

**GICAL RECORDING OF FARM**

**0173/FUL**

ding Estate, Gateshead, Tyne and Wear, NE11 0TX

## **REPORT ON ARCHAEOLOGICAL RECORDING OF FARM BUILDINGS**

Carried out at

**EAST FARM,  
BARLOW ROAD  
BARLOW  
GATESHEAD NE21 6JT**

NGR: NZ 1571 6120

Prepared for

**Hayton Developments Ltd.  
East Farm,  
Barlow Road  
Barlow  
Gateshead NE21 6JT**

HER Ref.: MON 3924  
Planning Application: DC/06/00173/FUL  
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## **EXECUTIVE SUMMARY**

It is understood that it is proposed to convert agricultural buildings at East Farm, Barlow, into four residential units. As a planning condition a drawn survey of the buildings was carried out by the architects, with modifications where possible by the archaeological services department of Ian Farmer Associates. In addition a photographic survey was undertaken together with a documentary search .The documentary search failed to reveal any significant data. The research indicated the farm buildings date to no earlier than the late 18<sup>th</sup> century with subsequent modifications in the last 250 years. These modifications relate to the both the repair of buildings and changes in farming practice. Most of the roof timbers had been replaced in recent years. Documentary information was negligible. The final recommendation is that the building conversion should take place without any further archaeological input.

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## **1.0 INTRODUCTION AND RECCOMENDATIONS**

- 1.1.1 Planning permission has been granted for the conversion of redundant agricultural buildings into four residential units.
- 1.1.2 On the instructions of Hayton Developments Ltd., Ian Farmer Associates carried out an archaeological survey. A drawn survey was based on modified AutoCAD drawings provided by the client's architects.
- 1.1.3 The photographic survey was carried out by Ian J Stewart, during several visits to the farm between May and August 2007. The written report was completed by September 2007.
- 1.1.4 Photography was carried out on the exterior of the buildings, interior photography was also undertaken, though there were delays caused by accumulated rubbish within buildings. This had to be cleared to enable the photography to take place. The drawn survey was as detailed as possible, allowing for the current use of the site. Health and Safety considerations were in place throughout the survey.
- 1.1.5 It should be noted however as the upper floors of the farm buildings were in a dangerous state it was not possible to carry out a drawn or photographic survey in these areas. Therefore, although details of upper floors appear on the elevations, it was not possible to accurately present them in plan view. Verbal communication with the former owner of the property indicates that most of the timber roof trusses were replaced within the last 50 years when corrugated roofing was used on many of the buildings.
- 1.1.6 There is therefore little purpose to carrying out a roof survey in addition to the work previously carried out.
- 1.1.7 All available records were consulted and used where possible.
- 1.1.8 The conclusion is that the permission to convert the farm buildings should be granted subject to the usual planning conditions.

## **2.0 GENERAL STANDARDS**

### **2.1 Compliance**

- 2.1.1 All work is carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA), ref. 12.1, and follows the IFA Standards for the archaeological investigation and recording of standing buildings or structures, ref. 12.2.

## 2.2 Definition

2.2.1 *'The definition of archaeological building investigation and recording (ABIR) is a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, inter-tidal zone or underwater.'* (IFA, ref. 12.2)

## 2.3 Purpose

2.3.1 *'The purpose of ABIR is to examine a specified building, structure or complex, and its setting, in order to inform:*

- *the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting*

*or*

- *to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.'* (IFA, ref. 12.2)

## 2.4 Third Parties

2.4.1 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.

2.4.2 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment and provide any comments.

2.4.3 The comments given in this report and the opinions expressed herein are based on the information obtained from the archaeological investigation of the aforementioned site. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.

2.4.4 Any risks identified in this report are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the site.

2.4.5 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.

2.4.6 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.

## 2.5 Site Archive

- 2.5.1 The site archive comprising of this report, the building survey drawings and the photographic archive will be deposited in the appropriate local depository within six months of completion of the report.
- 2.5.2 Tyne and Wear Specialist Conservation Team will require confirmation that the archive has been submitted in a satisfactory form to the relevant museum before recommending to the local planning authority that the condition should be fully discharged.

