

HISTORIC BUILDING RECORDING

CRESSWELL HOME FARM

NORTHUMBERLAND

SEPTEMBER 2013



The Detached Byre Range from the north-east

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for Joseph Fordsham

Planning Permission References

(1) for main farmbuilding group (including Loose Box and Dovecote/Chimney) **01/D47 & 01/D/48LBC**

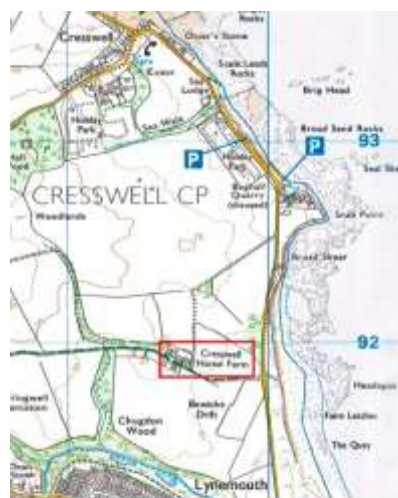
(2) for detached Byre/Dairy range **CM/20090032**

HISTORIC BUILDING RECORDING AT CRESSWELL HOME FARM, SEPTEMBER 2013

1.1 Introduction

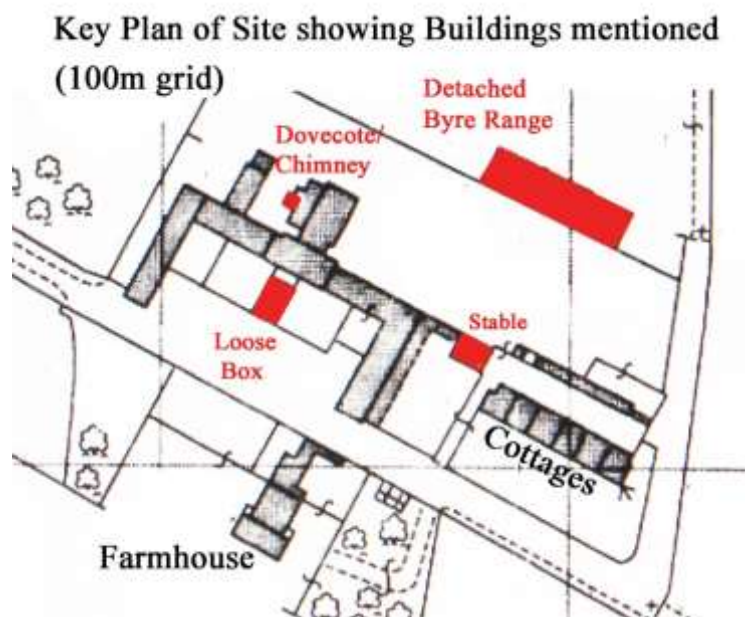
Cresswell Home Farm (NGR NZ 2955491927), which lies c 1200m south-east of the site of the demolished Hall and 600m inland from the coast, has a typical three-part plan consisting of the farmhouse on the south of an east-west track running from Ellington to the coast), and on the north of the track the main planned farmbuilding group to the west, and a range of farm cottages to the east. The Hall was built in 1821-5, the architect being John Shaw, but abandoned in the early 20th century – the estate was sold in 1924 - and finally demolished in 1937. The architect for the farm, which was probably built c1850, is not known.

The planned farm buildings at Cresswell are grouped around a broad rectangular yard opening a little to the south of south-west, but which will hereafter be taken as south. The three structures which are recorded in detail in this report comprise:



Location Plan
from OS 1:25000 Explorer sheet 325
OS map licence 100045703

- (1) The Loose Box – set symmetrically on the central axis of the yard, with its south end flush with its external wall.
- (2) The Dovecote/Chimney. In the centre of the main east-west range is a two-storeyed three-bay block (granary over cartsheds) with the barn set north-south behind it. On the west side of the barn is the rectangular engine house, with the dovecote/chimney projecting from the south end of its external west wall.
- (3) The Byre Range. This is a detached east-west block set c 50m north-east of the barn.



1.2 The Loose Box

This structure, free-standing other than it was attached to the front wall of the yards, stood in the centre of the planned farm building group, and was a simple rectangular structure measuring c 9.0 m by 6.0p m externally, built of square and coursed sandstone, with tooled-and-margined dressings, and a gabled Welsh slate roof aligned north-south. It was demolished some years ago, but can be reconstructed on paper with the help of photographs¹ and map evidence.



The buildings in 1985, looking north-east, with the Loose Box on the left.



A similar view today, showing the result of thirty years deterioration.

¹ The owner has a set of six black-and-white photographs showing the building in poor condition shortly before demolition; the writer has, in his own personal archive, a field book sketch made at the time of listing (1984) and a colour slide taken at the same time.

