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**A1 DISHFORTH TO
NORTH OF LEEMING IMPROVEMENTS
CULTURAL HERITAGE
INITIAL ASSESSMENT OF THE BUILT HERITAGE**

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January 1995	S Haigh (AWP)	E Dennison (AWP)	G Barton (AWP)	Final

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1 SUMMARY

- 1.1 In December 1993, Anthony Walker and Partners produced a Cultural Heritage Stage 2 Assessment Report¹ conforming to the requirements of the Department of Transport's Design Manual for Roads and Bridges volume 11 (DMRB)². This identified seven sites or complexes considered to be of architectural interest within the proposed widening corridor defined for the proposed A1 improvements between Dishforth and to the north of Leeming. All the sites were proposed for demolition and the report highlighted the fact that the impact of the scheme on these sites could not be assessed until further information had been gathered.
- 1.2 Accordingly, a programme of DMRB Stage 3 assessment works was initiated. This work involves two stages of activity; an initial assessment by means of a visual and photographic survey, followed by more detailed recording work as appropriate. The initial assessment of all 7 sites was carried out and the results are presented in this report.
- 1.3 The initial assessment concludes that there are buildings of architectural interest at six of the seven sites; site 6/18 (a milepost at Leases Hall) was found to have been removed. Although the sites were all found not to merit physical preservation, recommendations are made for more detailed recording work of some elements of the complexes in advance of their demolition.

2 INTRODUCTION

- 2.1 In December 1993, Anthony Walker and Partners produced a Cultural Heritage Stage 2 Assessment Report¹ conforming to the requirements of the Department of Transport's Design Manual for Roads and Bridges volume 11 (DMRB)². This identified seven sites or complexes considered to be of architectural interest within the proposed widening corridor defined for the proposed A1 improvements between Dishforth and to the north of Leeming. All the sites were proposed for demolition and the report highlighted the fact that the impact of the scheme on these sites could not be assessed until further information had been gathered.
- 2.2 On the basis of the results of the Stage 2 Assessment Report and the extent of the proposed widening corridor, a programme of DMRB Stage 3 assessment works was prepared for all seven sites or complexes considered to be of architectural interest (see figure 1). These site are:
- Site 3/15 Sinderby Station and associated buildings, north of Sinderby Lane End
 - Site 3/23 Roxby House
 - Site 4/07 New Inn Farm and Georgian House
 - Site 4/08 Oak Tree Inn and Hope Town terrace, Hope Town
 - Site 4/20 Street House
 - Site 6/16 Boundary wall to park, Leases Hall (LB II)
 - Site 6/18 Milepost, Leases Hall
- 2.3 This assessment involves two stages of work; an initial assessment by means of an external and internal inspection of the buildings and a photographic survey, leading to a detailed description and assessment of importance. The results are presented in this report, together with appropriate mitigation strategies including recommendations for more detailed investigation and recording.
- 2.4 Two of the seven sites of architectural interest, New Inn Farm and Georgian House (site 4/07) and Oak Tree Inn and Hope Town Terrace (site 4/08), were visited on 10 November 1994. Sinderby Station and associated buildings (site 3/15), Roxby House (site 3/23), Leases Hall boundary wall (site 6/17) and the milepost at Leases Hall (site 6/18) were visited on 5 January 1995. A final visit was made to Street House (site 4/20) was made on 10 January 1995. Apart from Georgian House, all the houses were occupied at the time of the assessment.
- 2.5 It should be noted that, although all seven sites or complexes have been visited, access to all of Oak Tree Inn and Hope Town Terrace (site 4/08) has not been possible, and assessment of this complex cannot be made with as great an accuracy as elsewhere.
- 2.6 The 1:500 scale plans which have been used for figures 2 to 6 have been provided by Pell Frischmann Consultants Limited.

3 ARCHITECTURAL DESCRIPTIONS

3.1 Sinderby Station and associated buildings (site 3/15) (figure 1 and plate 1)

Introduction

- 3.1.1 Sinderby Station is a disused railway station incorporating a house and administrative buildings, which are now used respectively as a house and documents store for the engineering firm of Swards Agricultural Machinery Ltd, whose main building is located some 50m to the north in modern buildings (figure 2). In addition to the main block of buildings which fronted the platform, there is a single outhouse or shed to the rear (west) of the block (shed 1 on figure 2) and a second small brick shed some 50m to the north-west (shed 2 on figure 2). The house was occupied at the time of the assessment.
- 3.1.2 The station opened on 2 June 1852 as a small passenger station on the Leeds and Thirsk Railway, later to become the Leeds Northern Railway. This branch was built to link Melmerby, on the Leeds to Thirsk line, with Northallerton, providing a shorter route from Leeds to Newcastle. In 1911 the station served a local population of 963, and issued a total of 6,040 tickets. Like many rural stations, Sinderby also functioned as a small agricultural goods depot; in 1913 a total of 797 tons of barley was loaded as well as 218 wagons of livestock. Passenger services ceased on 1 January 1962, but goods continued to be carried until 11 November 1963³.
- 3.1.3 The remaining buildings are of architectural and historic interest because of their relatively intact condition; there appears to have been little external alteration since the railway closed. There have also been relatively few internal changes, the most obvious of which is perhaps the extension of residential accommodation into the former administrative buildings.
- 3.1.4 The development of the station buildings can be traced to some extent from cartographic sources. The Ordnance Survey (OS) 1856 6" map (sheet 86) shows the main buildings and a number of others to the north on the edge of the Great North Road, including the outlying shed. The OS 1892 25" map (sheet 86(15)) shows the buildings as at present.