## 3.0 SITE

### 3.1 Site Location

- 3.1.1 The site is known as East Farm, Barlow Road, Barlow, Gateshead, NE21 6JT and is located at National Grid Reference NZ 1571 6120.
- 3.1.2 Site location plans are included in Appendix 1, Figures A1.1 and A1.2 and A1.3.

### 3.2 Geological & Topographic Setting

- 3.2.1 Details of the geology underlying the site have been obtained from the British Geological Survey map, Sheet No. 20, 'Newcastle upon Tyne', Drift edition, 1:50 000 scale, published 1992.
- 3.2.2 The geological map indicates the farm to be built partly on undifferentiated boulder clay and glacial drift and partly on the Upper Carboniferous middle coal measures sandstone.
- 3.2.3 The farm lies at approximately 138m above ordnance datum. The topography is undulating with the farm positioned at the top of a steep southeast facing slope. The nearest watercourse is Barlow Burn, located 300m NW of the present site.
- 3.2.4 The site is bounded by a minor road to the southeast and fields to the northwest. The south west side of the site is marked by adjacent residential development and to the north east by additional farm buildings that were not part of the survey. The farm is situated at the northeast limit of Barlow village.

## **4.0 AIMS AND OBJECTIVES**

4.1.1 *'As part of the assessment process and in accordance with standard practice, an archaeological record (drawn and photographic) needs to be made of the above ground elements of the building to provide an archive record and to advise the planning process. The finished report will include recommendations for any further recording required.'* (ref. 12.2)

## **5.0 METHODOLOGY**

5.1.1 The survey comprised of site visits, where an examination of the existing buildings was undertaken, notes compiled and a photographic survey undertaken of the exterior and interior of the buildings, where possible.

5.1.2 The photographic survey included colour print, black & white print, colour slide and digital photographs. The farm is currently redundant, having been cleared of agricultural machinery and rubbish. There were some health and safety restrictions on accessibility for the upper floor interior recording.

5.1.3 Drawings were provided by the architects, these were subsequently amended where possible to include such details as blocked doors and windows etc. Elevations were drawn where access was possible.

5.1.4 Scale drawings (1:100) recording the form and location of other significant structural detail and drawings to show the form/profile of any architectural decoration were prepared. These are reduced to 1:200 at A4 paper size.

5.1.5 A photographic record to show the buildings appearance and also to record the evidence on which the analysis of its historic development is based was made. The photographic record is an appendix to this report.

## **6.0 DESCRIPTION AND INTERPRETATION**

### **6.1 Introduction**

6.1.1 The farm for the purpose of this survey has been divided into three distinct elements based on compass points;

- Southeast range : Buildings 1 - 6
- Southwest range : Buildings 7 - 9
- Northwest range : Buildings 10 - 12

6.1.2 Each range is described and discussed in turn, with each building, from 1 - 12 described and discussed in numerical order. The text should be read in conjunction with the appropriate drawings and plates etc.

6.1.3 Following the description and interpretation of the farm buildings, a brief summary and discussion is presented followed by a chapter on the archaeological and historical context of the site.

## 6.2 Southeast Range

6.2.1 (Figs A2.1, A2.2a/b, A2.3, A2.4, A2.5a/b, A2.6, Plates A3.1, A3.2, A3.3, A3.4)

6.2.2 The southeast range comprised of buildings 1 – 6. The southeast boundary was marked by Barlow road, the northwest elevation faced the farmyard and the northeast limit was marked by the entrance to the farm. The southwest limit was marked by the farmhouse, which was not part of the survey.

6.2.3 Building 1 had walls of random rubble built to courses of Carboniferous coal measure sandstone, with dressed sandstone quoins at the corners. The pitched roof is of welsh slate. (Fig. A2.1)

6.2.4 There is a single wooden byre door and wooden slatted window on the elevation facing the courtyard. (Fig. A2.3) On the southwest elevation there is a blocked window or door, partly masked by an old fuel tank (Fig. A2.2b). The doors and windows have sandstone lintels and sills. There are no windows or doors etc. on the roadside elevation of this building. (Fig.A2.2a)

6.2.5 The most recent use for this building was as a byre. It was not possible to determine what the original use of the building was. There has been extensive modification of the interior in recent years.