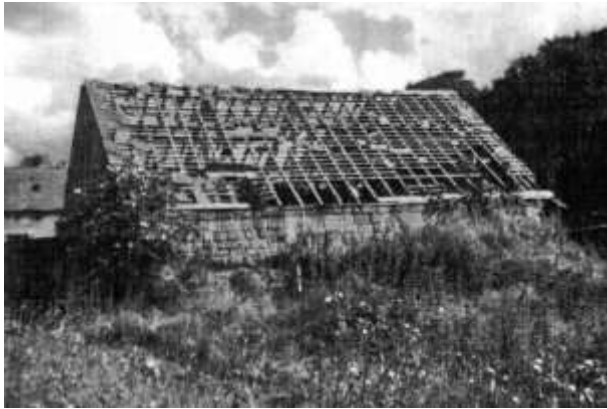


South-east view

The Loose Box before demolition
(photographs supplied by owner)



South view



North-west view

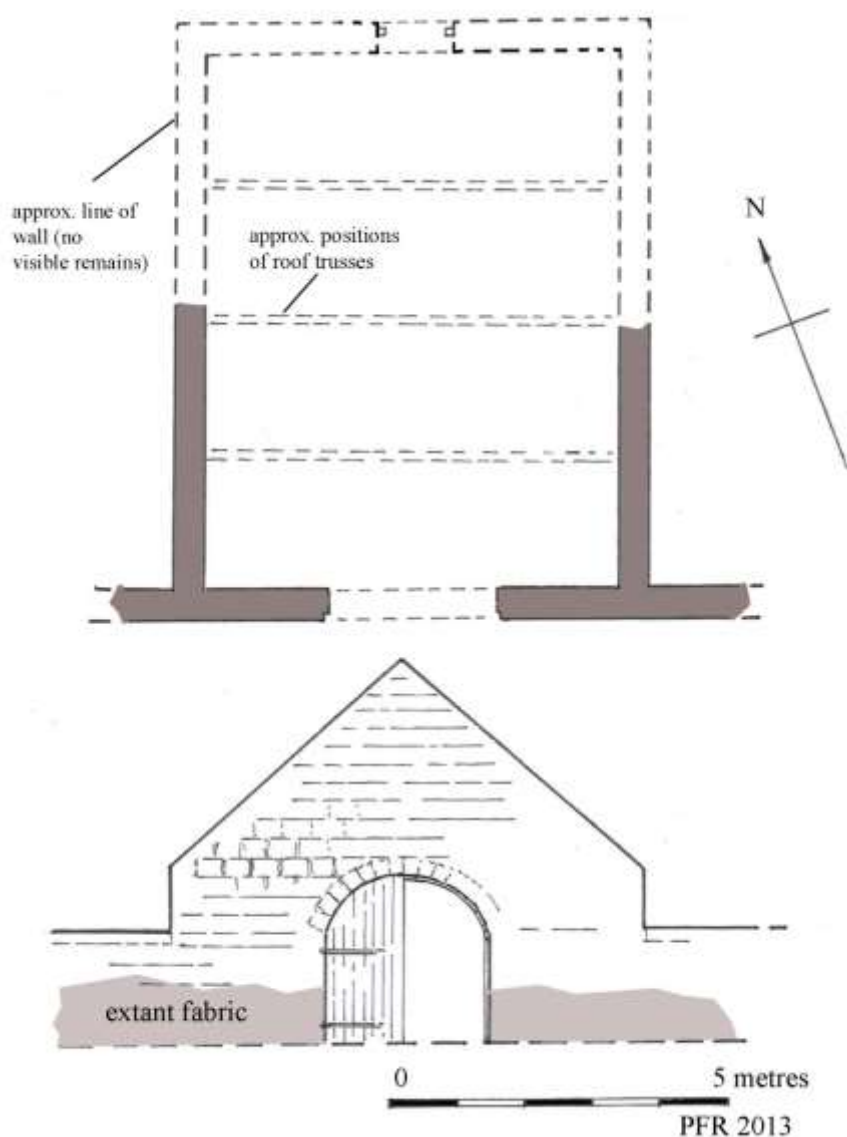


Interior looking north-west

The masonry of the front wall of the building coursed through with the yard walls; the only opening in the wall was a segmental-headed archway holding a pair of boarded double doors. Its dressings were set flush with the wall, rather than raised as in the other buildings; neither did it have cut copings to its gables, which might imply that it was not part of the original design², although it appears to be present on the c 1860 Ordnance Survey 6":1 mile map. The only other opening was a boarded door set centrally in its rear gable. The pre-demolition photographs show a four-bay roof structure with trusses that have raking struts springing from the jewelled foot of a king-post; there appears to have been two levels of purlins, and a ridge.

