

Howgrave Hall
An Archaeological Assessment
of the Banqueting House,
with notes on the Hall
and Garden enclosure.

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Parish	2143
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The Banqueting House from the South

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Historic Buildings Consultant
2000/Revised October 2004

HAMBLETON D.C.		
Planning & Environmental Services		
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Contents

1.00	Introduction	1
2.00	Historical Notes	1
3.00	The Site	2
4.0	The Banqueting House: Description	2-4
5.0.	The Banqueting House: Interpretation	5
6.0.	The Hall: Description	5-6
7.0.	The Development of the House	6-7
8.0.	The Gardens: Description	7
9.0.	The Gardens: Discussion	8
10.0.	A Note on Statutory Protection	8
11.0	The Medieval Village Site	8-9
12.0	The Benefits of the Current Enabling Development Proposals	9
13.0	Map Evidence of the Site and Buildings	10-11
	Phased Plans, and Elevations of Banqueting House (after M Tempest, amended P F Ryder)	At end

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Howgrave Hall.

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1.00 Introduction

- 1.01 Howgrave Hall (NGR NZ 315793) stands on the west side of the small village of Sutton Howgrave, within the parish of Kirklington (2 km to the north) 2.5 km to the west of the Roman Dere Street, now the modern A 1 trunk road, and 8 km to the north of Ripon. Associated with the house are a large walled enclosure, here termed the 'Garden', and a late 17th century Banqueting House.

2.00 Historical Notes

- 2.01 The early history of both Howgrave and Sutton Howgrave is difficult to interpret. By the time of the Domesday Book, 1086, both belonged to Earl Alan of Richmond. In 1316 Howgrave was reckoned as being within the Bishop of Durham's Liberty of Northallerton, in which it remained until the 17th century. The earliest references to a manor of Howgrave are in the 16th century, when it was in the hands of the Wandesfords of Kirklington.
- 2.02 The Victoria County History (North Riding of Yorkshire, Volume I, 1914) states that Howgrave Hall was the former home of the Bendlowe family, who appear to have been a local family of some consequence, possibly yeoman farmers, who were in the area for some centuries. Their name occurs in a variety of forms - Benlowe, Binblowes. Bendlowes, Bynslu. The Kirklington Parish Registers (published 1909, Yorkshire Parish Register Society) include a number of reference to the family; a Thomas Bendlows who styled himself 'Mr' Thomas Bendlows in 1663 when his daughter Philadelphia was baptised, is referred to as 'Thomas Bendlows Esq' when he died, aged 77, in 1706/7. A Philip Bendlowes Esq of 'Houghton' (an error?) buried in 1769 is probably the same Philip Bendlowes whose estate had been surveyed in 1760 by Richard Richardson of Darlington (map in North Yorkshire County Record Office, ref XMI 132 MIC 1497, 164-166. The VCH (II, 377) in dealing with charities associated with Kirklington Church, records that a Philip Benlowe, alias Bendelow, at a date unknown had left £50, which was laid out in the purchase of land and cottages thereon, now producing £8 15s which is distributed in coal'.
- 2.03 The date at which the Bendlowes left the hall has not been traced; by the later 19th century it was in the hands of a Mr Other (not a euphemism! The Kirklington Parish Registers record a family of the name in Sutton as early as the 17th century) from whose executors it was purchased 'soon after 1900' by Sir William Nussey, bart, D.L. and J.P., who held it at the time of the compilation of the VCH, in 1914.

3.00 The Site.

3.01 Howgrave Hall as it now stands is a substantial farmhouse standing on the north side of a field that contains extensive earthworks identified as representing the medieval village of Howgrave, that have been protected as a Scheduled Ancient Monument (originally North Yorkshire no 471, now 31361) since c 1958. To the west of the house, and overlooking its garden, is a brick outbuilding long known as the 'Banqueting House', the principal subject of this report. To the north-west of the house and garden a large group of late C20 agricultural structures replace a 19th century foldyard group of planned farm buildings. To the south-west of these buildings is a trapezoidal area enclosed by walls of some age, here termed the 'garden', with a gateway, now blocked, between impressive gate piers on the north-west. This enclosure, together with the hall and its associated buildings fall within the township of Holme (1838 Tithe map in North Yorkshire County Record Office ref MIC 1794, 304-13) whereas the current boundary of the civil parish of Sutton with Howgrave takes in the house and farm buildings but excludes the walled enclosure.

4.00 The Banqueting House: Description

(In the account of the banqueting house and other structures their orientation, which is actually close to north-east/south-west, is hereafter referred to as east - west.)

4.01 The building measures 13.2 by 5.35 m externally, and stands two storeys high, with shaped Dutch-style gables to east and west. Apart from some minor outbuildings it always seems to have been a detached structure. The use of moulded window surrounds defines the south and west faces as the principal elevations of the building.

4.02 The building has a stone plinth, above which the walls are of old brown brick (a typical example measuring 235 by 105 by 57 mm; the bond is generally English Garden Wall 1 + 4, with some variations; the walls appear to be c 0.40 m thick. At first floor level there is a triple-stepped band, the central course being of quadrant-section moulded bricks, and there is a rather more elaborate cornice to the eaves on the long walls, consisting of five steps, the second (from the bottom) of quadrant-section bricks set dentil-fashion and the fourth coggled (ie with a continuous series of bricks set diagonally). The uppermost member of the mid-height band is absent on the north, and either absent or concealed at the west end, where the lower part of the wall has been refaced. The ashlar coping of the gable ends is raised above the roof-line; each has a central low-pitched triangular pediment, flanked by shaped finials, between two quadrant-shaped sections of coping, hollow-chamfered on their lower angles, carrying a further pair of finials at their ends. One of these quadrant-shaped sections is missing at the east end.