Main buildings

- 3.1.5 The buildings are all brick-built, the brick being large and regular in appearance, and laid in English Garden Wall bond with sandstone dressings. The roof covering is of blue slate with tile ridge coping. In plan the station buildings form an approximate L-shape (see figure 2), aligned north-south, the head being formed by the house

at the north end and the administrative buildings forming the long range to the south. The buildings all lie to the west of the former railway line which, through the station, has been infilled to platform level and landscaped to form a lawn and pond.

- 3.1.6 The house, which is the only two-storeyed part of the complex, faces north with a symmetrical three bay elevation, the central bay containing the main entrance with a modern door. To either side on both ground and first floors are vertical 2 on 2 light sash windows, the lower and possibly the upper ones being modern replacements. These have dressed wedge-shaped lintels and painted stone sills. The brickwork varies through the elevation, with three horizontal bands of slightly different colouring evident, the changes being at approximately 1.5m above ground level and at first floor level. Whether these were intended to be a decorative feature of the house is not clear; it would seem unlikely that the upper change results from the heightening of the building.
- 3.1.7 Ashlar sandstone quoins appear to have been used on all corners of the house, those on the east side, (ie. nearest the platform) being broadly chamfered below approximately 2m above ground level as a safety measure. There are two centrally placed sash windows in this elevation, one lighting the ground floor and one the first floor. This pattern of fenestration is matched on the west side of the house, which is cement rendered with scoring to mimic coursed ashlar masonry.
- 3.1.8 The single storey administrative buildings adjoin the house on the south side, but a single two light casement window lighting the stairs is found at first floor level in the approximate centre of this elevation. There is also a modern glazed lean-to porch attached at this corner. An additional feature of this elevation is a possible blocked opening partly obscured by the buildings here.
- 3.1.9 The roof of the house is gabled, with a chimney stack on the ridge lying off-centre, slightly towards the west. A second stack is situated at the rear of the house, over the adjoining single storey buildings. Both stacks are of brick with sandstone collars.
- 3.1.10 The interior of the house was not inspected in detail but it appears to contain few features of interest. A central hallway leads to the stairs running straight up to the first floor, which was not inspected. Doors lead off the entrance lobby to a single room to both right and left; that to the left (east) has been connected with the administrative buildings to the rear by a doorway, probably inserted, in the south wall of the house. In turn a connecting doorway between the offices has been blocked. To the west of here part of the station buildings have been converted into a bathroom and WC, and a passage leads to the modern rear doorway of the house.

- 3.1.11 The single storey administrative buildings to the south of the house have been built in the same style as the house and are clearly of the same date. The brickwork and ashlar quoins (at the south corners only) are of a similar style and the roof is again of slate with tile ridge coping. The building faces the platform to the east, with this elevation being set back approximately 0.5m from the east face of the house. There are 6 bays to the main block, of which bays 2 and 4 are doorways, originally giving access to two apparently unconnected cells, probably used as offices or waiting rooms etc. The remaining bays are occupied by windows, one on one light sash windows, which originally had decorative glazing bars, some of which have been removed.
- 3.1.12 The rear (west) elevation to this block contains a door at the far left (north) end, within a projecting porch situated in the corner with the house here. The porch roof is of a slightly gentler pitch than the main roof and it may be that this is an addition, although the brickwork suggests otherwise. Otherwise, the elevation contains four windows, the central two apparently original and of the same style as those in the east wall described above. The remaining two are replacements and their openings are partly blocked.
- 3.1.13 The roof of this single storey block is gabled with a single ridge stack, although the north cell was originally heated by a fireplace with a flue running into the stack shared with the house, noted above.
- 3.1.14 The interior of this part of the complex was not inspected but viewed from outside it can be seen that there are two cells remaining, both of which retain some cupboards and other fittings which probably date from the use of the building as a station; they are now used as document stores for the nearby engineering firm.
- 3.1.15 To the south of this block is a roofless and semi-derelict building added to the end of the range and slightly narrower than it. It is also brick-built but is distinct from the rest of the complex in the colour and size of the bricks, suggesting it is later, although the use of wedge-shaped sandstone lintels over the openings and of ashlar sandstone quoins at the south end indicates it may have been built soon afterwards. The building was probably flat-roofed and has continuous moulded sandstone coving around the outer edges of the east, south and north sides. It appears to have served as a toilet block.
- 3.1.16 This building contains two doorways in the east side, a single opening in the south wall, and a doorway and window opening in the west side. Internally, the building is divided into two pairs of cells. The larger two, in the east part of the building, are divided

by a brick wall running east to west. The west part of the block is occupied by two small cells, the north one accessible from the west side, but the south one with no apparent access. There are no features of interest within the interior of the building with the exception of a blocked doorway leading into the south end of the administrative block.

Other structures

- 3.1.17 A detached outhouse lies across the rear yard to the west of the station buildings (shed 1 on figure 2). This is of two cells, dating from different times. The structure is brick built, of rougher bricks than the other buildings of the complex, although also of English Garden Wall bond, and with pantile roof. It therefore appears to be somewhat vernacular, unlike the station buildings.
- 3.1.18 The south part of the outhouse is a shed accessible by a doorway in the east (gable) side, and with small window openings in the long walls. The north, later part of the outhouse is approximately half the width of the earlier building. It has been created by adding an east, north and west wall to the existing structure, together with a single roof running up to the north side of the shed, making a valley with the earlier roof. The structure is in generally poor condition and is used as a store.
- 3.1.19 The second outbuilding (shed 2 on figure 2) lies some 50m to the north. It is a single storey brick-built shed, with pantile roof, aligned north-south. The only openings are found in the east elevation, and are all doorways leading into separate cells. The interior of the building was not inspected. The location of this building at the end of the "coal depot" as marked on the 19th century map (OS 25" 1892 sheet 86(15)) suggests it was associated with this part of the station complex.
- 3.1.20 No structures survive on the south side of the platform, and map evidence suggests that all the buildings were in fact located to the north of the railway.