6.2.6 Building 2, was of the same composition as building 1 (Fig. A2.1). This had been a small store associated with building 3. The southeast elevation was dominated by a set of double doors (Fig. A2.3a). There were no other exterior doors and windows on the roadside elevation of this building (Fig. A2.2a)

6.2.7 Within the interior there was a doorway access to building 3 set in the northeast wall. Also set in the upper northeast wall was a loft way entrance to the upper storey of building 3.

6.2.8 Building 1 and 2 formed a single unit, under the same roof and may at one time have been a single structure. Again the original function is unknown.

6.2.9 Building 3 proved to be more complex. This building has been recently used as a cattle byre and the interior had undergone extensive modification. For example, concrete floors and breeze block partitions etc. which had recently been removed (Fig. A2.1)

6.2.10 This building has a hayloft above, but due to health and safety reasons, in this case a rotten floor it was not possible to record the interior of the loft.

- 6.2.11 The walls were of the same composition as buildings 1 and 2, except where there was later brick blocking. The pitched roof was of corrugated asbestos extensively covered by moss.
- 6.2.12 The southeast elevation, facing the road was pierced by two rectangular pitching holes at ground level; these were partly covered by modern metal mesh. (Fig. A2.2a)
- 6.2.13 The interior southwest wall was pierced by loft access doorway, from building 2. At ground level there was a doorway leading from building 2.
- 6.2.14 The northwest elevation had undergone extensive modification over the last 100 years. From the survey it is certain that the farmyard side of the building was pierced by a series of four arches, now blocked up, with three of the piers composed of reused ceramic pipes, (Fig. A2.3a). The lintels were of straight timber and above that predominantly cream brickwork of possibly local manufacture. The brickwork was set out in a variation of English Bonding.
- 6.2.15 The arches had been blocked up with a different brick, orange brown in colour. The bonding was again a variation on English bonding. This bricking up reflected a change in use, from a cart shed to a cattle byre.
- 6.2.16 The bricked arches were pierced by a later series of three windows and a doorway with access from the farmyard. The windows have stone sills. The doorway does not have a frame or door.
- 6.2.17 Although there was a change in function from cart shed to cattle byre, it appears that the hayloft/granary remained for the original purposes.
- 6.2.18 Building 3 is separated from building 4 by an external gable ended staircase with a landing and loft doorways access to the loft of building 2 and 4.
- 6.2.19 Building 4 is again of random coal measure sandstone built in courses, with a later pitched roof of corrugated asbestos. (Fig. A2.4)
- 6.2.20 The roadside southeast elevation is badly eroded. The wall of the building is pierced by two window lights with half timbered slats (now bricked up) and a timbered door covering a pitching hole. All have stone sills. (Fig. A2.5).
- 6.2.21 The southwest elevation has a gable ended external staircase with a landing which it shares with building 3. Again there is a loft doorway access from this staircase to the hay loft in building 4.
- 6.2.22 The northwest elevation of this building faces the farmyard. Again, this has been pierced by three arches, also separated by two piers composed of reused ceramic drains similar to those used in building 3. (Fig. A2.6) The arches are of the three centred type, with brick voussoirs of cream coloured brick similar to the cream colour brick work in building 3 and 5.

- 6.2.23 The most south-westerly arch has been obscured by a later structure, building 5, which butts up to and covers the third arch, the arch however, remains unblocked. The arches indicate a possible former use as a cart shed, again with a hay loft or granary above. It was recently used as storage shed.
- 6.2.24 Building 5 is a later addition to the southeast range. Facing the farmyard the small structure of cream coloured brick in English bond similar to that in building 3 and 4 and therefore possibly contemporary. It has a later pitched roof of corrugated asbestos.
- 6.2.25 The structure has double doors on the southeast side and a single glass pane window on the southwest and northeast side respectively. These are possible later replacements of earlier windows.
- 6.2.26 It is difficult to determine the original function of the building as it had been stripped out for use as a workshop for maintenance of agricultural machinery. One possibility is that it is a horse engine house which originally had machinery installed for the threshing of cereals? According to *Brunskill 2000*, p. 159 (ref. 12.4) this structure could be interpreted as a projecting porch extending a threshing floor.
- 6.2.27 Building 6 was part of the original southeast range of the farm and is attached to the northeast wall of the farmhouse. (Fig. A2.6)
- 6.2.28 The walls are composed of coursed rubble laid coal measure sandstone, extremely weathered in some areas, especially on the southeast elevation. The roof is of corrugated asbestos, extensively covered by moss. There is a single brick chimney.
- 6.2.29 On the southeast elevation, there is a single, half wood slatted window light with stone lintel and sill, a set of double doors and three small ventilation grills at ground level. (Fig. A2.5a)
- 6.2.30 The northwest elevation has two loft windows with stone lintels and sills. There is a single ground floor slatted window with later grid. A single three centred archway pierces the wall. It has brick voussoirs of similar type to those used in building 3 and 4, the construction is similar to that of building 4 and may therefore be contemporary. (Fig. A 2.6)
- 6.2.31 There is nothing in the interior of building 6 to suggest former use. Most recently farm machinery was installed in this building. The flue for the chimney led to a preparation area for animal feed. The decayed open tread timber stairs within this building precluded access to the loft area. The single arch suggests access for a horse and trap. The presence of the loft indicates another granary/hayloft. It is possible that this building was originally a Hackney Stable?