- 4.03 The ground floor or basement of the building is divided into two equal halves by a brick cross wall that has a blocked doorway towards its north end. The eastern part is entered by a doorway, with a flat-arched lintel, set near the north end of the east wall. This room is now unlit; there appears to have been a window on the north, blocked with old brick. Internally this occupies the east part of a broad recess, which looks like an original feature, although its timber lintel and the course above have been renewed. The south wall is featureless, except for the stubs of some timbers that may have been rails dividing stalls. The present floor is of concrete, and of no great age.
- 4.04 The western basement room is now entered by a broad opening, with an iron girder as its lintel, in the lower section of the end wall which has been re-faced in C20 brick. The south wall is blank, except for the occasional stub of a small timber, but the north wall has rather a complicated series of features. Close to its west end is a doorway, more clearly visible internally (where a timber lintel is exposed) blocked by cobble walling; further east, in a section of wall concealed externally by static tanks, is a broader opening. Externally this can be seen to be 2.11 m wide, with a timber lintel, partly blocked with cobble and partly with old brick. External evidences are hard to read, but suggest that its western part at least may have been a window. Higher up are two large rough sockets which would seem to have carried the roof or floor timbers of some removed secondary structure; what appears to be an old roof-line is visible upon the wall at a higher level.
- 4.05 The upper floor of the building is reached by an external stair, built of coursed roughly-squared stone, midway along the north wall. The stair rises westwards, and its upper steps have been replaced in brick (rendered over), probably within the last century. The doorway at the stair head is quite simple, with a renewed timber lintel; to the west of it is a 20th-century window set within an older opening that has clearly been reduced in size. External appearances suggest that the original opening was slightly reduced in width and its sill raised soon after its construction (to judge from the character of the brick infill), and then its east jamb narrowed further in 20th-century brick. To the west of the window is a feature which internally is a simple recess (which has no sign of ever having had a timber lintel) and externally shows as a rather irregular patch of secondary brickwork.
- 4.06 The east end of the building has a blocked opening at first-floor level, set just a little south of centre. It has a timber lintel, and its sill interrupts the mid-height band. Internally the upper part of this opening forms a recess, with a sloping sill, but the lower is blocked flush with the wall face. Above is a blocked window to the attic, with a timber lintel, and a projecting brick sill carried on a corbel-like course of quadrant-section bricks.
- 4.07 The west end and south wall of the buildings are clearly the 'show' elevations of the building. In the west end, above the refaced area, is a blocked window set within an architrave-like surround of 'lugged' form, outlined in quadrant-section moulded bricks, with a flat relieving arch (formed by bricks, including both stretchers and pairs of headers, set diagonally, meeting with one small V-shaped piece in the centre). The sill is concealed by the refaced section of walling. Internally this window shows as a recess, beneath a timber lintel; two courses above this is a flat arch of the same form as the external one. There is a second similar window, again blocked, directly above, its head set directly beneath the gable pediment; this one has a projecting brick sill carried on a corbel-like

course of quadrant-section bricks below. Internally this window is blocked up flush with the wall face, although straight joints appear to suggest that it was narrowed before being entirely blocked.

- 4.08 The south wall has a series of four further windows of this type; one that is set close to the west end of the wall being only half the width of the others; the two central ones now contain 20th-century casements, but the others are blocked¹. The upper members of their moulded surrounds interrupts the lowest course of the eaves cornice. Between the westernmost window and the first of the three wider ones are indications of a former doorway, which was apparently reduced to a window before being blocked; all the blockings are in 'old' brick. The sill of the doorway would seem to have cut down through the mid-height band, which has been restored when it was blocked. Internally the doorway, which has timber lintel, is blocked flush with the face of the wall, although the two blocked windows both form recesses, again with timber lintels. It is not clear whether this doorway is an original feature; the manner in which its sill cuts the band, and the lack of any evidence for an associated external stair would argue for its being secondary, but the positioning of a smaller window alongside (which does seem to be an original feature) would be easier to explain if both doorway and windows were all part of the same design.
- 4.09 The upper part of the cross-wall has been thickened slightly at first-floor level, by an off-set course of c 30 mm projection just below the present floor level. However, at first-floor level the wall has now been largely removed, except for a ragged stub at the south end. A gap in the floor boarding (which with the softwood joists, looks all of 20th-century date) shows that this removal took place relatively recently, and also indicates that there was a doorway at the north end of the wall. The wall apparently did not rise above the level of the eaves of the side walls.
- 4.10 The present five-bay roof structure of the building is entirely of 20th-century date, but two earlier tie-beams survive, set roughly centrally over each part. These are each c 200 mm square, and having a variety of sockets and cuts. Diagonal halvings indicate a previous use, possibly as purlins in a cruck building. Rows of mortices towards the lower edge of each face presumably relate to ceiling joists, whilst triple-pegged mortices at each end of the upper surface to removed principal rafters. The upper section of each side wall, above the position of these tie-beams, steps back from the face below, and looks to have been rebuilt; much of the walling of this section is of bricks set on edge. The building is at present roofed with Welsh slate.
- 4.11 The fabric of the building is currently in rather poor condition, and in some parts, eg the upper parts of the east gable, close to collapse. Repair and restoration work are urgently needed if rapid deterioration is to be avoided. An excellent example of what can be achieved with a similar building is seen in the West Banqueting House at Chipping Campden (Gloucestershire), which has recently been restored from a similarly dilapidated condition, and is now a Landmark Trust property.

¹The easternmost only recently; an aerial photograph of c 1970 shows it as having a window of the same type as the others

5.00 Interpretation

- 5.01 It is clear that the building has been known as 'the banqueting hall' for at least a century. It has never been a dwelling house in its own right (the listing description of it as 'Howgrave Old Hall' is incorrect) but some sort of formal structure associated with the garden or park to the south and west. Its poorly-lit ground-floor cannot have been used for anything more than a store; access has been by external stairs, the existing one on the north and probably one on the south as well, as the blocked upper doorway in that wall suggests. The upper floor, well lit by windows looking out to south and west (ie towards the 'garden') seems to have been divided at one time into two equal-sized rooms, neither of which shows any sign of having been heated.
- 5.02 The stylistic details of the building would put it towards the end of the 17th century; Pevsner (1973, 360) suggests c 1660-1670. Brick was already in widespread use by this period; in the village of Burneston, 6 km to the north, the Robinson almshouses of c 1680 are of brick, with some ashlar dressings, but their architectural detailing is quite unrelated to the Banqueting House, which relates more to brick town buildings showing similar 'Dutch' detail in their shaped gables. Examples occur in several North Eastern towns, as in post-Restoration housing at Durham (Roberts, Durham, English Heritage/Batsford 1994, 54-55) whereas at Sutton Howgrave such decorative elements were clearly associated with prestige and an element of display. A good example in Darlington, the Nag's Head Inn, was largely demolished in the 1960s (Cookson, The Townscape of Darlington, Victoria County History 2003, 43)
- 5.03 Banqueting houses occur elsewhere as a component of the planned landscapes around large 16th and 17th century houses; it would appear that they were not so much designed as the setting for a full meal (as the name might suggest) but rather for a family and guests to withdraw to at the end of a meal. There they would take desserts (fruit, small cakes, various sweetmeats) whilst enjoying the view over the gardens. Use was presumably largely confined to the summer months, so a fireplace was not essential. The Howgrave Hall banqueting house is, as Pevsner comments, a relatively modest example. It was almost certainly built by Thomas Bendlowe and reflected his growing aspirations as a country gentleman; whether he and his family sat in its upper rooms and simply gazed out upon the gardens, or whether it acted as a viewing gallery for some form of recreational activity or sport, remains uncertain.

6.00 The Hall: Description

- 6.01 The present farmhouse of Howgrave Hall consists of an L-plan block of building. Following the same convention as regards orientation as already used, it is up of a north-south range of three-bays which runs alongside the entrance drive, and a broader and slightly-taller east-west block facing onto the yard. Externally all walls are rendered, rough-cast and colour-washed, and the only visible features of any age are at the south end of the three-bay range, which has a moulded string course (a cyma reversa above an ovolo) at mid-height and rusticated quoins at its south-eastern angle. These looks to be of later 17th century character. On the east the central bay of the range has a doorway set between two pilasters with ashlar chamfered set-backs and impost blocks, chamfered above and

beneath, which carry an ashlar archivolt, with a keyblock, set forward of this wall face. This might be of late 17th or 18th century date, but looks suspiciously unweathered, and seems looks to have been imported from elsewhere.