Conclusion

- 3.1.21 The buildings at Sinderby Station clearly represent the remains of the mid 19th century railway station, and to a lesser extent the coal depot. They have survived closure since 1962 and the subsequent removal of the railway, and remain largely intact.

3.2 Roxby House (site 3/23) (figure 3 and plate 2)

Introduction

- 3.2.1 Roxby House is an isolated farmhouse situated on the east side of the existing A1 with a number of farm buildings lying to its north. The house is let as a separate property from the working farm, which is run from elsewhere.
- 3.2.2 Documentary research suggests that there has been a farm here since the late 18th century and earlier, although the name "Little Union" is used until the mid 19th century; the name Roxby House appears to be first used on a plaque on the house itself (see below). The architectural evidence for the house is in keeping with this date although some of the farm buildings appear older, probably of the late 18th century, but containing older reused structural timbers. These may indicate that there have been buildings on the site since the late medieval or early post-medieval period.
- 3.2.3 The cartographic evidence for the farmstead suggests that there have been numerous changes in the layout of the complex and a number of buildings have been demolished in the present century. The 1838 Pickhill with Roxby tithe map does not show the present house, but the farmstead appears to be formed of two parallel north-south ranges adjoined by two east-west ranges. These form one enclosed courtyard on the west side and one yard on the east side which is open to the east. The OS 1856 6" map (sheet 86) shows a similar arrangement, with the addition of a small building within the east yard, adjoining the buildings on the west side. The OS 1909 25" map (sheet 86(15)) shows further additional buildings, including the present house and a number of smaller buildings around the farm, as well as a larger building on the east side of the east courtyard.
- 3.2.4 The buildings of the complex, which are marked on figure 2, are described below, beginning with the house and moving to the agricultural buildings.

Roxby House: exterior

- 3.2.5 The house itself is of a common form for a farmhouse of the 19th century. It is of two storeys, of central stairhall plan, with a symmetrical facade to the south, and a rear wing at the north-east corner, with later adjoining outbuildings. The internal plan form is largely intact but there are few fittings of any interest. All windows are modern with the exception of that lighting the main staircase.

- 3.2.6 The building is of machine-cut brick laid in English Garden Wall bond, with a blue slate roof and tile coping. The south elevation is of three bays, with modern replacement windows to the two openings on the ground floor and the three on the first floor; the openings have been altered to accommodate these new windows, and all now have flat brick arches; it is not clear how the original ones would have appeared. The central ground floor bay is occupied by the main entrance, covered by a glazed porch. The panelled door appears original.
- 3.2.7 The east elevation contains an opening to the cellar and three ground floor windows, one of which occupies an original opening, whereas the others are all clearly inserted. There are two first floor windows, both of which are also modern. All these windows are in the rear half of the building. On the south part of this wall the "shadow" of a former single storey building can be seen.
- 3.2.8 The west elevation contains no openings but a cast iron plaque was formerly situated at the top right hand corner of this wall, on which was written:
Roxby House
W.D. 1864
It is possible that the second initial "D" refers to the Donthwaite family; the tithe award records that Charles Donthwaite was living here in 1838. The plaque had however been removed by the time this assessment was carried out. It was last noted on 10 February 1993.
- 3.2.9 The rear elevation of the house has a service wing adjoining at the east end. To the west of this, in the central bay of the main house, is a doorway under an original porch, with a four on four light sash window above lighting the stairs and landing.
- 3.2.10 The west elevation of the service wing contains one large window on the ground floor and two first floor windows, all modern. There are no openings in the rear (north) side. A single storey range of outhouses runs off to the east from the east side; it is clear that this is a later addition because of the appearance of the brickwork at the end of this elevation, which has been altered to key in the new masonry. The cartographic evidence noted above suggests it was present in 1909 (OS 25" map sheet 86(15)). Otherwise this east elevation, which is flush with the east gable of the main house, contains two modern first floor windows.
- 3.2.11 There are two chimney stacks to the house, one situated at either gable. There is no stack to the rear service wing although it is possible that one has been removed.

- 3.2.12 The single storey range of outbuildings to the east is accessible from the north side by two large garage doors at the east end, and a single door towards the west, which is flanked by two windows. There are no openings elsewhere on this range, which has an asbestos and blue slate roof, of irregular form, in which the north side is of much steeper pitch than the south.

Roxby House: interior

- 3.2.13 The front door of the house leads into a central hallway, off which two doors lead into the front rooms to right and left. Approximately half-way into the building a moulded wooden arch carries the spine wall of the building; beyond here the staircase rises up on the right side of the hall passage. At the foot of the stairs, a doorway leads off to the right into a room that has been divided and converted to a bathroom and WC.
- 3.2.14 To the left of the stairs the passage continues towards the rear of the house with a door leading off to the left to a third living room or parlour. The passage continues to the small porch area and the back door of the house. From here a doorway to the right leads into the kitchen, which occupies the whole of the ground floor of the service wing, with the exception of a set of service stairs leading up from the south side of the kitchen. Below the main stairs, a doorway leads into the cellar. To the east of here, a small larder is entered via a step up; there are numerous paired game hooks in the ceiling of this room.
- 3.2.15 The cellar is reached down a short flight of sandstone steps and consists of a small area (measuring approximately 2m by 5m) to the right or west of the steps; this is paved with a combination of stone flags and herringbone brickwork. To the left or east of the steps a doorway leads into a second room, running as far as the east wall of the house, through which a window lights the cellar. This room has been deepened and the walls re-lined in recent years.
- 3.2.16 There are few internal features of interest, with all fireplaces being modern or blocked, and details such as ceiling cornices being of standard designs for the period.
- 3.2.17 The dog-leg stairs are of open-string design with square balusters and scrolled newell post at the foot. A half-way landing is lit by a window in the rear elevation; above here is a large landing on the first floor. At some point in time the lower part of the stairs have been altered by the addition of panelling to the balusters.
- 3.2.18 The first floor in the main body of the house contains five rooms, symmetrically arranged with three to the front and two to the rear. In addition, a passage runs into the first floor of the rear service

wing and continues running along the inside of the west wall of the wing, giving access to two side rooms to the east, and eventually running to a room at the end of the wing. The service stairs run from the end of the passage to the kitchen below.

