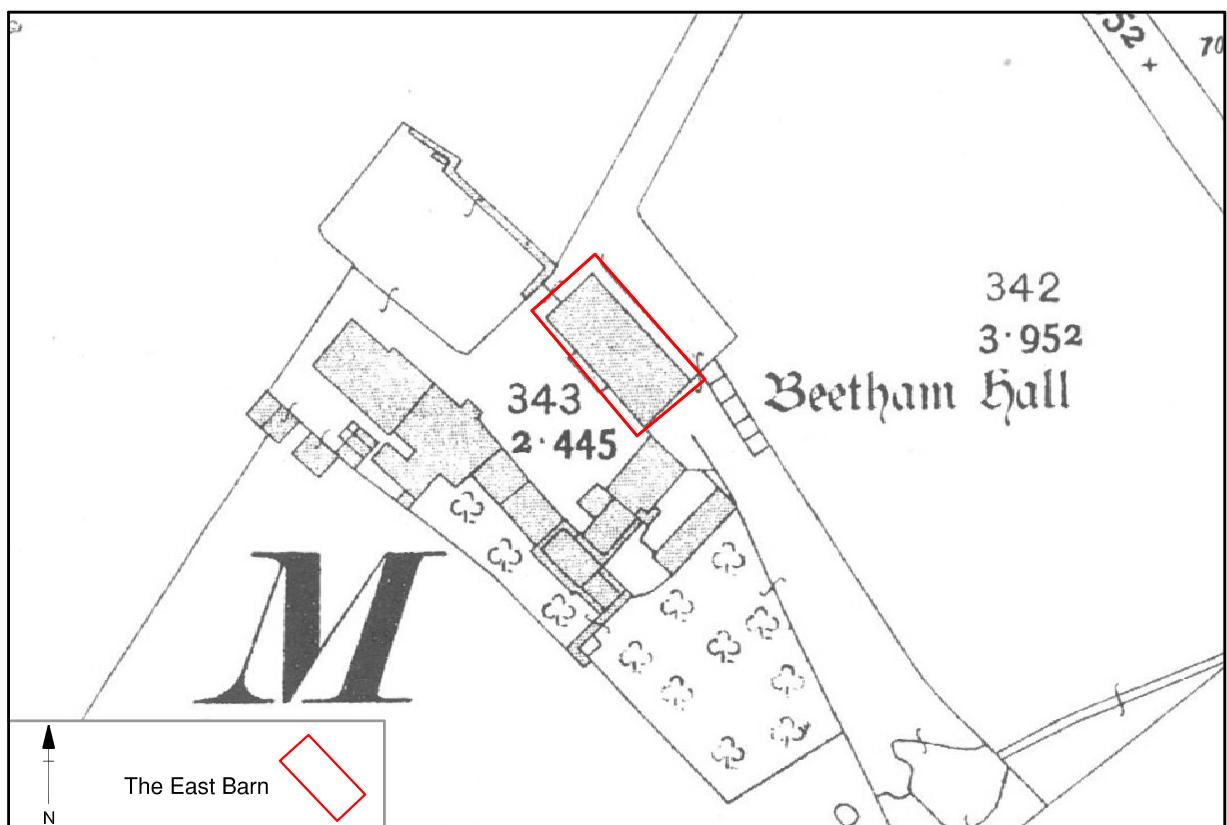


Figure 5: Extract from Ordnance Survey Third Edition 1914, Westmorland, 25" to 1 mile series