- 6.02 The owners report that a few years ago render was removed from the west side of this range, exposing posts and other timbers which would appear to relate to a full timber-frame. Internally one post of this is exposed in the east wall, at the north-east corner of the central bay.
- 6.03 The structural history of the range is most clearly seen within the attic. The present roof of the range is all of 20th century date, but earlier tie-beams survive, with the stubs of sawn-off principals, which show that the southern and central bays form the oldest part of the range; the end trusses retain some remains of close-studding above the tie-beams, set close to their external faces as if these were original external walls. The studding at the north end is partly concealed by a later chimney stack; a small hole allows a view downwards to more surviving studding beneath the tie beam, concealed behind the present stack. At the south end of the range the old gable studding survives to a height of over 1 m from the tie-beam, within the present brick wall. The end studs retain their original tenoned heads, from which the original roof pitch can be seen to have been steeper than at present; there is also some evidence for a central window in the studded gable. The northern bay of the range (the kitchen) can be seen to have been an addition, with two tie-beams over it of much rougher quality.
- 6.04 The west block has no visible features pre-dating the 20th century, although its walls are reported to be, at least in part, of rough cobble construction. Its roof structure is relatively recent.

7.00 The Development of the House

- 7.01 Although the house has not been surveyed or studied in detail, it is clear that it incorporates two bays of a timber-framed structure which is presumably of medieval or sub-medieval date (possibly 14th century?). It is not clear whether these two bays formed part of a larger structure; it is possible that they formed a cross-wing at one end of a hall block, which may have stood to the west.
- 7.02 The subsequent history of the house is not clear. The existence of the 'banqueting house', and the garden enclosure, suggests that under the Bendlowes in the later 17th and early 18th century there was a house of some size here; the rusticated quoins and moulded string at the south end of the building would point to an older structure being clad in brick at this stage. The lack of quoining at the south-western angle of the range might imply that an adjacent hall block survived at this point.

- 7.03 The present kitchen, the added northern bay of the older range, may be of later 18th century date, as both its first-floor and roof timbers look of simple vernacular 'farmhouse' character. The 1760 estate map shows the buildings on the site somewhat schematically, however the house is depicted by a simple rectangle which from its size and proportions might be no more than the two older bays of the range, after the demolition of the putative hall block and before the addition of the kitchen.
- 7.04 The 1811 field map shows the buildings in much more detail; the kitchen bay had clearly been added by this date, and there was a narrower structure on the site of the present west block. The 1891 Ordnance Survey 25":1 mile map still shows this in a different form, but still not as at present; at this date the house appears to have been divided into three separate cottages.
- 7.05 A major remodelling of the house seems to have taken part around the turn of the century, probably upon its purchase by Sir William Nussey. The three cottages were then reunited as a single house and the central bay of the older range had its floor removed to create the present stair hall; the present front doorway, with its ex-situ archivolt, is probably an import contemporary with these changes.

8.00 The Gardens: Description

- 8.01 The walled enclosure to the west of the house is here referred to as the 'gardens', although there is no evidence that the whole of it was necessarily put to that use.
- 8.02 The 165 m long straight length of wall on the north side (again following the same convention) of the garden ends at its east end in a square rusticated pier; this was constructed in the late 20th century, when a short length of wall at this end was demolished. The wall running westwards from this point is c 2.3 m high; its lower part, to a height of 1.10 m, is 0.40 m thick and its upper 0.25 m; its lower 0.50 m or so is of cobble and the remainder of old brick. The upper section is divided into bays by a series of shallow buttresses or pilasters, and the chamfered coping is of brick. Set roughly in line with the west end of the Banqueting House is a gateway 3.03 m wide, flanked by rusticated brick piers 0.85 m square that rise 3.0 m to moulded stone caps with ball finials; the gateway is blocked with brickwork of some age. To the west the wall descends a natural slope, and also reduces in height; this section has obviously been subject to repair and some degree of alteration, as over one part the pilasters appear to have been removed. At its end the wall returns to the south, the initial section, supported by a large raking buttress, obviously having been at least partly rebuilt.
- 8.03 After a second short return to the west, a long stretch of lower and plainer wall runs south and then south-east, much patched and with a small gateway (only 1.1 m wide) between simple piers no taller than the wall; eventually the wall turns north-east, and becomes of cobble construction except for the top few courses. There is then a short return to the north (aligning with an earthwork bank that runs partway across the enclosed area) before a lower wall, again much patched, runs east to become the boundary of the Hall garden.
- 8.04 The 1891 survey shows a pond to the north-west of the Banqueting House.

9.00 The Gardens: Discussion

- 9.01 The boundary walls and the gateway on the north may be roughly contemporary with the Banqueting House, and reflect the late 17th century period of Bendlowe aspirations to being country gentry. There are a number of earthwork features within the enclosure, most of which follow the general alignment of the northern wall, and of the Hall and its associated buildings; in addition the 1760 estate map shows a number of additional boundaries within the area, again on the same alignment. Even by this date there is no indication of the gateway in the north wall, which was probably already disused and blocked up. The 19th century Ordnance Survey maps show a number of trees within the enclosure, in particular along its northern boundary to the west of the gateway, where a hedge now defines a long narrow enclosure in which cobbling appears to indicate some sort of road metalling.
- 9.02 It is not clear whether these earthworks and boundaries represent post-medieval garden features, or possibly earlier earthworks associated with the medieval village site. This is an area that would benefit from a geophysical survey, which, properly interpreted, could well yield valuable information as to the superimposed levels of archaeological features one might expect to survive here. It is also an area that, given public access and provided with suitable interpretative material, would provide a useful amenity to the area, and one in which the long and complex history of the site and hamlet could be both explained and visualised.
- 9.03 Another puzzle remains as to the position of the eastern boundary of the original enclosure. There is no clear sign of any continuation of the boundary wall beyond the modern pier at its eastern end, except for what may be grassed-over footings at the north-east corner of the field to the east of the farm buildings, which correspond to a short diagonally-set section of boundary shown on the 1811 Field map. However there does seem to be a slight earthwork feature running north-south through the centre of this field, and towards its south end is a more marked mound (running through the position of an east-west building shown on the 1811 map) which then continues eastward the line of the southern boundary of the 'Garden' enclosure and the present Hall garden wall.

10.00 A Note on Statutory Protection

- 10.01 The Banqueting House, Howgrave Hall Farmhouse and the north wall of the 'Garden', with its gate piers, are currently listed buildings of Grade II status, and the area of the 'Garden' enclosure and the historic buildings is now included within a Scheduled Ancient Monument. It is also understood that an upgrading of the listing of the Banqueting House has been recommended.