- 3.2.19 A doorway from the north-east corner of the kitchen leads out to a passage within the single storey range of outbuildings; this runs along the north side into the garage at the end, and in addition two small rooms are on the right (south) side of the passage, a store and a WC.

Agricultural buildings

- 3.2.20 A large complex of agricultural buildings is situated to the north of the farmhouse, dominated by modern sheds. However, a number of near-complete and fragmentary historic farm buildings were identified within the complex. These appear to represent the remains of a courtyard arrangement, which cartographic sources suggest was how the farm was laid out in the 19th century. Elements of the early buildings have been incorporated into the modern complex, which has utilised some of the pre-existing walls and has apparently roofed over former foldyards. The agricultural buildings were all in use at the time of the assessment, chiefly for housing pigs, grain and other agricultural materials and equipment. Due to these circumstances, it was not possible to reach any firm conclusions regarding the layout and original appearance of the buildings.
- 3.2.21 The historic elements of the agricultural buildings include a long north-south range of brick and stone buildings, essentially comprised of a wagon shed and barns. To the east of this range is a remnant of a probably 18th century brick and cobble wall, which forms the south side of a modern shed; the north side of this shed is in part formed by the south wall of a partly demolished former shelter shed, built of now blocked arches.
- 3.2.22 The main north-south range is divided into at least three elements, marked as A, B and C on figure 3. All are now roofed under corrugated iron sheeting. The south end (A), which projects out beyond the modern buildings, is built of a mixture of field cobbles with sandstone block levelling courses, with brick above. This is a traditional style of building in the area, where outcropping stone is rare. The ground floor on the west side is of three bays, the central and southern two divided by a brick column with rounded corners; the openings are now closed by sliding doors but it is likely that originally the building was open to the west. These two bays probably served as a wagon shed. The north bay is of solid masonry on the west side. There is a first floor doorway in the centre of the south gable wall, and a ground floor doorway in the east wall. The interior of this part of the building is floored. A

masonry wall divides the third, northerly bay from the two to the south; a doorway gives access between the two.

- 3.2.23 Adjoining the building on the north side is a second building (B on figure 3) of similar width to that described above, and also containing a first floor. This is also built of a mixture of rubble and brick, the rubble in general being used for the plinth, with brick above.
- 3.2.24 The west and east sides of this building are partly obscured by the modern buildings adjoining and on the west side by stored grain. However it can be seen that the building has undergone numerous alterations in the way of blockings and inserted openings. There is a hatch opening at first floor level in the west side, but no openings survive in the east side.
- 3.2.25 The range continues to the north from here as a large threshing barn (C on figure 3). The west side is of coursed sandstone to the exterior, lined on the interior with brick. The east side however is of brick with sandstone quoins at the south-east corner. This difference was probably intended to give the building prestige, as the west, stone side would be that seen by those passing on the A1. The building has large opposing doorways to eaves level in the approximate centre of the long walls; the first floor running the length of the building would appear to be an insertion as it runs across these doorways. As well as two smaller doorways at ground floor level in the east side of the building, there is a third at first floor level in the north gable wall.
- 3.2.26 As with the building to the south, there is evidence for numerous alterations and it is not possible without more detailed inspection to determine which openings are original. A feature of interest is an area of apparent blocking at approximately 2m above ground level, in the east elevation, approximately 1m from the south-east corner of the building. Two large timbers project slightly from this area of blocking and it may be that these are the remains of a transmission mechanism for a horse or steam powered engine located to the east of the building and housed separately. The OS 1856 6" map (sheet 86) shows a building with a curved east side in this approximate location and its position in relation to the barn may indicate the former presence of such a building here.
- 3.2.27 The ground floor of this building is divided into three units, all of which were in use as stores at the time of the assessment; it was not possible to determine whether there were any internal features of interest.
- 3.2.28 The first floor level is continuous within the range, although there are changes in the floor level itself. Access to the south end of the building (the wagon shed) was not possible at this level. The floor

in the central part of the range (B on figure 3) has been partly removed to allow the erection of a water tank resting on iron columns.

- 3.2.29 The roof throughout the range is of principal rafters, of varying construction, but generally the trusses have half-height collars. Three of the tie-beams are of oak and have mortices and peg holes; they are clearly re-used from earlier buildings, and may be former crucks, although of rather slight scantling. The remaining roof timbers appear to be of softwood and are straight-sawn.
- 3.2.30 To the east of the main range are two lengths of wall of historic date. The first (marked D on figure 3) is of brick and cobble and forms the south side of an otherwise modern shed. The second (E on figure 3) consists of three blocked bays of a former open fronted shed, which probably formed the north side of the foldyard. This now forms the northern side of the same modern shed. These historic walls probably represent the north and south sides of the foldyard shown on the OS 1st edition 6" map (sheet 86).