## 6.3 Southwest Range

- 6.3.1 (Figs A2.7, A2.8, A2.9 ; Plates A3.5, A3.8)
- 6.3.2 The southwest range of the farm consisted of buildings 7, 8 and 9. To the southeast it was attached to the present farmhouse, to the northwest it was attached to building 10 of the southwest range. There was a small gap between the southwest elevation and the next residential property, (circa 2m wide). The northeast elevation faced the farmyard; it was partly obscured by a cast iron water tank on brick piers.
- 6.3.3 Building 7, (Fig. A2.7) the southwest elevation has weathered coal measure sandstone walls in the style of random rubble, built in courses. The southwest elevation is mainly red brick, replacing a sandstone rubble wall. This replacement section of brick wall butts up to the northeast wall of building 8. The reason for this is unclear. It has a pitched roof of welsh slate.
- 6.3.4 The southwest elevation, mostly of English bond brickwork, replacing earlier stonework. It is pierced by a sash window with a sandstone lintel and another partly slatted window. Part of this wall has been rendered over and there is evidence of a lean to structure, with a corrugated roof that once abutted this wall. This had been recently demolished recently. (Fig. A2.8)
- 6.3.5 The northeast elevation facing the farmyard has one window. This has a sandstone sill and lintel, the window frame and glass has recently been replaced. The single door has a weathered door sill and lintel (Fig. A2.9)
- 6.3.6 The interior of building 7 had been rendered over and painted a cream colour. There is a stone stairway access to the farmhouse kitchen from this room, in the northwest wall there was evidence of a blocked in wall which originally would have provided access to building 8. Set in the northwest wall and adjacent was a rectangular opening between building 7 and 8. There was a projecting stone shelf which formed part of the opening. There was a wooden door in building 8 covering this hole – this may provide a clue to the original function for the building.
- 6.3.7 This building had until recently housed equipment for the storage and refrigeration of milk. It is a cool building and the presence of stairway access to the farmhouse, the rectangular shelved opening into the next building indicates a former use as a buttery for the farm – including possible cheese making.
- 6.3.8 Building 8, (Fig.A2.7) forms part of the overall southwest range, pitched, sandstone rubble walls laid in courses and a pitched, and gable ended Welsh slate roof. There is a disturbed flagged sandstone floor.

- 6.3.9 The southwest elevation has a single wooden door with adjacent sash window; both have stone sill and lintels rendered over (Fig.A2.8). The northeast elevation has a single wooden door and no window. (Fig. A2.9).
- 6.3.10 The interior has doorway access to building 9, and the rectangular stone shelved opening to building 7, complete with wooden door for the opening. The doorway access to building 9 has been blocked up and rendered over.
- 6.3.11 The function of this building may have been linked to butter/cheese production originally. This is supported by the possibility of building 7 being a possible buttery. The doors allowed access from the farmhouse/yard to the surrounding fields etc.
- 6.3.12 Building 9, (Fig. A2.7)at ground floor level had been used as a cattle byre, again it formed part the southwest range, with sandstone coursed walls with a pitched roof of welsh slate. There was access from building 8 directly to this building.
- 6.3.13 There were two small, rectangular slatted lights piercing the northeast elevation and one small rectangular pitching hole (?) which had been boarded up. (Fig. A2.8) The northeast elevation was mostly obscured by a cast iron water tank on brick supports. The northwest brick support, partly obscured a window, to the right of this window was a doorway into building 9. Under the eaves of the roof was a small slatted light, this was above the window obscured by the water tank. In the extreme edge of this elevation was a small rectangular opening – possible too small for a pitching hole, this may be a possible owl-hole? (Fig. A2.9)
- 6.3.14 The northwest elevation, the gable end of the southwest range which formed part of the southeast range, was pierced by a single door which led to steps down to ground level; above the door was a timbered rectangular pitching hole (?). To the north east of the door were two small staggered windows, to the left of the door and below door level was a small rectangular opening, now sealed, of uncertain function. (Fig. A2.11)
- 6.3.15 The interior of building 9 had been used recently as a cattle byre; there is no reason to suppose that the original function was otherwise, possibly with a hay loft above.
- 6.3.16 Part of building 10, was incorporated as part of building 10 in the northwest range and therefore probably contemporary in construction and date. The northwest elevation of building 9 had a pitching hole beneath the eaves with a shuttered wooden door. There were two simple windows, with timber frames, one of which still retained some glass