11.00 The Medieval Village Site

- 11.01 The large field immediately to the south of the walled garden contains extensive earthworks, now recognised to represent part of the medieval village of Howgrave. There are a considerable number of deserted medieval village (DMV) or shrunken medieval village (SMV) sites in Yorkshire; Sutton Howgrave more properly belongs in the latter category. The archaeological importance of such sites has been increasingly appreciated

over the last half century or so; the study and partial excavation of Wharram Percy on the Yorkshire Wolds (a site now in the care of English Heritage) has been of seminal importance in this. Sites at which the medieval plot boundaries and house platforms ('tofts' and 'crofts') are still visible as upstanding earthworks, as here, are of great value.

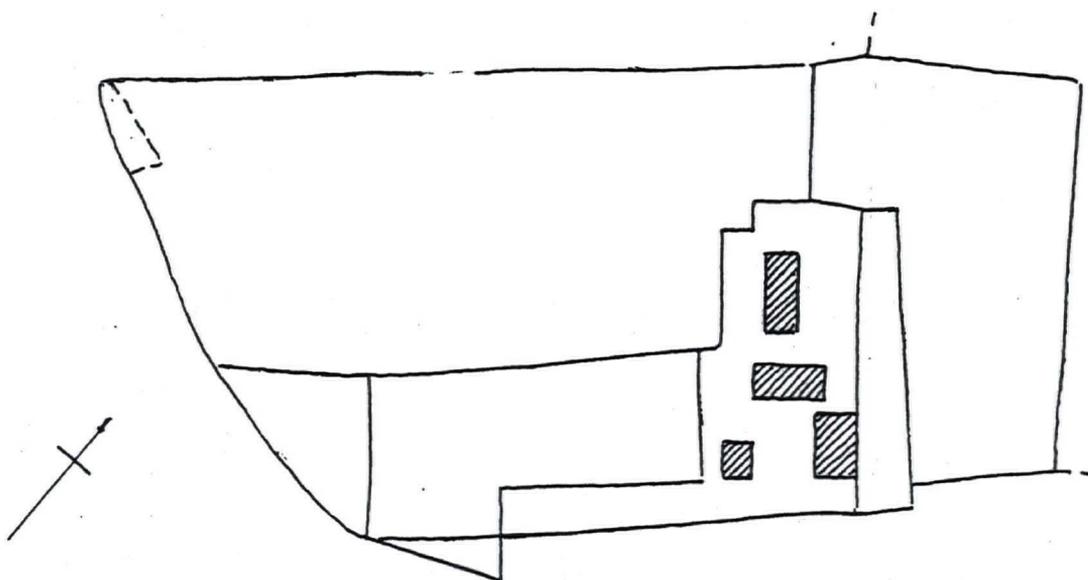
12.00 The benefits of the current enabling development proposals

12.01 The proposed scheme would have a number of major benefits as regards the conservation and enhancement of the important historic site at Howgrave Hall, enabling:

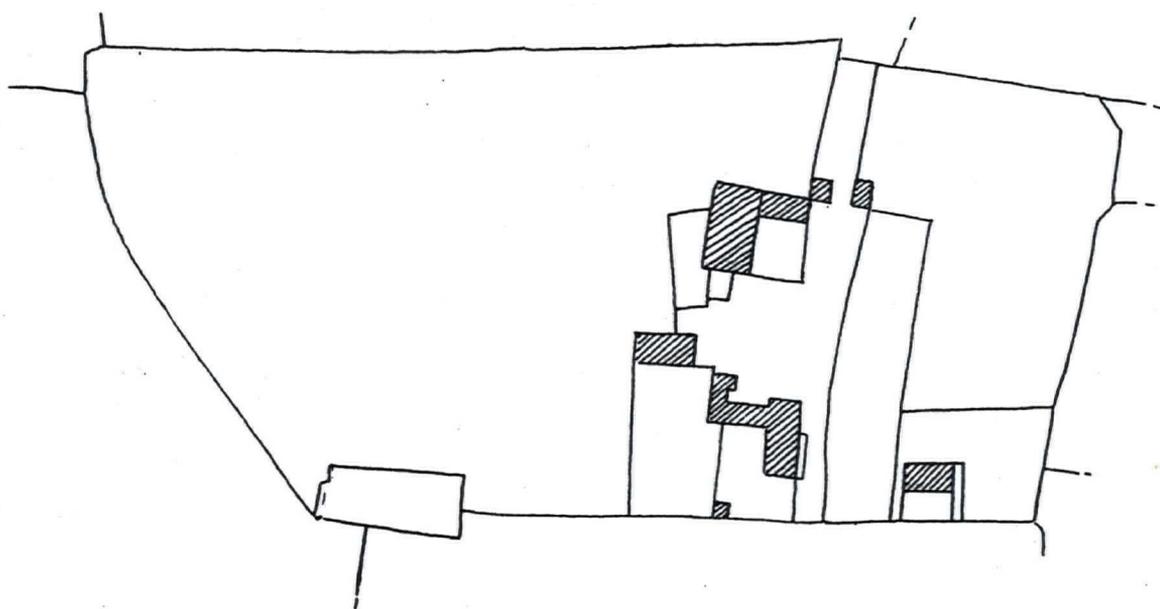
- (1) The restoration of the Banqueting Hall, without enforcing a conversion to an unsuitable use.
- (2) The removal of the unsightly 20th-century sheds.
- (3) The re-opening of access between the 17th-century rusticated gate piers in the garden wall
- (4) A sensitive design enabling residential development to be sited in the area formerly occupied by the fold yard etc, providing an acceptable setting for the historic buildings.
- (5) Allowing public access to the banqueting house and community uses as well as offering the prospect of the gardens and the village earthworks, together with a separate visitor's centre housing explanatory displays that would interpret the historic landscape and its structures. The buildings and earthworks together span at least six of seven centuries of the continuing history of Howgrave, and as an integrated whole provide a heritage asset of great value.