CRESSWELL HOME FARM LOOSE BOX

Reconstructed plan and front elevation
(from old photographs and extant remains)



² The 1984 fieldbook notes it as 'later'

1.3 The Dovecote/Chimney

This is a structure c 3.6 m square externally and 9.7 m high, built of coursed ashlar (the blocks having a very light parallel tooling), with raised quoins and dressings. The openings all have chamfered surrounds; the two doorways have alternating-block jambs, and the other openings upright blocks for the jambs, and lintels that extend slightly beyond these. The structure rises in three stages; there is a big set-back, moulded on its lower edge, between the first and second, and moulded string courses between the second and third, and below the top course/parapet. There is doorway at the south end of the west wall, with a window of two broad lights, divided by a chamfered mullion, above; on the north there is a single-light window and above that, at the east end of the wall, an upper doorway gained by a flight of external stone steps (perhaps secondary, and now in poor condition) rising alongside the Engine House wall. The second stage has a single window on the west, and the third a series of three pigeon openings on each side, upright slits with chamfered surrounds, above a bold sill/alighting band.

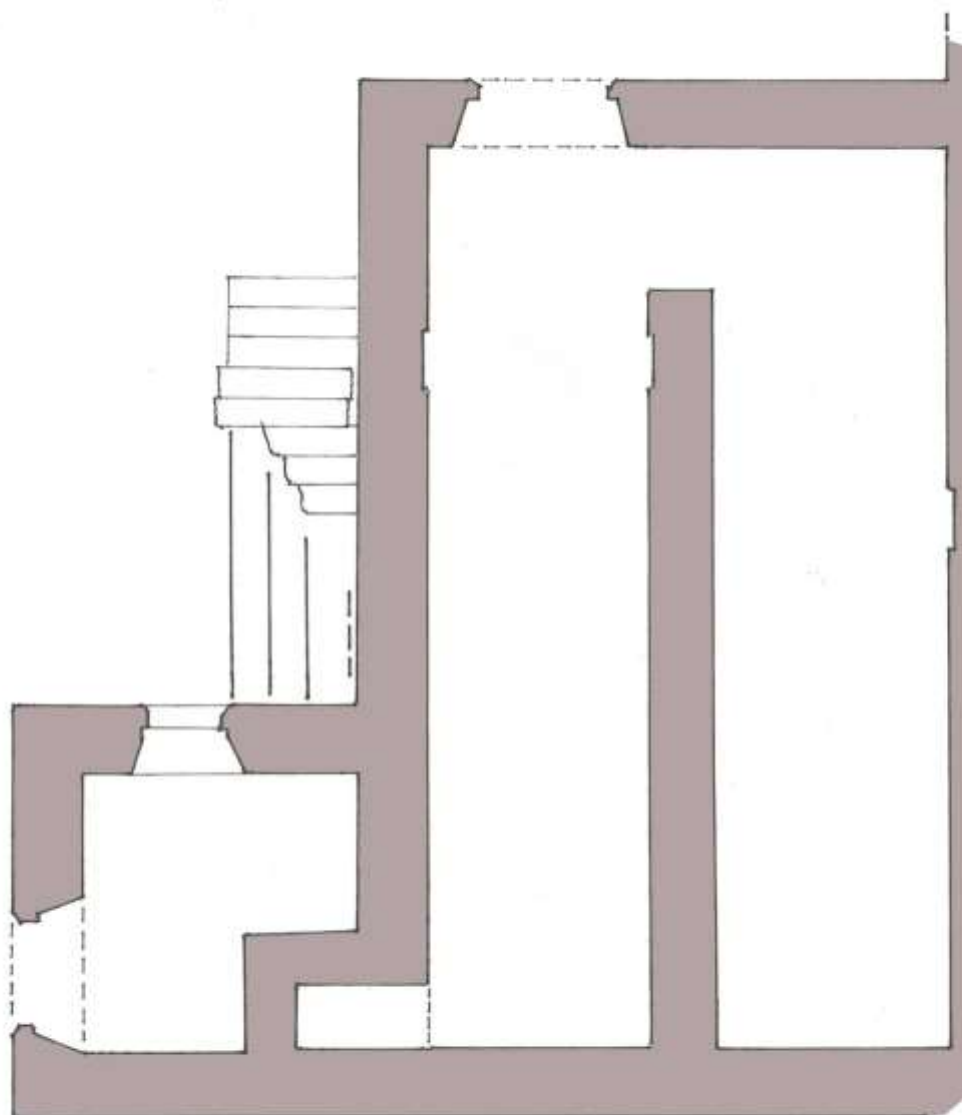


The Dovecote/Chimney and Engine House (with Barn beyond) from the north-west

The structure is now a roofless shell; the top string only survives over its western half, and of the parapet above that, only four blocks on the west and one on the south. Sections of the two courses below the top string have fallen around the north-east corner. Most of the fallen blocks are lying wither inside the dovecote or the adjacent Engine House.

Inside the structure, the dovecote is L-plan, the chimney stack just over 1 m square rising in the south-east corner; the doorways and windows all have internal timber lintels, some now badly decayed. There has been a floor just above the lower openings; sockets and stubs of the north-south upright-section joists survive. The first floor, lit by the large two-light window on the west has nesting boxes, each c 0,35m square and deep, recessed into the wall; there is a horizontal row of four beneath the large window, a vertical row of three to the west of the door in the north wall, and three vertical pairs in the south and east walls. The second floor is at the base of what is externally the second stage, above which the structure seems to have been open to its roof.