Conclusion

- 3.2.31 Some elements of the Roxby House complex are of architectural and historic interest. The house itself, which dates to the mid 19th century, is of relatively low importance because of the abundance of this type of farmhouse in the region. The surviving farm buildings are of somewhat greater importance because, although they have been incorporated into an ostensibly modern complex, they have retained a significant proportion of their original appearance. They include a former wagon shed and threshing barn, within which evidence may survive for early mechanical threshing.

3.3 New Inn Farm and Georgian House (site 4/07) (see figure 4 and plates 3 and 4)

Introduction

- 3.3.1 Georgian House and New Inn Farmhouse comprise two adjacent dwellings lying parallel to the existing A1 carriageway, with a farm complex located to the north, and a number of outbuildings to the east. These form two properties, with Georgian House and two outbuildings to the rear, (one adjoining and one detached) forming the southern. The second property includes New Inn Farmhouse (the northern house) and the farm complex to the east and north, and comprises of a total of six agricultural buildings. It is clear however that the complex originated as a single property, probably being divided in the later 19th century.

Georgian House: external

- 3.3.2 As its name suggests, Georgian House almost certainly dates from the mid 18th century and is a medium-sized house of some quality. It is of double depth with a central stairhall plan, with a symmetrical facade to the west. It is believed that this was once used as a coaching inn (M Trehwitt, pers comm), and on Tuke's 1787 map of Yorkshire, the 1839 Burneston tithe map and the OS 1856 6" map (sheet 86), it is named as "New Inn". Until the issue of the revised List of Buildings of Special Architectural or Historic Interest on 30.08.88, this building was listed as Grade 3. It was unoccupied at the time of the assessment.
- 3.3.3 Georgian House faces west towards the existing A1 across a short garden. On its north side, it adjoins New Inn Farmhouse, now part of a separate property which is a working dairy farm, with several agricultural buildings situated to the east and north. It is apparent however that the complex originated as a single property, probably being divided in the late 19th century. The present New Inn Farmhouse was rebuilt in 1937, according to the present occupier (M Trehwitt, pers comm).
- 3.3.4 The building is constructed of hand-made bricks, laid in irregular bond except to the front, which is of Flemish bond, which was often used to emphasise affluence. In addition, there are some sandstone dressings, notably to the front door surround and to the gable and ridge coping and kneelers. The roof covering is of pantiles, again with some sandstone dressings.
- 3.3.5 The front or west elevation of the building is of three bays, the central one to the ground floor containing the main entrance. This has rusticated sandstone jambs which are now partially obscured by a wooden surround, probably of the 19th or early 20th century. The windows to either side are bow windows which were probably an alteration to the building, although they appear on the OS 1892 25" map (sheet 86(7)); each has five fixed 15 light windows and a semi-conical slate roof. To the first floor are three 6 on 6 light vertical sashes, the outer two flanked by fixed louvred shutters of later 20th century date. These windows have flat arches of rubbed brick voussoirs. At ground level to the left (north) of the left bow window are the remains of a blocked opening into the cellar. The eaves in this elevation are dentilled.
- 3.3.6 The south elevation displays the projecting back of the fireplace in the front ground floor room of the house, and four inserted windows (two at ground floor level and two at first floor). The profile of the valley of the roof can be seen in some detail and it is clear that the brickwork of this gable is generally of a single phase, indicating that the building has been double depth from the start.

3.3.7 An open-fronted wagon shed (marked A on figure 4) adjoins the rear (east) elevation although this does not obscure the masonry to any great extent. There are a number of features of interest in this elevation, including a blocked central doorway with sandstone ashlar jambs. A number of the original window openings have also been blocked. These include the south, first floor window, to the left of the blocked doorway, and to its right, both ground and first floor windows; of these the former has a doorway inserted through it and the latter a smaller window. At ground level are the remains of two blocked openings into the cellar.

3.3.8 The north elevation of the building is almost entirely obscured by New Inn Farmhouse.

Georgian House: interior

3.3.9 The interior of the Georgian House retains the original plan to a large extent and contains numerous features of interest. No original fireplaces remain, all those remaining being of 20th century date, and a number have also been blocked. The house has a central heating system, of early appearance.

3.3.10 The main doorway leads into an entrance lobby, defined by a partially glazed partition and internal door. The main hallway contains a dado rail and panelling to doorway surrounds and the doors off it.

3.3.11 Doorways lead from the main hallway into the front rooms to left and right; the former has a dado rail and alcove cupboards, and the latter a moulded plaster ceiling decoration. Both rooms have 20th century inserted fireplaces.

3.3.12 A side-passage leads off to the left, the end of which has been partitioned to house a WC, lit by a sliding sash window in the wall with the kitchen. It would seem likely that the passage originally led to a doorway connecting this house with the predecessor to New Inn Farmhouse; the end wall however is plastered and there is no indication of any blocking.

3.3.13 The room occupying the north-east corner of the house is now used as a kitchen but it is not clear if this was its original function. No features survive but there appears to have been a fireplace in the centre of the rear (east) wall, now blocked and rendered over. The present doorway leading outside has been inserted through a blocked former window. A small modern addition has been attached at the north-east corner of the building and is accessible through a doorway from the kitchen; this doorway may be an original feature.