Peter F Ryder
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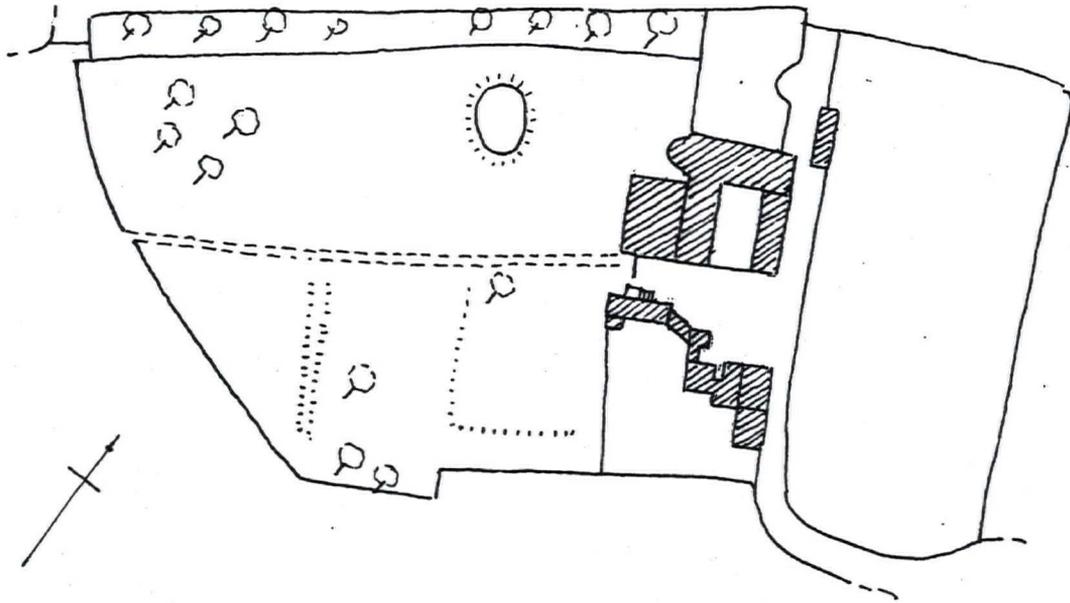
13. Map Evidence of the Site and Buildings.



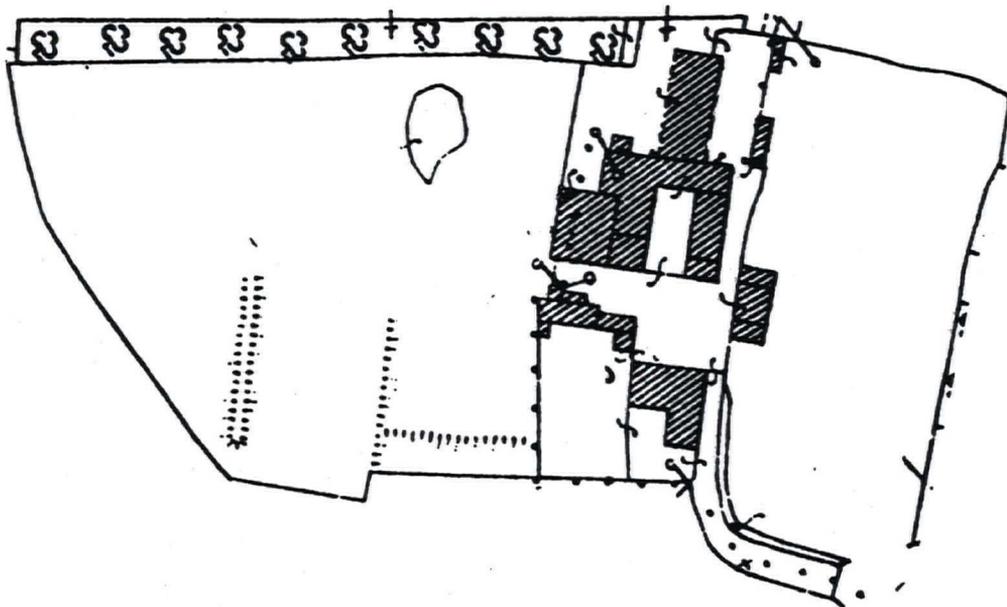
- 13.1 The 1760 Estate Map (tracing). The Hall and banqueting House are identifiable, together with what was presumably a barn to the north, and another structure, now lost, to the south-west. There are additional boundary lines within the large garden enclosure.



- 13.2 The 1811 Field Map (tracing) showing the buildings in more detail. An additional range, perhaps an outbuilding, has been added to the Hall. One enclosure remains within the garden area. The narrow enclosure immediately to the east of the Hall and buildings is termed the 'Lady Orchard' on the map.



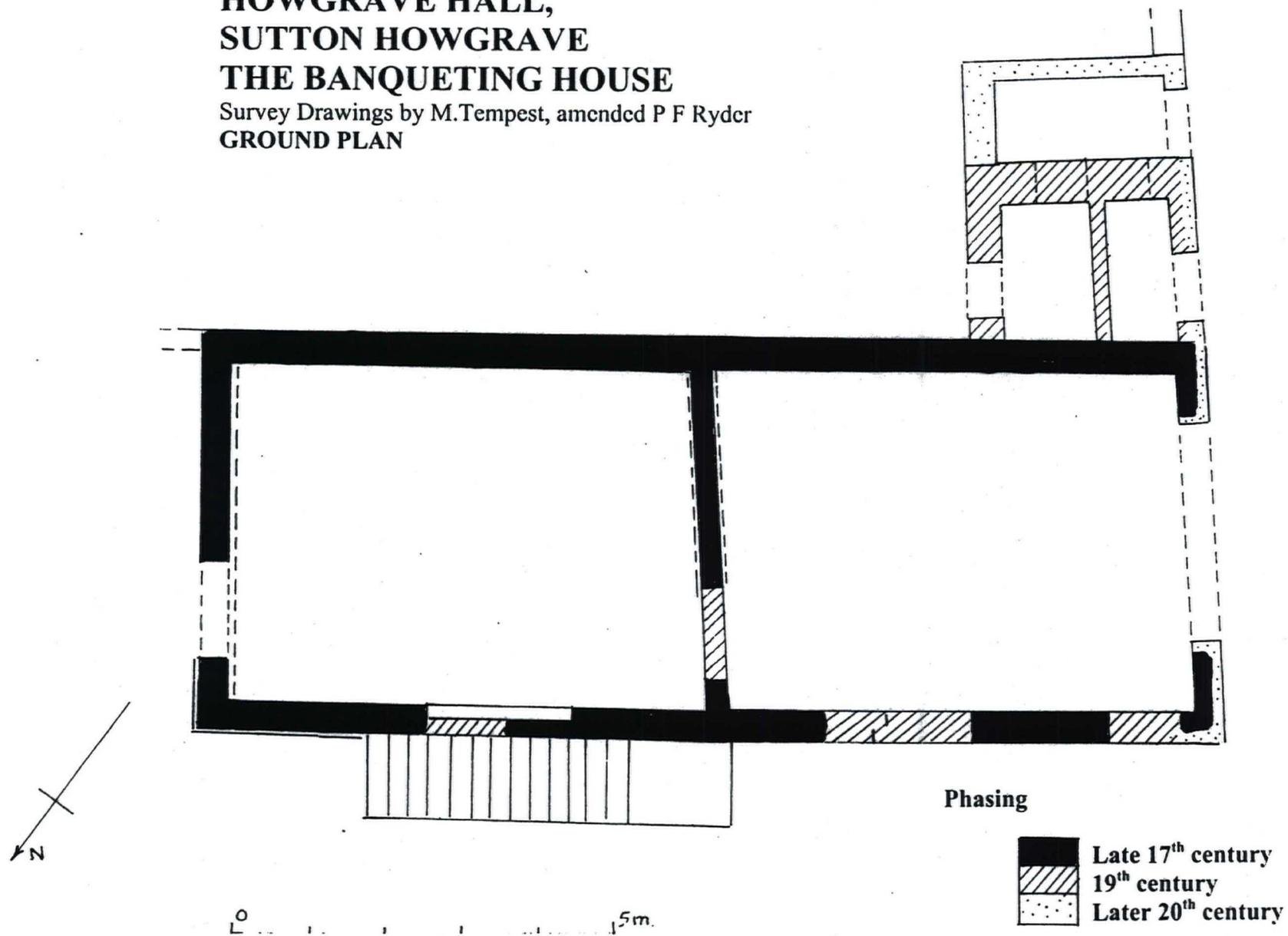
- 13.3. The 1891 Ordnance Survey 25":1 mile map (tracing). The Hall appears to be divided into three separate dwellings. The 'Lady Orchard' has gone and the farm buildings have developed into a full foldyard layout, apparently with a horse engine at the west end of the north range.