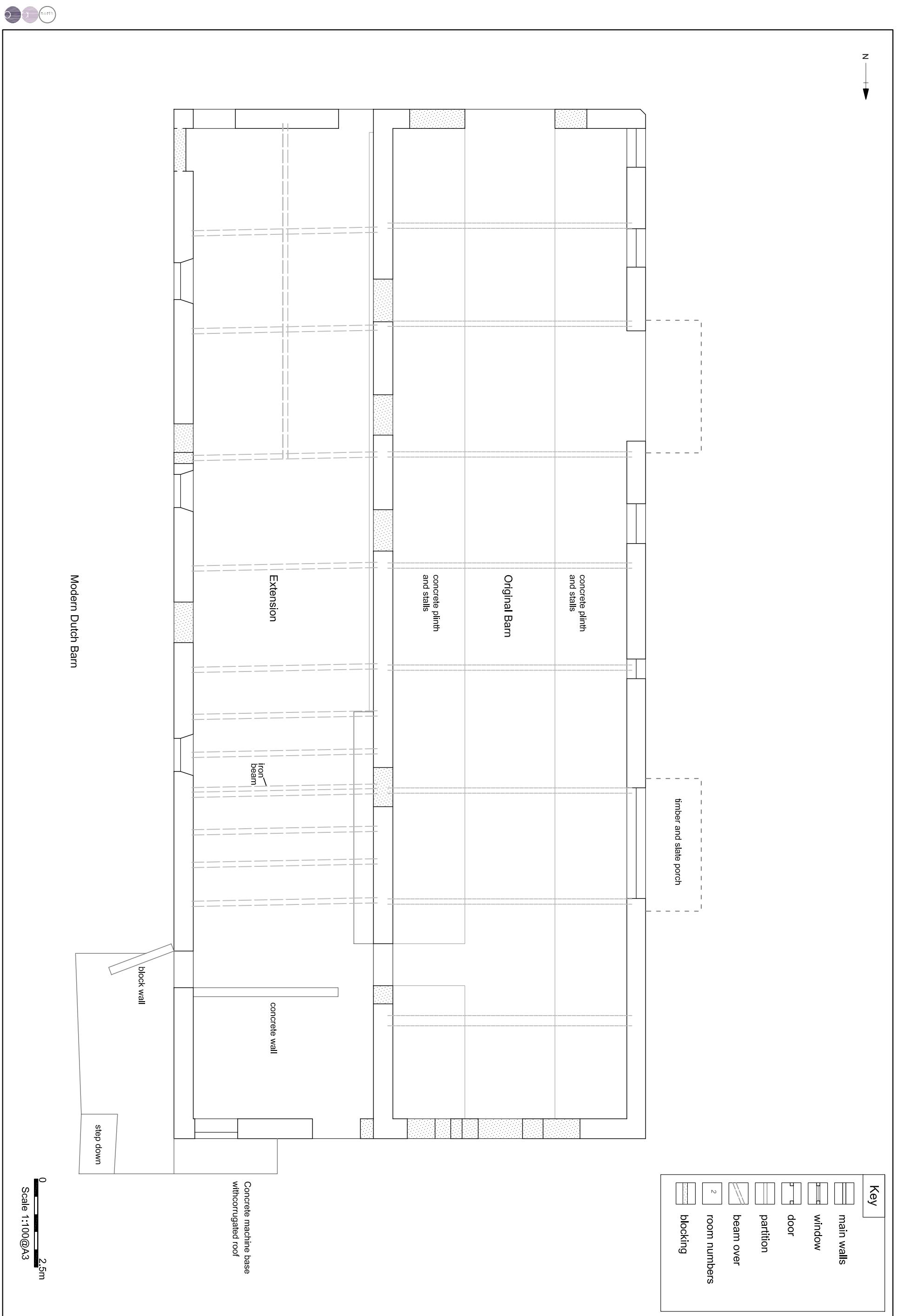


Figure 6: Plan of the Barn at Beetham Hall

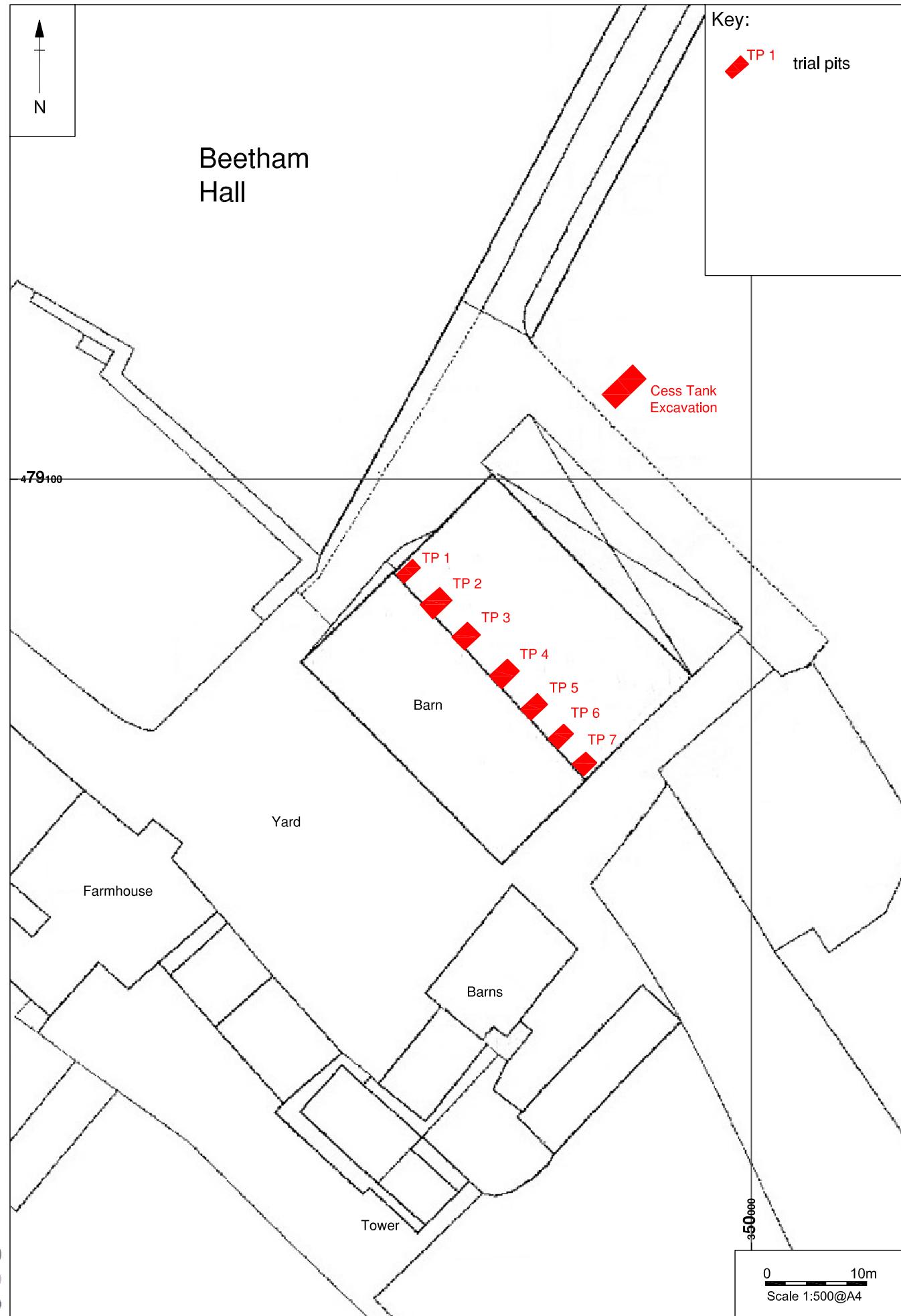


Figure 7: Plan of the Watching Brief Areas



Plate 1: The west elevation of the barn.



Plate 2: Detail of the most northerly truss within the barn.



Plate 3: Detail of the porch and blocked doors at the south end of the west elevation.



Plate 4: Detail of the stalls and one of the blocked doors on the east elevation.