CRESSWELL HOME FARM
ENGINE HOUSE AND DOVECOTE/CHIMNEY
GROUND PLAN

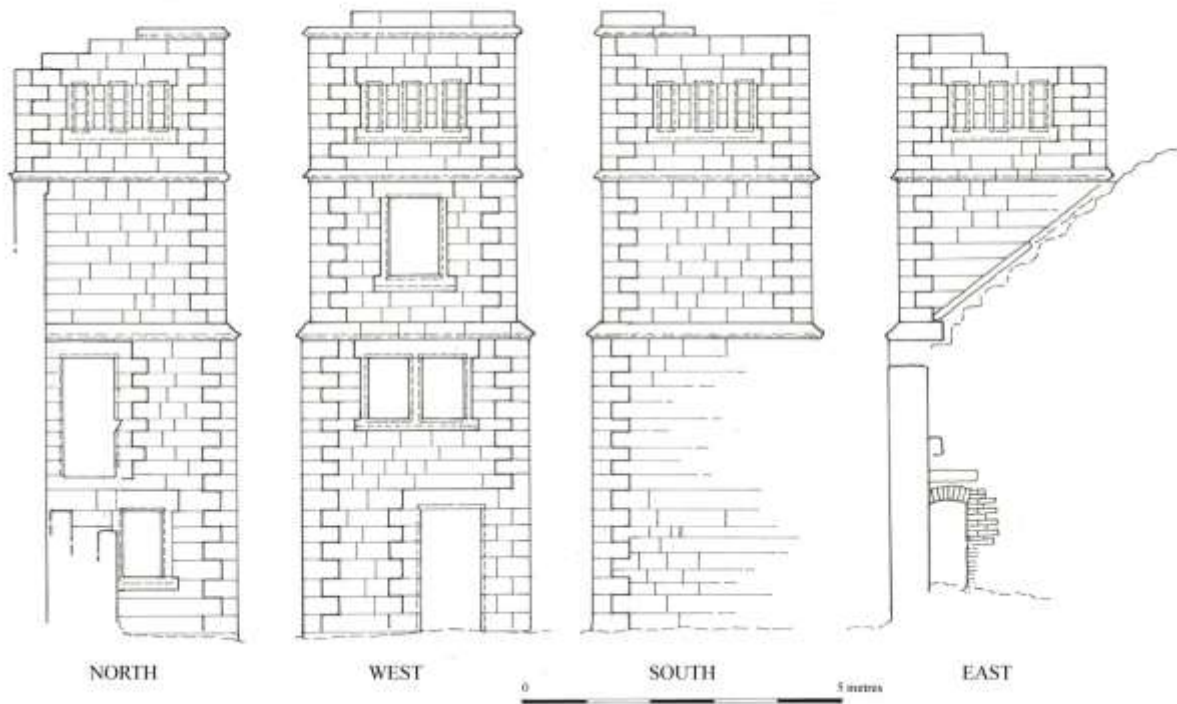


Survey P F Ryder, September 2013

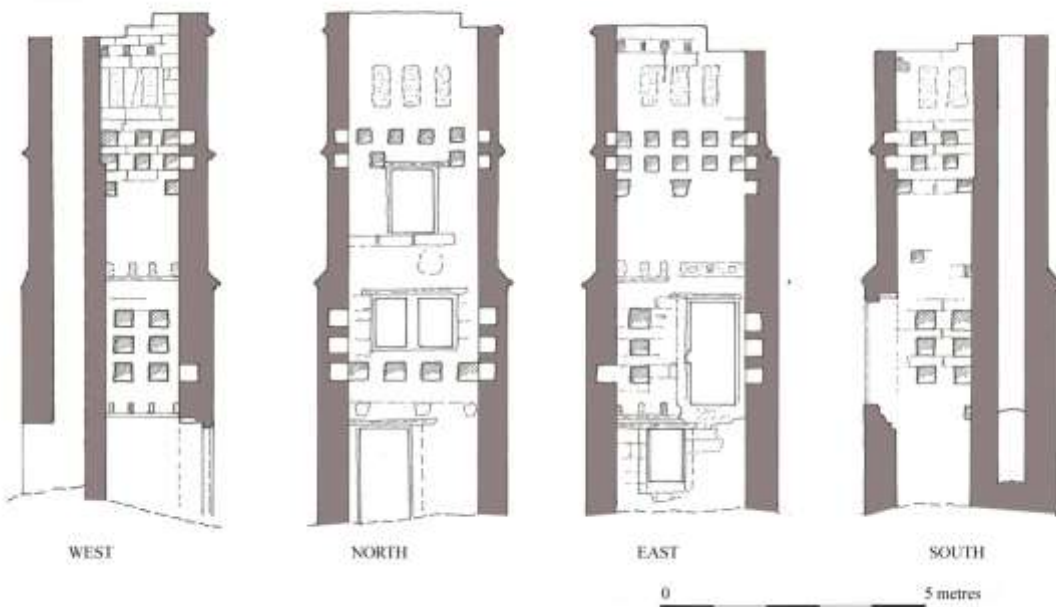
0 5 metres

A horizontal scale bar with a black and white alternating pattern, marked with '0' at the left end and '5 metres' at the right end.