- 3.3.14 On the opposite (south) side of the house at the rear is a fourth ground floor room. The rear (east) wall of this room contains an arch-headed recess, which is not represented on the external elevation as a blocked window, suggesting that its purpose is decorative. In the south wall are two openings, one to either side of the central fireplace. The east opening contains a vertical six on six light sash window, the west one a glazed door; both are of recent date. It would however appear that at least one of these openings is original, as otherwise the room would have been unlit.
- 3.3.15 The only staircase in the house runs from the rear of the entrance hall to the first floor, as a closed-string dog-leg staircase, lit by a round-headed sash window at half-way landing level.
- 3.3.16 At the foot of the stairs is a partition with a doorway giving access to the cellar. The blocked rear doorway is represented by a shallow recess, on the south side of which two pins remain from the hanging of the door.
- 3.3.17 The cellar is reached via stone steps running beneath the main staircase of the house. These lead into an barrel-vaulted, brick-lined passage running as far as the north side of the house. On the south side it extends no further than these steps. Off this passage are a further two pairs of brick-lined barrel vaults running east-west, i.e. from the front to the back of the house. There is evidence for openings into three of these vaults, represented by blockings on both internal and external wall faces.
- 3.3.18 There are a total of six rooms on the first floor, again containing a number of original features including some of the window frames, dado rails, panelled doors and doorway surrounds.
- 3.3.19 The room occupying the south-east corner of this floor was originally lit by a window in the rear (east) elevation; this has been blocked, although a recess survives. A window has been inserted in the south elevation.
- 3.3.20 The south-west room, which is the largest of the upstairs rooms, also contains an inserted window in the south elevation but retains its original window in the front (west) side.
- 3.3.21 The two rooms to the north of the stairs have been created by a division of one original room by a thin partition, to accommodate a bathroom and a smaller bedroom. The former is entered through an inserted doorway, and lit by an inserted window; in the latter the original window has been reduced in size.
- 3.3.22 Three ceiling hatches from this floor give access to the two separate roof spaces which, due to access difficulties, were not inspected in detail. A brief examination showed the roof timbers

to be of softwood and constructed with a king-post, with a single angled strut to either side.

Georgian House: outbuildings

- 3.3.23 The outbuildings to this property include a three-bay cartshed (marked A on figure 4), open to the north, which has been added to the house at a later date, probably in the 19th century. This is brick-built, with round-cornered pillars of rubbed brick forming the north wall. The east wall and these pillars are of large, machine-cut bricks of apparently 19th century date. The south wall is however of hand-made bricks and may have continued further east than the present end of this building; it is possible that this formed a southern boundary to the yard to the north, or a northern boundary to the garden to the south. The roof is a bolted kingpost roof characteristic of the 19th century and is covered with pantiles. This building had been adapted to provide accommodation for horses by the insertion of breeze block partitions, but was unoccupied at the time of the assessment.
- 3.3.24 A second detached outbuilding lies to the east (marked B on figure 4). The north, west and south walls are built of hand-made bricks but the east wall is of field rubble to eaves height, with brick above; the roof is of pantiles. This building appears to date from the 18th or early 19th century and contains evidence for a number of alterations including the blocking of an earlier arch-headed entrance in the south wall. The building is undivided and appears to have been used for stabling a horse or pony in recent years although it was empty at the time of the assessment. There is a hay rack and trough against the inside of the west wall. To the east a lean-to has been added, probably a former privy or earth closet, attested by the ground level openings in the east wall. This structure is now ruinous; it is not clear if both of the original two cells were used for this purpose.

New Inn Farm: farmhouse

- 3.3.25 New Inn Farmhouse adjoins Georgian House. Although it appears at first glance to be a historic building, and is built of hand-made bricks with pantile roof, it was in fact built in 1937, replacing an earlier house on the site (M Trew hitt, pers comm). An initial inspection of the exterior confirmed this and so the building was not inspected in detail, despite access being made available.

New Inn Farm: agricultural buildings

- 3.3.26 The farm complex formed by a total of six buildings, lying to the east and north of the farmhouse, contains four buildings of historic character (shown as C to F on figure 4). These include a small threshing barn of the 18th century, a single storey building reduced

from two storeys, probably dating from the late 18th or early 19th century, and two buildings of the early 20th century, including a stable block with hay loft or feed store over and a milking shed. None of these is now used for its original intended purpose. In addition, there are two large late 20th century sheds with sheet roofing. The present occupier also reported that a dovecote had stood to the east of the farmhouse within living memory (M Trehwitt, pers comm).

- 3.3.27 The building standing to the east of the farmhouse is aligned east-west (C on figure 4). It is of hand-made bricks with a hipped, blue slate roof; a brick-built coal or woodshed lean-to has been added to the west side and an outside bull pen has been built around the south side in recent years. Several alterations have clearly been carried out on this building, the most significant of which appears to be the reduction from two to one storeys (M Trehwitt, pers comm). As part of this alteration the roof timbers have been re-used. The building is divided by a north-south cross-wall; it is not clear whether this is an original feature. The west part of this building was used as a bull pen while the east half housed a potato store at the time of the assessment.
- 3.3.28 To the north of building C is a concrete yard, partially roofed with corrugated iron sheeting, bounded on the east and west sides by two brick buildings dating from the turn of the present century. Both have blue slate roofs. The west building (D on figure 4) is of one and a half storeys and has a hipped roof; this was built as a stable block. There are now three ground floor entrances, in the south, east and north walls, of which the latter appears to be a modern insertion probably connected with the conversion of the building to a milking parlour in the later 20th century which has removed almost all traces of the original internal layout. It appears however that there were five stalls, facing west, which were lit by small windows in this elevation. The north end was used as a loose box (M Trehwitt, pers comm). The floor above is formed by narrow close-set planks laid over deep joists running the width of the building, between which is continuous cross-bracing extending the length of the building; this is an uncommon structural feature which may suggest the floor was designed to carry some weight. A number of hatches in this floor at its west end indicate where feed was dropped down from above.
- 3.3.29 A modern set of stairs in the south-east corner of the building lead to the first floor; there is no evidence for any earlier external or internal stairs elsewhere. This floor was used to store feed at the time of the assessment. In the west side is a dormer doorway with a hoist pulley projecting out over it, which suggests that feedstuffs such as oats were brought up this way to be stored. The hipped, softwood roof is of half-height collar beams bolted and strapped to the principal rafters.