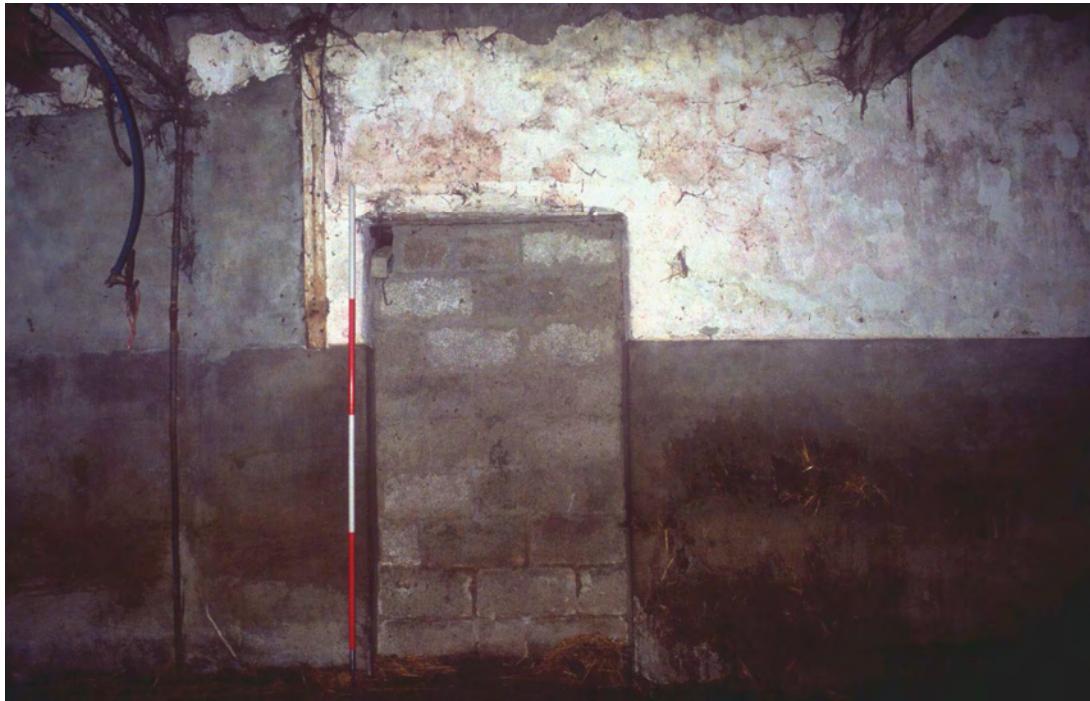


Plate 5: Detail of the blocked doors on the west elevation of the extension.



Plate 6: Detail of the replacement door on the east elevation.



Plate 7: Detail of the blocked hatch on the west elevation of the barn.



Plate 8: North-facing view of the interior of the east extension.



Plate 9: Detail of one of the casements on the east elevation of the extension.



Plate 10: Detail of the blocked door on the east elevation of the extension.



Plate 11: South-facing section of Test Pit 4.



Plate 12: General shot of test pit excavations, looking south-west.



Plate 13: Stone layer located within cess tank excavations, looking west.



Plate 14: South-facing section of cess tank excavations.

APPENDIX 1: PROJECT DESIGN

BARN AT BEETHAM HALL FARM, BEETHAM , MILNTHORPE

**Archaeological Building
Investigation Project Design
and Watching Brief**

Oxford Archaeology North



April 2007

Mr J A Fishwick

OA North Job No: L9848
Planning Application Ref:
5/06/1326
NGR: SD 49965 79075

1. INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 J A Fishwick (hereafter the client) has requested that Oxford Archaeology North (OA North) submit a project design to undertake the building investigation and watching brief of the barn at Beetham Hall Farm, Beetham, Milnthorpe, in Cumbria (SD 5384 7610) prior to, and during its proposed conversion. The barn is being converted in order to accommodate the client's funeral business, whilst an adjacent steel portal building will be erected to house coffin manufacture.
- 1.1.2 A planning application was submitted to South Lakeland District Council (Planning Application reference 5/06/1326) for the conversion of the barn at Beetham Hall, and the proposal will have a significant impact on its character and appearance. In light of this, CCCHES has recommended a programme of archaeological building recording.
- 1.1.3 The following is included within the brief supplied CCCHES: The east barn is a listed grade II building dating to the late eighteenth or early nineteenth century and the building is recorded on the County Historic Environment Record (reference 22713). Documentary records of Beetham fortified manor house date from the thirteenth century and the fabric in the surviving buildings on the site originates from the fourteenth century (Historic Environment record no. 2518 and Oxford Archaeology North 2006, *The Three Towers, Dallam Tower Estate, Cumbria Management Plan*, unpublished report). Part of the site is legally protected as a Scheduled Monument (SM no CU 327), including underneath the barn proposed for conversion, which is believed to be on the line of the medieval curtain wall. An archaeological investigation undertaken in the mid 1990 (University of Manchester Archaeological Unit et al 1995, *Beetham Hall, Cumbria An Historical , Ecological and Landscape Survey and Appraisal for a Proposed Countryside Stewardship Agreement*, unpublished report) indentified a medieval moat surviving outside the curtain wall which is likely to run in the vicinity of the location of the proposed replacement steel portal building. In light of these factors, Cumbria County Council Historic Environment Service (CCCHES) recommended a watching brief be maintained during the groundworks. 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 sites and 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.