CRESSWELL HOME FARM
DOVECOTE/CHIMNEY, EXTERNAL ELEVATIONS Survey P.F. Ryder, September 2013



CRESSWELL HOME FARM.
DOVECOTE/CHIMNEY INTERNAL ELEVATIONS Survey P.F. Ryder September 2013



1.4 The Byre

The byre is a rectangular structure c 24 by 8.5 m externally, with walls of roughly-coursed and roughly-squared stone, almost 'snecked' in places, that have pecked-and-margined quoins and dressings, with large trapezoidal blocks to the coping of the broad gable ends. The inner faces of the walls are of brick, largely concealed by the cement coating; there is a 20th century concrete oversailing course to the side walls. Each gable end has a central blocked slit-like window, set quite high. There are an opposed pair of doors in the long walls, set a little east of centre, both of which have alternating-block jambs with a small external rebate, and both of which have had new concrete lintels, presumably when external sliding doors were fitted; the northern door is now infilled with later-20th century blockwork. Towards the east end of the south wall is a third doorway of the same type – also with a renewed lintel – now blocked. Towards the east end of the north wall is an area of more elongate blocks, perhaps a repair.

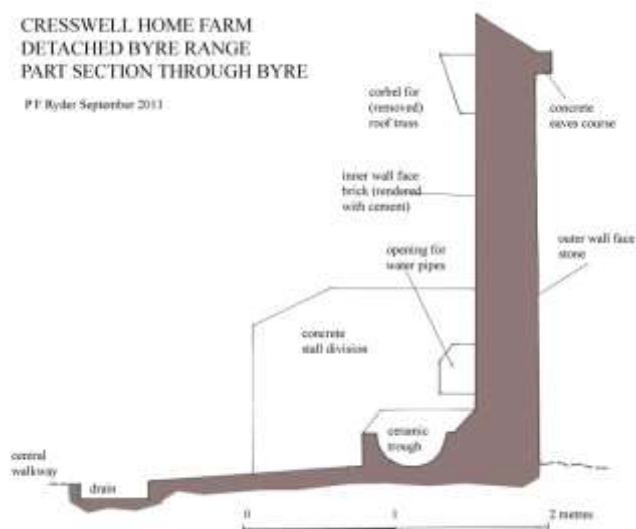


The Detached Byre range from the south-east

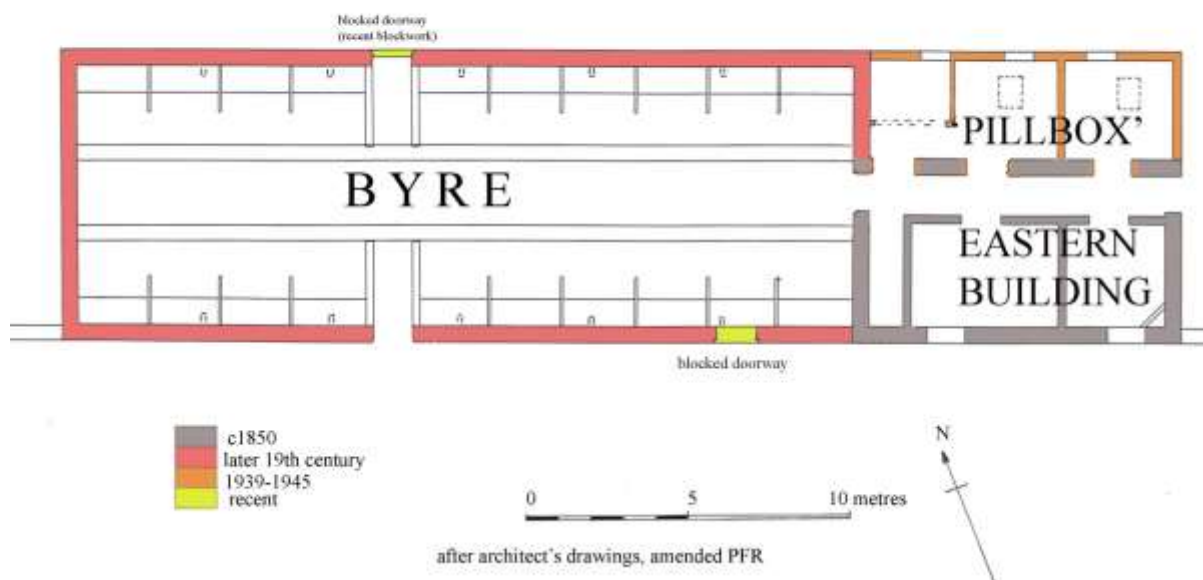
At the east end is an earlier structure, originally c 10.1 by 5.2 m externally, which after the main byre was added received a northern extension, set in what was a re-entrant angle between the older building and the byre; map evidence suggests that this was later enlarged, probably during World War II, into its present form. The earlier structure is of well-coursed squared stone with substantial alternating quoins, rising to full height at its eastern corners but with smaller stonework above at the south-west corner; the upper metre or so of the south wall, which contains two windows with girder lintels, has been rebuilt, with an inner face of brick. As with the main byre there is an added concrete oversailing course to the eaves, on both north and south walls. The east end of the structure has a doorway at its north end, with a chamfered lintel; it seems to have been widened, the chamfer on the jambs having been cut away. The north side of the earlier structure is covered by the 20th century 'pillbox' addition which has walls of brick faced with roughly-coursed stone and a slightly sloped concrete roof. On the north are three window openings with reinforced concrete lintels.