## 6.4 Northwest Range

- 6.4.1 (Figs A2.10, A2.11, A2.12, A3.9, A3.10, Plates A3.6, A3.9, A3.10)
- 6.4.2 The northwest range of the farm comprised of buildings 10, 11 and 12. (Fig. A2.10) The range had been set into the southeast facing ground slope. There were 3 angled buttresses supporting the central portion of the southeast facing elevation. To the northwest of this range was open sloping ground; to the southeast was the farmyard. The southwest limit was marked by building 9 of the southwest range. The northeast limit was marked by a track way between building 12 and another brick structure which was not part of the survey and had been demolished prior the sale of the property.
- 6.4.3 The buildings forming this range had a ground floor and an upper storey. The interior of the upper storey was not surveyed due to health and safety restrictions.
- 6.4.4 The northwest range had walls of coal measure sandstone with a hip ended roof at the southwest end with a gable ended roof at the northeast end. The construction type is random rubble set in courses in keeping with other farm buildings. Later blocking of arches, doors and windows etc were first in sandstone rubble. Later still, additional blocking was carried out using brickwork.
- 6.4.5 The hipped roof for building 10 was of welsh slates, the slightly higher pitched roofs of building 11 and 12 were composed of corrugated asbestos sheets. It is possible that the corrugated asbestos roofs replaced an earlier slate roof, still extant on some of the farm buildings. It is also possible that the welsh slate roofs replaced earlier tiled roofs, perhaps composed of pantiles or flagged sandstone though this cannot be proven.
- 6.4.6 Building 10, (A2.10) the northwest elevation has a single rectangular pitching hole beneath the eaves. There was no evidence of blocked doors/windows etc. for this building. The southeast elevation proved more complex with evidence of brick blocking with window and pitching hole inserts into what was once a simple rectangular arch with a timber lintel (A2.12)
- 6.4.7 The blocking brickwork is in English Bond style. There is a single square pitching hole with plank door and a fixed light rectangular window. Both have timber lintels and brick sills.
- 6.4.8 Current access to building 10 from the farmyard is by planked wooden double doors with strap hinges. This has a timber lintel. It is possible that this building had a pair of simple arches which provided access to earlier cart sheds? Above the double doors was a rectangular pitching hole with a planked door.