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 barn.
- 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 barn to RCHME level III-type survey.
- 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. Sources should also be consulted to ascertain the building's architects, builders, patrons and owners. An assessment of those sources referenced in the County Historic Environment Record should also be made.
- 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 floor plan. 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 building.

3.1.4 ***Site Drawings:*** the following architect's drawings (supplied by the client) will be annotated for the building:

- (i) Floor plan of the barn 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 (1:50 scale);
- (ii) Drawings of the main elevations of the building prior to its alteration

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 building;
- (ii) An account of the past and present use of the building;
- (iii) An account of the fixtures, fittings associated with the building, 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 building;

- (vi) A description of the historic context of the building including its relationship with nearby buildings in architectural and functional terms and so forth. 3.1

3.2 WATCHING BRIEF

- 3.2.1 **Fieldwork:** a programme of field observation will record accurately the location, extent, and character of any surviving archaeological features and/or deposits associated with the development works. This work will comprise observation during the excavation for these works, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 3.2.2 Putative archaeological features and/or deposits identified by the machining process, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions, and where appropriate sections will be studied and drawn. Any such features will be sample excavated (ie selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal).
- 3.2.3 It is assumed that OA North will have the authority to stop the works for a sufficient time period to enable the recording of important deposits. It may also be necessary to call in additional archaeological support if a find of particular importance is identified or a high density of archaeology is discovered. This would only be called into effect in agreement with the Client and the County Archaeology Service and will require a variation to costing.
- 3.2.4 **Written Record:** during this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed. All information identified in the course of the site works will be recorded stratigraphically utilising OA North pro-forma. Areas of excavation will be assigned trench numbers and context numbers will be applied to archaeological features.
- 3.2.5 **Site Drawings:** a plan will be produced of the area of the groundworks showing the location and extent of the ground disturbance, appropriately labelled to correspond with the written record. Archaeological features will be recorded accurately (either on plan (1:20) and/or section (1:10), and as grid co-ordinates where appropriate).
- 3.2.6 The site drawings will be manipulated in an industry standard CAD package (AutoCAD release 2004) for the production of final drawings.
- 3.2.7 A photographic record will be undertaken simultaneously. This will utilise a 35mm camera for the production of both colour slides and monochrome contact prints. A photographic scale will appear in all images captured. The photographic index will describe and locate each area/feature photographed.
- 3.2.8 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. The local Coroner will be

informed immediately. If removal is essential the exhumation of any funerary remains will require the provision of a Department of Constitutional Affairs license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations, and if appropriate, in compliance with the 'Disused Burial Grounds (Amendment) Act, 1981.

- 3.2.9 **Treatment of finds:** no sampling of finds will take place during fieldwork. All finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines (Stockport Museums Service).
- 3.2.10 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 3.2.11 **Treasure:** any gold and silver artefacts recovered during the course of the excavations will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 3.2.12 **Environmental Samples:** samples will also be collected for technological, pedagogical and chronological analysis as appropriate. If necessary, access to conservation advice and facilities can be made available. OA North maintains close relationships with Ancient Monuments Laboratory staff at the Universities of Durham and York and, in addition, employs artefact and palaeozoological specialists with considerable expertise in the investigation, excavation and finds management of sites of all periods and types, who are readily available for consultation.

3.3 REPORTS /ARCHIVE

- 3.3.1 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.
- 3.3.2 **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.
- 3.3.4 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.
- 3.3.5 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.
- 3.3.6 **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 CCCNES 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 two 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