Internally the byre has had a cross passage, between the two doorways, flanked by low wing walls that have an arched coping; to the west are four pairs of stalls and to the east six, divided by concrete boskins pierced by small openings alongside the all face, for a water pipe serving the pair of brown ceramic troughs in each stall. The roof, now gone, has been of six bays, the shaped corbels that carried the trusses surviving. The floor has a central walkway of grooved concrete, flanked by drains, whilst the stalls have a plain concrete floor.

Set a little south-of-centre in the east end wall is a doorway with a broad chamfered surround, originally an external doorway of the older eastern building, opening into an east-west through passage in the eastern structure. The thick north wall of the passage is the original north wall of the older building; the thin south wall, of pale engineering brick, has doorways, with timber lintels, into two rooms, and an open narrow passage at the east end. The south-eastern room has a brick structure of uncertain purpose set diagonally in its south-east corner, c 1m in height, framed in timbers at its top.



CRESSWELL HOME FARM
DETACHED BYRE RANGE Provisional Phased Plan.



Three doorways on the north of the passage open into the separate rooms within the 20th-century addition; the western doorway has its lintel cemented over, the central has lost its lintel, and the eastern has a timber lintel. The three rooms beyond all have concrete roofs supported on transverse iron girders ; the central and eastern each have rectangular roof hatches set more or less centrally.

The western room has had a further thin east-west partition in brick, but this has been cut away; it also has a doorway into the central room; the cross wall between central and eastern rooms, of buff/orange brick, ends c 0.30 m short of the roof.

2.1 Structural Development of the Home Farm Buildings

The earliest map traced that shows the buildings on the site – then termed ‘Bog Hall’ - in any detail is the Creswell Tithe Award of 1846³ and this shows the outline plan of a complex of buildings very difficult to reconcile with those that exist today. The most straightforward reading is that these represent an earlier suite of buildings, completely rebuilt a few years later. The fact that all the buildings are roofed in Welsh slate also suggests a date after the construction of the railways allowed the large-scale export of this material, and would suggest that they were built in the late 1840s or 1850s. The 1865 Ordnance Survey 6”:1 mile map shows the majority of the buildings of the present complex. The change of name to Creswell Home Farm may have come at the same time as the reconstruction.

Turning to the individual structures recorded in 2013, the 1865 map does not show the detached byre range as it stands today, but only what is here termed the eastern building, the earliest part of the block. From its overall character one can presume that this is of the same date as the main farmbuilding complex. The main byre was constructed in the later 19th century, and appears on the 1897 25”:1 mile map. The 1923 edition of the same map shows a structure added in the re-entrant angle between the earlier building and the main byre, but not as long as the earlier building. The present construction in this position with its concrete roof and windows/embrasures facing seaward looks like a World War II building although there is no real proof of this, a fairly hurried construction of no real strength but which could offer cover for light artillery. The interior of the byre was completely remodelled at some time in the mid-20th century, obscuring any trace of earlier arrangements.

2.2 The Dovecote/Chimney; its significance

As far as is known the combination of dovecote and engine house chimney at Creswell Home Farm is unique making this a structure of both significant historical importance, as well as one of some architectural pretension, and arguably the focal point of the whole group of buildings. The complex was already derelict when listed in the mid-1980s, and has deteriorated considerably over the subsequent decades, most floors and roof structures now being in an advanced state of decay. The Dovecote/Chimney seems to have lost its internal floors, and roof, at some date prior to listing; its shell survives relatively intact, the only losses being the parapet and uppermost courses which may have been thrown down by vandals; most of their ashlar blocks lie within and around the building, and could be reinstated. The external stone stair on the north, which is probably a later addition, has also been badly vandalised. The standing structure appears relatively sound although some internal timber lintels are badly decayed and in need of replacement. If thought desirable, the original floors could easily be reinstated – their beam stubs or sockets remain – and the structure perhaps re-roofed to ensure its survival. The external stone stair – possibly replacing an earlier one of timber – gave access to the first floor chamber, from which a ladder presumably gave access to the second floor and probably also the roof.