- 6.4.9 The interior of building 10 retained an open tread staircase, albeit in poor condition. This provided access to the loft space above building 9 in the northeast range. Part of the upper storey timber floor still survived, the remainder had been removed, but log holes for timber joists still remained in the interior wall. Again access to the upper storey was impossible due to the dilapidated state (or even non existence!) of the stairs and floors.
- 6.4.10 On the northeast wall, at ground floor level was a single door entrance to the ground floor of building 11, Above this at upper storey level was a blocked door (by cemented breeze blocks), this would have originally led to the upper storey (loft) of building 11.
- 6.4.11 This building was originally a cart shed with hay loft above.
- 6.4.12 Building 11, (Fig. A2.10) is the tallest of all the farm buildings surveyed. It is two storeys high and is bounded to the southeast by building 10 and to the west by building 12. The condition of this building is dangerous, with a large void on the northwest elevation where part of the wall has collapsed over an external staircase. The extra height and therefore weight of the walls has resulted in three pitched buttresses set against the northwest wall of this building, presumably to prevent slippage of the structure down slope.
- 6.4.13 On the northwest elevation at upper floor level, is a timber planked door to the loft area. To the right of this are two vertical ventilation slits. Below, at ground floor level are two vertical sash (?) windows, these have been partly reduced in size at a later date by sandstone rubble and brickwork infill. These windows are located either side of third window of different style, rectangular in shape, with a single vertical stanchion in the middle. It has a brick sill. Immediately to the right of this window and partly blocked by the later buttress is a blocked doorway with a substantial stone lintel. (Fig. A2.11)
- 6.4.14 There are three pitched buttresses, of different width, supporting the northwest wall of the building. Butted up to the wall, the corners are quoined, with sandstone rubble laid in courses. These were built subsequent to the construction, as a result of this a ground floor doorway was blocked up.
- 6.4.15 Building 11 has a complex history, and is complicated by the dangerous state of the structure which has restricted access to some areas. A substantial fragment of the wall has collapsed, on the southeast elevation and it was not possible to access the upper storey of the building.
- 6.4.16 Originally the southeast elevation of sandstone rubble had a series of simple rectangular arches with timber lintels, possibly three or more in number. These were subsequently blocked up with sandstone rubble. Subsequently two windows and a door were inserted into the blocking. There are two vertical ventilation slits inserted into the upper storey wall, mirroring those in the southeast wall of this building. In addition, at ground floor and partly blocked by the later external staircase was a sealed up pitching hole. (Fig. A2.12)

- 6.4.17 Later still, in the use of this building, an external staircase was built alongside the southeast wall to provide access directly from the farmyard to the loft door which provided access to the loft. The section of the doorway has completely collapsed. The staircase of English bond brickwork had stone steps, leading to a stone flagged landing. Inserted into the rear of the staircase was a doorway, with a timber door sealed up. The substantial external stairway and platform provides a significant clue to a former function of the loft. The landing suggests extra support in the shifting of sacks of grain, whilst the ground floor had been originally used as a cart shed.
- 6.4.18 The most recent function of the ground floor of building 11 was as a cattle byre with concrete partitions. Although there was doorway access to building 10, access to building 12 was sealed off by cemented breeze blocks.
- 6.4.19 Building 12, (Fig. A2.10) was the last of the buildings in the northwest range, there was an upper storey, and no access was possible however. The building was gable ended with a pitched roof. The building had recently been used as a stable and prior to that as a cattle byre. It is possible, judging from traces of arches in the north west elevation that was originally a cart shed with a hay loft above.
- 6.4.20 Externally, there are sandstone rubble walls set in courses with quoin work at the corners; one of the three buttresses overlaps building 11 and 12. The roof, at present of corrugated asbestos, probably replaced an earlier pantiles or slate roof.
- 6.4.21 On the northwest elevation, at upper storey level were two transom lights with wooden slats. Each had substantial sandstone lintels and sills. Below the transom lights were a series of four ceramic pipes lining ventilation holes. (Fig. A2.11)
- 6.4.22 The northeast elevation, the terminal for the south east range had a single bricked up door at upper storey level, with a dovecot (?) above in the gable end.
- 6.4.23 The southeast elevation facing the farmyard indicates a complicated history of modification. The upper floor was pierced by a rectangular pitching hole with planked door. Either side of this were originally slatted transom lights, one of which had been blocked off with sandstone rubble excepting a small ventilation hole. (A2.12)
- 6.4.24 The ground floor at present has a single doorway with stone lintel, either side of which are gridded windows which may have been slatted at one stage. The windows have substantial stone lintels and sills. The window to the left of the door has been cut into an earlier blocked archway. The window to the right of the doorway has been inserted into an earlier blocked archway. There is clear evidence for yet another arch of similar dimensions where the present doorway is. The evidence for this is in the form of a pier, and part of the

voussoirs still remaining. There is clearer evidence for these earlier arches within the interior of the building.

6.4.25 The interior has a flagged floor, with recently constructed stalls with breeze block partitions. There had been access to and from building 11, originally however this had been blocked up by cemented breeze blocks. Recently, this building had been used for stabling; however the evidence for arches and the presence of a pitching hole indicates yet again an original use as a cart shed with a granary above!