3.3.30 The appearance of the building forming the east side of the yard (E on figure 4), namely the form of the brickwork and the roofing materials, suggests that it is contemporary with the stable block. This building is of single storey and is open to the roof, which is of king-posts with raking struts; a number of cowled pots along the ridge ventilate it. A large entrance in the south, gable wall gives access and there are also doorways in the west and north walls. The building is lit by windows in both east and west walls. The interior contains a central, longitudinal drainage channel with a former row of stalls along the east side, facing east; only a few of the partitions, which are of iron, remain. This building contained calf pens at the time of the assessment, but appears to have been built to accommodate milk cows. An added shed at its south-west corner probably served as a pig-sty originally but appears to have been converted to a dairy or cold store; it was used as a store at the time of the assessment.

3.3.31 The fourth historic farm building on the site is a threshing barn (F on figure 4) adjoining the north end of this milking shed and now accessible from it. It is aligned east-west and is built of hand-made bricks with a gabled pantile roof, and appears to date from the 18th century. The central bay of the building stands proud by some 0.3m to both north and south; it is not clear why this constructional technique was used but it may have been intended to strengthen the long walls. There are numerous blocked and unblocked ventilation holes of various shapes and sizes in all four walls, and a number of other blockings and a large inserted doorway in the west wall. A floor has been inserted in the east bay of the building with the same design as the floor in the stable block described above. This building appears to have been built as a threshing barn, and appears to be one of the earliest buildings on the site; it has a softwood queen-post roof, which is pegged rather than bolted. It now serves as additional bedding space for cows.

Conclusion

3.3.32 It is clear from the assessment of this site that the complex originally formed a combined farm and coaching inn establishment, and is illustrative of the specialisation of a farm into this field, by virtue of its location along the Great North Road. The property was divided in the late 19th or early 20th century, possibly as a consequence of the loss of trade from coaching as motorised transport increased. To compensate for this, the agricultural element appears to have been developed to a greater extent.

3.3.33 A number of the buildings at this site are of interest. Georgian House is the most significant of these, and retains its original plan to a large extent as well as numerous internal features and fittings. In addition, there are six agricultural buildings of historic interest.

3.4 Hope Town Terrace (site 4/08) (see figure 4 and plate 5)

Introduction

- 3.4.1 The built heritage at this site is represented by the complex of buildings known as Hope Town Terrace and some of the buildings within the adjoining property of Lodge Farm. It is not known whether the name Oak Tree Inn, which is used on the OS 1st edition 6" map, refers to any surviving element of the complex.
- 3.4.2 The 1839 Burneston tithe map shows the terrace as two separate properties, but does not refer to Oak Tree Inn. On the OS 1856 6" map (sheet 86) "Oak Tree Inn" is marked at the south end of the terrace, but there is no building adjacent. The terrace is named as "Hope Town", and shown as being divided into several properties. On the OS 1912 25" map (sheet 86(7)) there are clearly seven individual properties but the site is otherwise as depicted on the OS 1856 6" map.
- 3.4.3 Hope Town Terrace was only partially inspected, as access to the two properties at the south end of the terrace was not possible. The main feature of this group is the terrace itself but in addition a number of domestic and agricultural outbuildings, some of which form part of the property known as Lodge Farm, lie to the south-east. Lodge Farm itself is a modern house of circa 1970.

Hope Town Terrace

- 3.4.4 The terrace now comprises three property units, of which the southern one (Sunnyside, marked A on figure 5) is believed to be residential. The remaining part of the building has been converted into a transport cafe, apparently in the 1930s (M Trewitt, pers comm), with overnight accommodation on the first floor. It is evident that substantial alterations have been carried out but it is nevertheless possible to understand most aspects of the original layout. The interpretation made is supported by the cartographic evidence, which suggests that the terrace originally comprised seven individual cottages, each formed by one or two structural bays.
- 3.4.5 The terrace is aligned parallel to the existing A1, and is set back behind small gardens separating it from a parallel access road. The front is pebble-dashed along its entire length, and evidently conceals numerous alterations relating to the amalgamation of cottages within the group, but the rear elevation is largely unrendered and can be seen to be of brick laid in English Garden Wall bond. A number of extensions run off to the rear, two of them attached to the cafe part of the building; they are flat-roofed and of the present century. The roof is of blue slate for the most part, although it has been replaced with interlocking concrete tiles

over parts of the terrace, and is hipped. There is a total of six ridge stacks, evenly spaced between bays, with no stack between the central two bays.

- 3.4.6 The conversion of the northern part of the terrace to a cafe (D on figure 4) has involved the opening out of three bays of the ground floor of the building by the removal of all or part of the dividing walls, and by the refenestration of the front and north end walls of the building, together with the probable removal of two or more former doorways in the west elevation. A connecting doorway has been inserted into the fourth bay from the north, which is now known as No. 1 Hopetown (C on figure 5), and from here into the next bay, No. 2 Hopetown (B on figure 5).
- 3.4.7 The original layout of the ground floor of the cottages within the terrace appears to have included a continuous dividing wall running the length of the terrace, located approximately two thirds of the way into the building; to the rear of this was a space utilised for kitchens and containing the stairs to the first floor. No features of interest were noted in those front rooms that were inspected, which have all had the fireplaces removed or blocked. There is no cellar.
- 3.4.8 The stairs in the northern bay begin by the doorway in the north end wall and run parallel to the rear wall, and have panelling of probably 19th century date up to dado height. Elsewhere in the terrace are narrower dog-leg stairs with turned newel posts and square balusters; this difference may indicate a distinction in status between the units, or possibly a chronological difference.
- 3.4.9 The arrangement of the first floor above the northern three bays (ie. in that part marked as D on figure 5) appears to have been altered by the insertion of at least two doorways to allow inter-communication when the building provided overnight accommodation, and the provision of bathroom and toilet facilities. All the fireplaces have been blocked. The arrangement of floorboards in the rear room of the second bay from the north suggests that a staircase has been removed; there is no indication of this on the ground floor where the insertion of kitchen facilities has drastically altered the layout. A second set of stairs give access to the first floor of the third bay from the north. A number of hatches giving access to the roof space were observed but the roof space was not inspected.
- 3.4.10 Stairs in the fourth bay from the north (C on figure 5) give access to the first floor, which does not connect with other bays on this floor. This unit appears to retain more of the original layout than those to the north, and contains three rooms with 19th century panelled doors and door fittings.