³ Northumberland County Archive ref. DT 502L

2.3 The Detached Stable to the east of the Main Buildings

This small stable or storage building fronts onto a separate yard on the east side of the main group of buildings, onto which a range of open sheds (now roofless) backing onto the East Range of the main group also fronted; a further shed, now gone, linked these with the west end of the Stable. It is not clear whether it is part of the same build as the main group, although it is shown on the 1863 Ordnance Survey 6":1 mile map, and is of similar construction and materials. It has a separate listing to the main group, which states that it is included for group value. Its south wall has a segmental archway, with a chamfered window opening to the east; no significant internal features survive. It is understood that there are plans to convert this structure into a plant room, which would entail no significant structural alterations other than the creation of a flue, which in my opinion would not be of any detriment to the building.



The Stable from the south

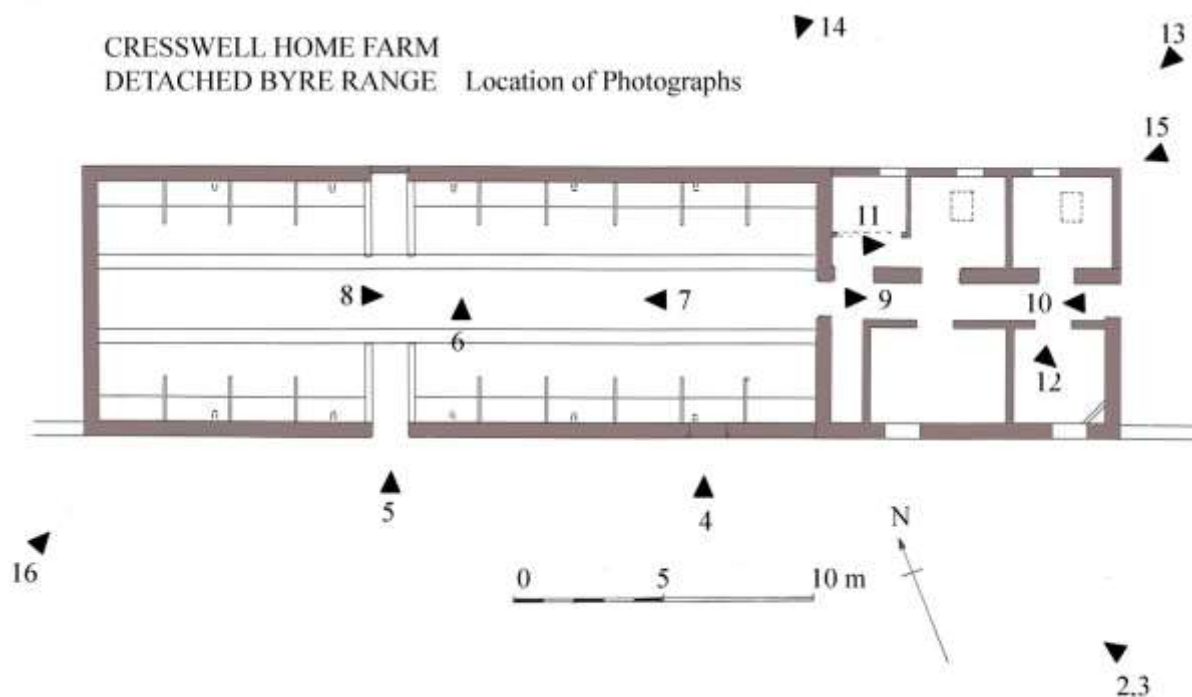
Appendix

Cresswell Home Farm. Historic Buildings Recording September 2013. Register of Photographs