## **7.0 SURVEY: SUMMARY AND DISCUSSION**

- 7.1 Only the farm buildings, comprising the southeast range, southwest range and the northwest range were subject of the survey. Other buildings/ barns of brick or asbestos were not included. The farmhouse also did not form part of the survey.
- 7.2 The buildings surveyed, framed the courtyard of East Farm, Barlow. The buildings have been constructed on a steep southeast facing slope which has necessitated buttressing in a couple of instances, i.e. buildings 11 and 12.
- 7.3 The buildings comprising of the southeast and northwest range, despite later alteration etc. seem to comprise principally of cart sheds with granaries and/or haylofts above. The earliest are simple timber lintel arches set in buildings 10 and 11; later 19<sup>th</sup> century arches tend to be three centred with brick voussoirs.
- 7.4 The presence of external stairways with landings supports the interpretation of granaries and/or haylofts above the cart sheds, the stairway between buildings 3 and 4 and the stairway against building 11 – though this appears to be a later addition.
- 7.5 The idea of cart shed on the ground floor and granary above compliments one another, although some of the granaries could equally be used as hay lofts as indicated by the presence of pitching holes. (ref. 12.5)
- 7.6 The possibility exists of building 5, being used as an extension porch for threshing purposes. Another possibility is that the structure was a later horse engine house for some form of threshing machinery. Despite being small cannot be discounted and this supports the idea that many of the buildings were cereal barns especially at upper floor level.
- 7.7 The buildings forming the southwest range may have originally being used for cattle/cow management is a possibility with building 7 being a buttery supported by the presence of stairway access to the farmhouse kitchen and the stone shelf in the corner. The roof space above building 9 may have been used as a hay loft.
- 7.8 Other buildings on the site, not part of the survey included a possible fowl roost and pigsty combined.

- 7.9 The farmhouse forms an integral part of this farmstead; it shows no evidence of ever being detached from the farmyard. This farmstead is therefore classified as a courtyard type with farmhouse attached. A further classification could be because of topographical location, a bank type?
- 7.10 Dating is difficult based on style alone; the original buildings could belong to the date range 1750-1850. The original coursed sandstone rubble walls belong to this phase, with subsequent phases, alterations, modifications being determined by the economics of the period. The brick arches may date to the period 1850-1900. Any subsequent blocking and modification dates to the period 1900-1950. The asbestos roofs may date to the 1960's.
- 7.11 Most of the brickwork present in the farm buildings appears to have been used to block up arches or to line existing arches. This probably represents a shift from using horse drawn carts to tractors and other farm machinery. If this interpretation is correct, then modification would have only occurred with the invention of the tractor. This only became common in the period 1900-1925.
- 7.12 It is likely that bricks were produced locally, unfortunately no identifying marks were found on the bricks. A document search failed to produce any records relating to the purchase or ordering of bricks for the farm.
- 7.13 The corrugated asbestos sheet roofs used in buildings 3, 4, 5, 6, 10 and 12 possibly replaced earlier slate roofs similar to those present on the other farm buildings, 1, 2, 7, 8 and 9. This probably occurred since 1945. The slate roofs may have replaced earlier roofs of a different material, contemporary with the original construction of the farm though this was impossible to determine.
- 7.14 The most recent alterations to the farm buildings were to the interior of different buildings. This included extensive use of concrete, cement and breeze blocks especially in the blocking of doors and creation of stalls for cattle and stabling for horses. This occurred in the last 20 years.
- 7.15 The buildings in recent years have become dilapidated; floors and timber rafters have rotted and in one instance part of the North West wall of building 11 has collapsed. Additional open sided hay barns of steel frame and corrugated sheeting had been constructed on site and have been used for silage, hay and straw storage. One of the barns had been used to keep horses.
- 7.16 The latest and possibly the last phase in the economic history of East Farm, seems to be the conversions of one type of animal unit to another, cattle to humans. This would be the economic use of the farm buildings in the present financial climate.