- 13.4 The 1929 Ordnance Survey 25":1 mile map. The Hall is in its present form and the farm buildings have been altered again, the engine house having gone and a new Dutch barn (?) having been added to the north.

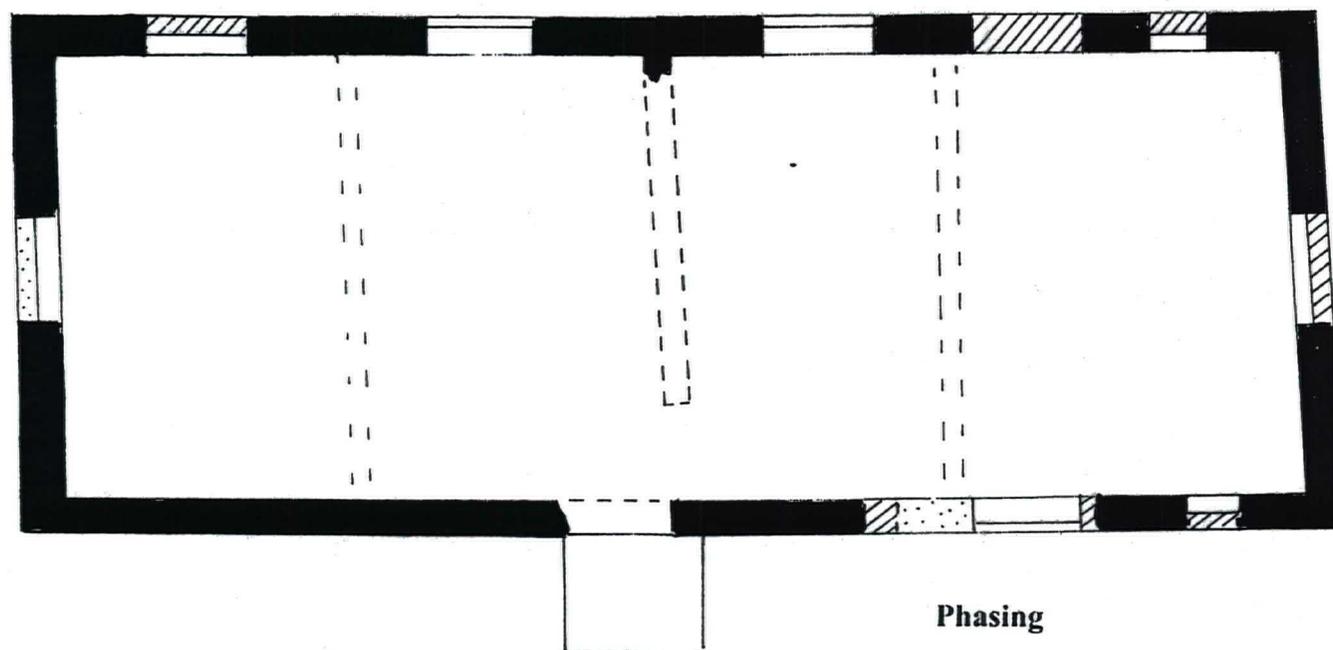
**HOWGRAVE HALL,
SUTTON HOWGRAVE
THE BANQUETING HOUSE**

Survey Drawings by M. Tempest, amended P F Ryder
GROUND PLAN