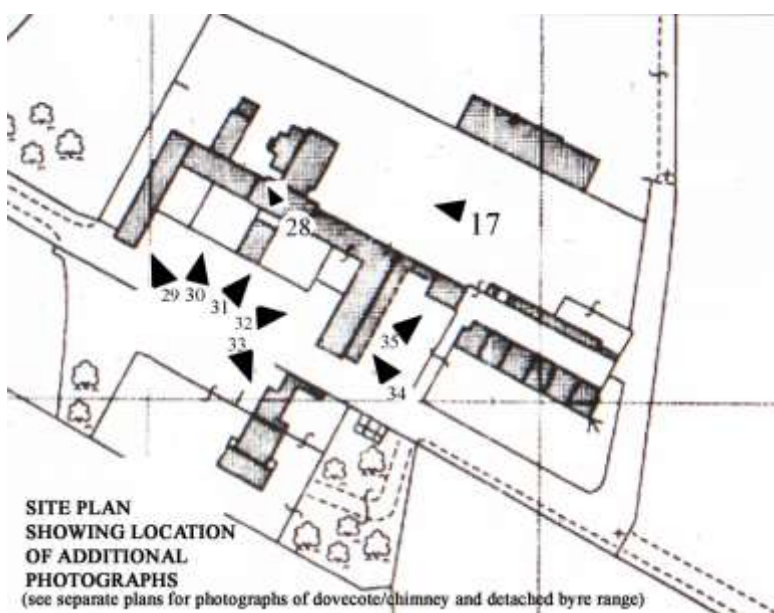
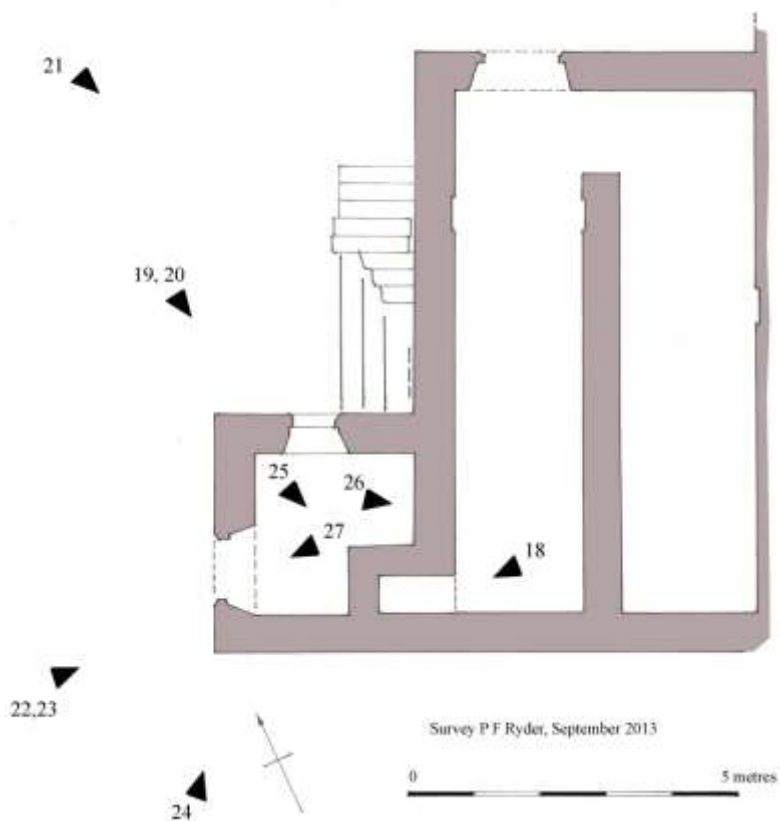
(Initial number as for B&W negative frame numbers, CS is colour slide number.)

2		Byre from south-east
3	CS4	Byre from south-east
4	CS5	Blocked doorway near east end of south wall of Byre
5	CS6	South doorway of Byre
6	CS7	Interior of Byre north wall to east of cross passage
7	CS8	Interior of Byre looking west
8	CS9	Interior of Byre looking east
9	CS10	Passage in eastern building looking east
10	CS11	Passage in eastern building looking west
11	CS12	Pillbox central room looking east
12	CS13	Eastern building, south-eastern room
13	CS14	Byre range from north-east
14	CS15	Byre range from north
15	CS16	Byre range north-east corner
16	CS17	Byre range from south west
17	CS18	Main barn and Dovecote/chimney from east
18	CS19	Dovecote/ Chimney flue entry within Engine House
19	CS20	Dovecote/Chimney lower part from north-west
20	CS21	Dovecote/Chimney upper part from north-west
21	CS22	Dovecote/Chimney and attached buildings from north-west
22	CS23	Dovecote/Chimney lower part from west
23	CS24	Dovecote/Chimney upper part from west
24	CS25	Dovecote/Chimney south face
25	CS26	Dovecote/Chimney interior looking south-east

- 26 CS27 Dovecote/Chimney detail of nesting boxes
- 27 CS28 Dovecote/Chimney interior looking west
- 28 CS29 Centre block of N range, interior looking north-west
- 29 CS30 Main group of buildings looking north-west
- 30 CS31 Main group of buildings looking north
- 31 CS32 Main group of buildings looking north-north-east
- 32 CS33 Main group of buildings looking north-east
- 33 CS34 Farmhouse from north-west
- 34 CS35 Main group, east range, east side
- 35 CS36 Detached Stable to east, south side.



CRESSWELL HOME FARM
ENGINE HOUSE AND DOVECOTE/CHIMNEY
GROUND PLAN SHOWING LOCATION OF PHOTOGRAPHS



Historic Farm Building Recording Report Check List**Site name:****Archaeological Contractor: Contractor****Northumberland****Check List****Conservation**

Copy of report checklist

Planning ref.

NC ref.

OASIS ref.

Confirmation that all OASIS sections completed incl. submission of grey literature

8 figure grid reference

Results

Summary statement of the results

Detailed description of results

Photographs and drawings cross-references within the text

Appendix listing the colour transparencies and black and white contact strips taken

Illustrations

Location plan at scale of at least 1:10000

Plans showing location of development area at recognisable planning scale and located with reference to the national grid

Location plan of the site at an appropriate scale of at least 1:10 000

Plans appropriate to the building recording as laid out in the brief

Elevations appropriate to the building recording as laid out in the brief

Photographs appropriate to the building recording as laid out in the brief

Any variation approved by NC prior to work commencing

Contractor checked:**NC Officer checked:****Date:****Date**