## 8.0 THE HISTORICAL CONTEXT

- 8.1 The farm is situated to the southwest on the edge of the village of Barlow on the southeast side of the principle route through Barlow known as Barlow road.
- 8.2 Historically, the earliest mention of Barlow, a hamlet, was in the 12<sup>th</sup> century *Boldon Buke*, within the township of Winlaton. The development can be best described as a ribbon form developed on rising ground between 137m and 167m above sea level. The settlement does not have any church or public building and any building. Pevsner does not deem it worthy of any mention.
- 8.3 The founding of the village or visit a hamlet was to exploit marginal land, however by the 19<sup>th</sup> century; it was a colliery village providing miners for the Lily Drift and Spen Collieries, nearby.
- 8.4 The bulk of historical landscape features within the area of Barlow are of post medieval date and include the Lands and Winlaton wagon ways (18<sup>th</sup> century), and a series of coal mine ventilation shafts in the area as well as a quarry. All are 19<sup>th</sup> century date.
- 8.5 During World War II, there was a Women's Auxiliary Air Force (WAAF) camp on the edge of the village.
- 8.6 The farmstead known as Pawston Birks Farm, SMR 5079 (NZ 1480 6035), approximately one mile to the southwest of East farm, has elements that bear a resemblance to the farm under study. This farm is of sandstone rubble with large quoins, asbestos roof, replacing earlier pantiles. There are traces of a cart shed with a single arch. The original date for this farm is 18<sup>th</sup> century but it has been significantly restored.
- 8.7 It is possible that this farm and East Farm are both contemporary and a date after Scottish 'troubles' of 1745 is possible. No doubt the exploitation of marginal land was encouraged due to the increase in population on Tyneside during the increase in heavy industries. The hamlet/village was to remain closely linked to farming and mining and now serves as a 'retirement' or commuting village.
- 8.8 The farm under study is probably contemporary with the late 18<sup>th</sup> century expansion of the village. The stone was probably quarried locally as well as the bricks being manufactured from local sources. The slate for the roofs is of Welsh origin, it is therefore likely that it would have been transported by ship and/or rail. If by ship, then waterborne transport to the Tyne is likely. Rail was probably used for some part of the journey if so, a date of between 1850 and 1900 is likely, contemporary with the expansion with the rail network
- 8.9 There is little of architectural merit in the surviving buildings, they were functional and were modified and adapted over the last 250 year for new purposes and demands. The proposed conversion for residential; purposes is the latest in these adaptations.

## 9.0 DOCUMENTARY SOURCES

9.1 A search of the local reference libraries in the area failed to yield any documentary sources of note. The sources examined included the following:

- HER at West Chapel, Jesmond Old Cemetery
- Tyne & Wear Archives, Blandford House, Newcastle upon Tyne
- Durham Record Office, County Hall, Durham
- Gateshead Library, Gateshead

9.2 Enquiries with the former owners of the farm failed to yield any further data such as maps, legal records, etc.

9.3 It is possible that future documentary research may reveal further information.

## 10.0 OASIS

10.1.1 Ian Farmer Associates *Archaeological Services* support the Online Access to Index of Archaeological Investigation (OASIS) Project. The overall aim of the OASIS Project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer-funded fieldwork.

10.1.2 *Archaeological Services* therefore completed the online OASIS form at <http://ads.ahds.ac.uk/project/oasis>. Submission and validation of a completed OASS form places the information into the public domain on the OASIS website.

10.1.3 A copy of the form submitted for validation has been included in Appendix 3.

## 11.0 ACKNOWLEDGEMENTS

11.1 The author wishes to acknowledge Mr Geoff Hayton, the new owner of East Farm, for commissioning the work. In addition, Jennifer Morrison, the Tyne & Wear archaeology officer for facilitating access to the Tyne & Wear HER archives. Finally the author wishes to acknowledge the assistance provided by the staff at various archive depositories in the area.

## 12.0 REFERENCES

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- 12.3 Morrison, J., unpubl., '*Specification for Archaeological Recording of Farm Buildings at East Farm, Barlow Road, Barlow, Gateshead NE21 6JT*', Tyne and Wear Specialist Conservation Team, Newcastle
- 12.4 Brunskill, R.W., 2000, '*Vernacular Architecture An Illustrated Handbook*', Frome
- 12.5 Brunskill, R.W., 1999, '*Traditional Farm Buildings and their Conservation*', London

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**APPENDIX 1**  
**LOCATION MAPS**

**APPENDIX 2**  
**BUILDING SURVEY DRAWINGS**

**APPENDIX 3**  
**PHOTOGRAPHS**

**APPENDIX 4**  
**SPECIFICATION**

**APPENDIX 5**

**OASIS**