**HOWGRAVE HALL,
SUTTON HOWGRAVE
THE BANQUETING HOUSE**

Survey Drawings by M. Tempest, amended P F Ryder
FIRST FLOOR PLAN



Phasing

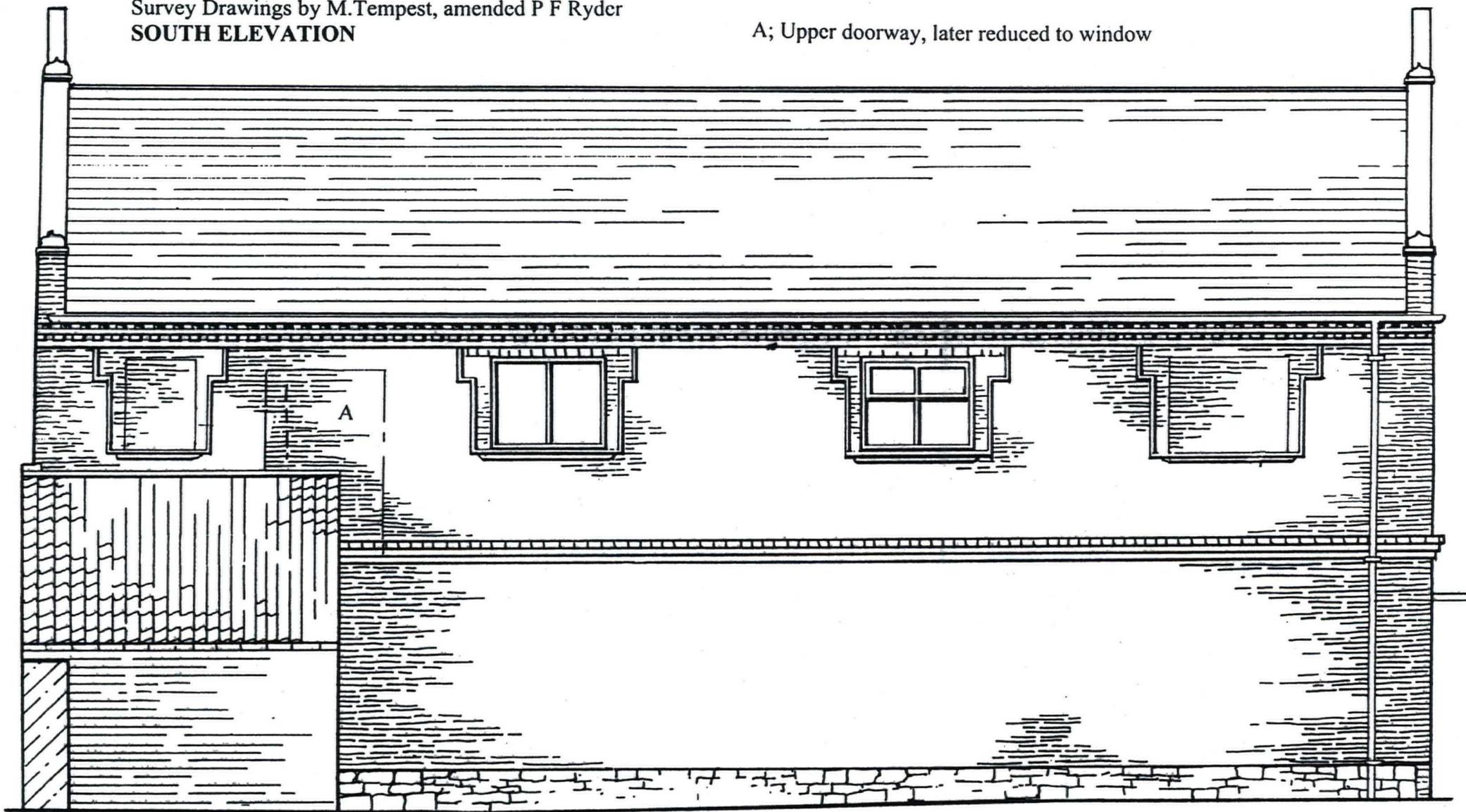


0 5m

**HOWGRAVE HALL,
SUTTON HOWGRAVE
THE BANQUETING HOUSE**

Survey Drawings by M. Tempest, amended P F Ryder
SOUTH ELEVATION

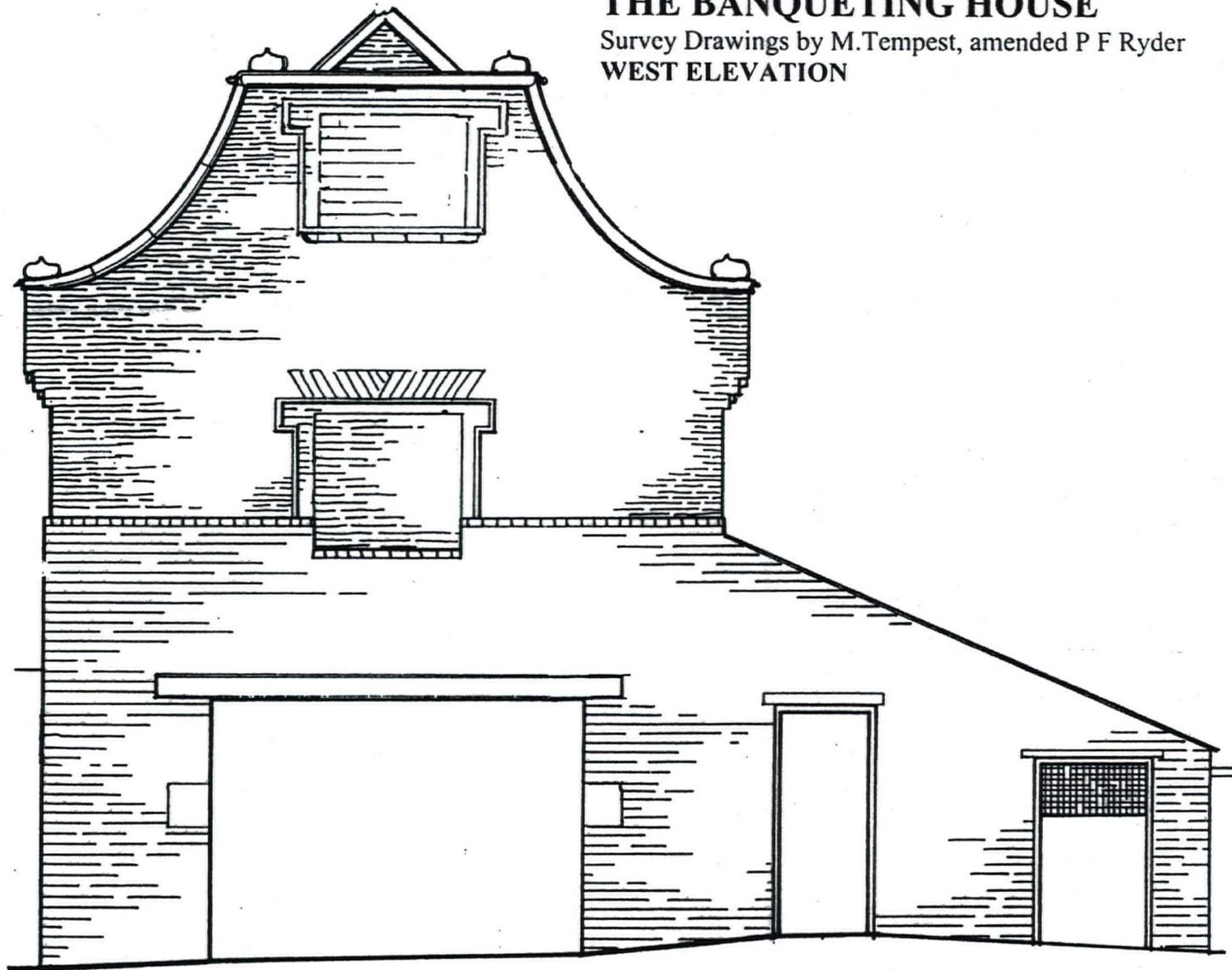
A; Upper doorway, later reduced to window



0 3 m

**HOWGRAVE HALL,
SUTTON HOWGRAVE
THE BANQUETING HOUSE**

Survey Drawings by M. Tempest, amended P F Ryder
WEST ELEVATION

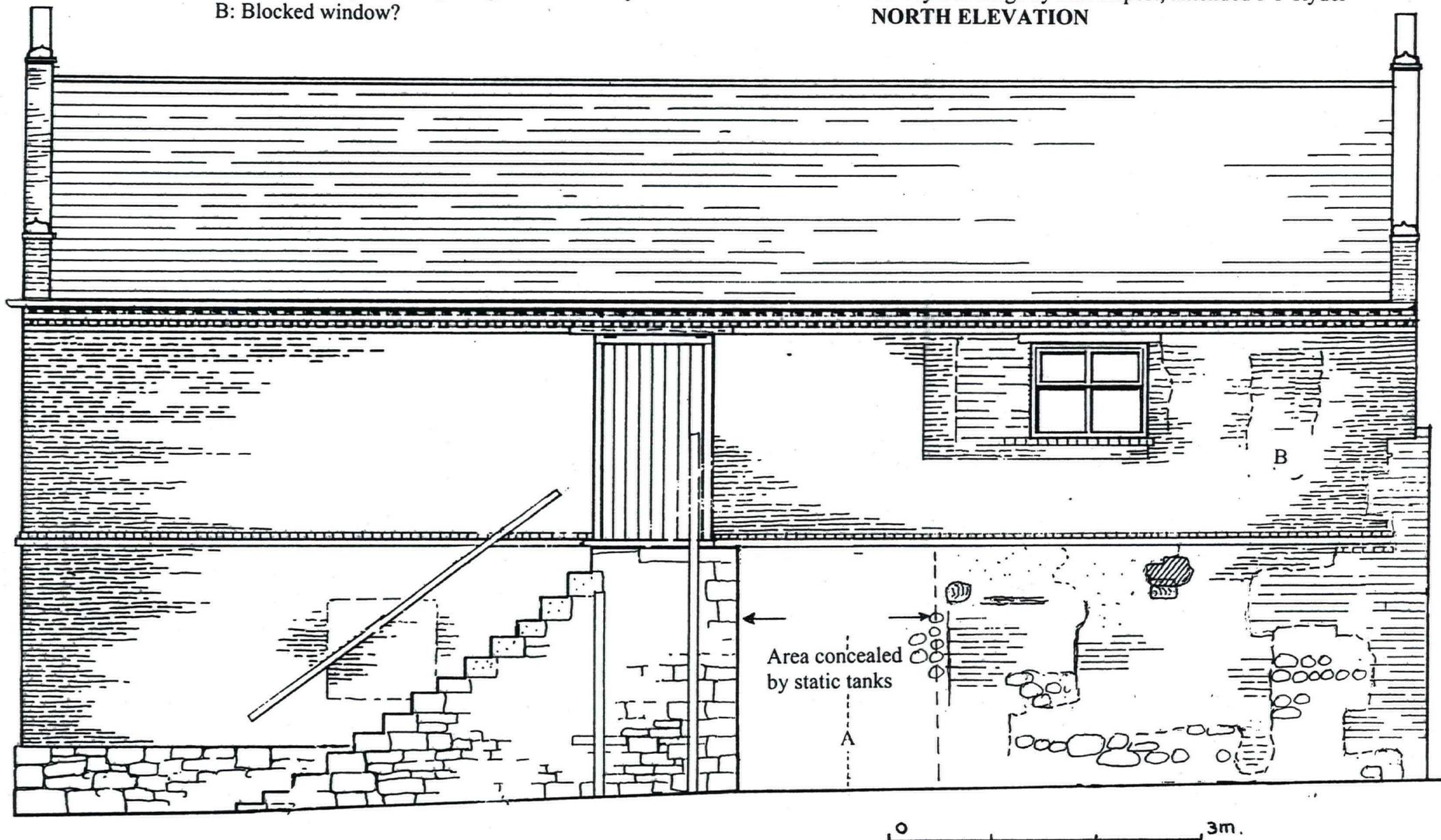


0 3m.

HOWGRAVE HALL, SUTTON HOWGRAVE THE BANQUETING HOUSE

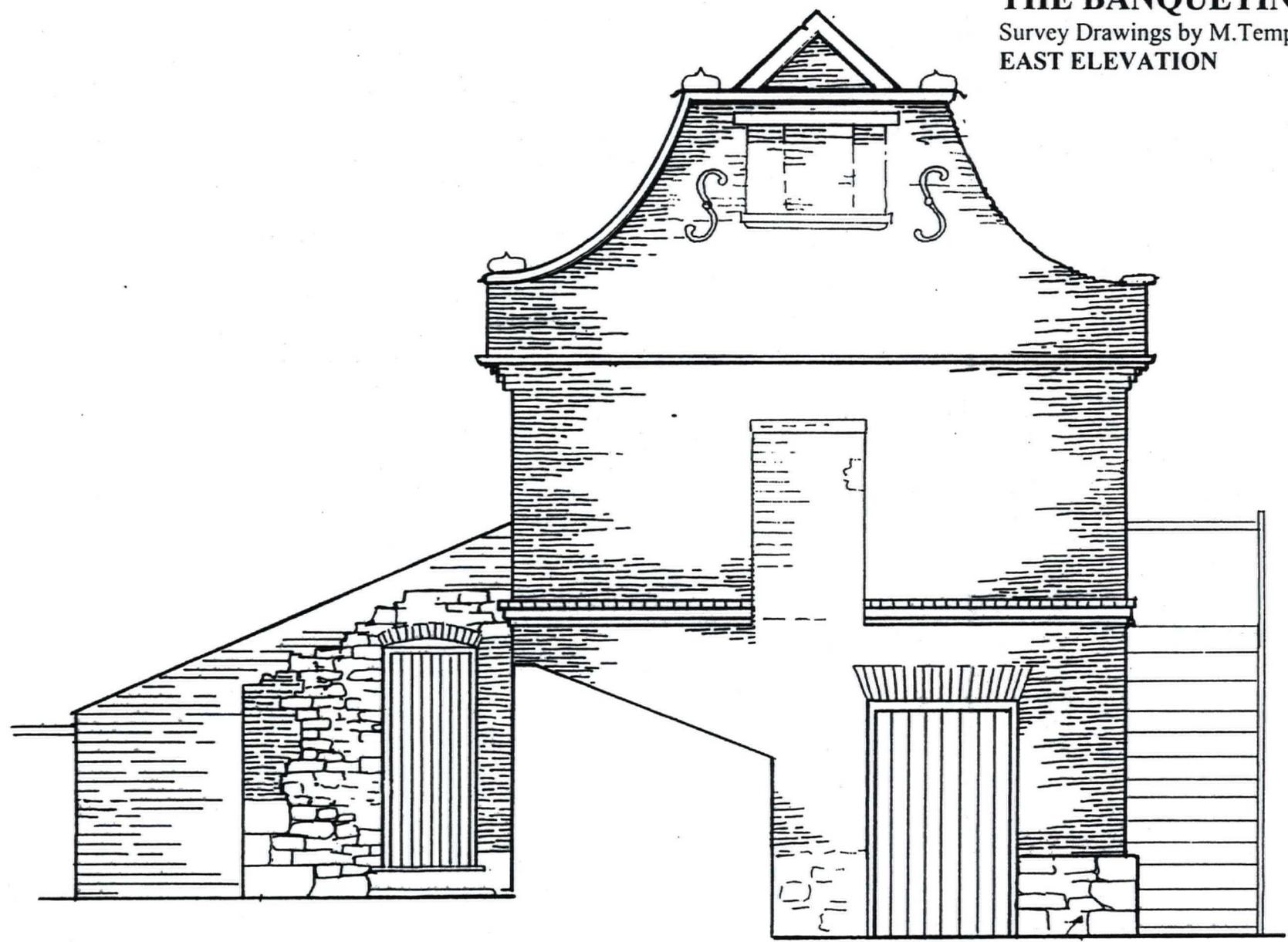
Survey Drawings by M. Tempest, amended P F Ryder
NORTH ELEVATION

A: Line of east jamb of opening, seen internally
B: Blocked window?



**HOWGRAVE HALL,
SUTTON HOWGRAVE
THE BANQUETING HOUSE**

Survey Drawings by M. Tempest, amended P F Ryder
EAST ELEVATION



0 3m.