Conclusion

- 3.4.11 This terrace, in as far as it was assessed, is of some historic interest in that it is of an industrial character set in a rural context. This incongruity may arise from the location of the complex on the major communication route of the Great North Road. The terrace may alternatively have been built to house workers at the nearby Hope Town Nursery. Although elements have been lost in its subsequent conversion to house a transport cafe, this use has no doubt also contributed to the retention of many aspects of the terrace. It is however not known to what extent the original layout and fittings of the terrace at its south end have been retained.

3.5 Street House (site 4/20) (see figure 5 and plate 6)

Introduction

- 3.5.1 The site at Street House consists of a former farmhouse with two former agricultural buildings (figure 5). Documentary and architectural evidence indicates that these date to the mid 19th century or possibly earlier. However, due to considerable alterations carried out in recent years, none of the three structures is of special architectural or historic interest. There is however potential for interesting features which may be obscured by the render and internal wall coverings.
- 3.5.2 Cartographic evidence supports the idea that the majority of the buildings here are of the 19th century. The 1839 Burneston tithe map shows only a single small building parallel to the main road. In the award, the enclosure is named as "North Street Close" (number 205). The OS 1856 6" map (sheet 86) shows more than one building and the site is named as "Street House". The OS 1892 25" map (sheet 86(15)) shows six or seven buildings, the house having a similar form to its present appearance, and the other buildings noted below also present, together with a number which have clearly since been demolished.

Street House: exterior

- 3.5.3 The house faces west towards the existing A1 carriageway across a small garden; a single storey shed adjoins on the north side from which a brick boundary wall up to 2m in height continues to the north, through a dog-leg, and forms the west wall of a small barn some 10m further north.
- 3.5.4 The house itself is pebbledash rendered but appears to be built of brick and stone, to judge from a small exposed area of masonry in the north gable wall. The roof covering is of modern pantiles throughout. All windows and doors are modern.

- 3.5.5 It appears that the house was originally of single depth only, but was later extended by the addition of a two storey part to the rear. The earlier roof structure appears to have been unaffected, and the new roof built in parallel to the rear, creating a valley profile. The older, front part of the house has a chimney stack at both north and south gables; on the rear extension an external stack has been incorporated into the east elevation.
- 3.5.6 The front elevation is of three bays, being nearly symmetrical with a central doorway flanked by a single window on either side to the ground floor, with a pair of windows above. Of the north and south gable walls, the older part of the house has no apparent openings, although the newer part to the rear has a first floor window in the south wall, and a ground floor doorway and window in the north elevation, against which a partly glazed brick lean-to porch has been constructed. The rear elevation contains five windows.

Street House: internal

- 3.5.7 Internally, the layout within the older part appears essentially unchanged although there are few decorative features or fittings. There are two rooms to the ground floor, with direct entry from the front door into the northern, slightly larger room. Each of these rooms has a transverse beam running east-west, that in the south room being chamfered and stopped, whereas that in the north room is boxed-in. Both rooms have modern fireplaces.
- 3.5.8 The two ground floor rooms connect via a doorway adjacent to their rear walls, and a doorway in the north room, opposite the front door, leads through to the rear; there is also a serving hatch in this wall and it is possible that this utilises an original opening.
- 3.5.9 To the rear of the older part of the house the ground floor is taken up almost entirely by a large open-plan kitchen; the walls to this are covered with modern cladding and no details of the wall surfaces can be seen. To the south is a small partitioned area from which the stairs, running east-west, give access to a landing on the first floor. This runs along the outside of the former rear wall of the older part of the house, at a slightly lower level than the floor in that part.
- 3.5.10 There are two rooms in the modern part of the building off this landing, and also two rooms in the older part of the building. Each of these is accessible through a doorway, there being no communication between the two. The northern room appears to have had a fireplace originally, but the southern one appears to always have been unheated. There is a hatch to the roof space in the former but this was not inspected.

- 3.5.11 It would appear likely that the layout of the original house was much the same as at present. It also seems likely however that there was a rear outshot within which a kitchen and staircase would have been housed. It is possible that this has been incorporated into the modern rear extension, or alternatively it may have been demolished to make room for this addition.

Street House: outbuildings

- 3.5.12 There are two outbuildings within the complex. The first of these adjoins the north side of the house and is aligned north-south (marked "shed" on figure 5). It is built of field rubble and brick with a pantile roof. A doorway in the centre of the east wall is the only opening. There are no internal features with the exception of the possible remains of stalls in the west wall. The roof is of three bays, the two softwood trusses being of simple tie-beam construction. The floor is concreted. The size and appearance of the building suggests that it was used for housing a small number of animals, probably cows.
- 3.5.13 The second outbuilding is a small barn built of brick (laid in English Garden Wall bond) lying approximately 10m north of the house (marked "barn" on figure 5). This is aligned east-west, with a large doorway with modern plywood doors in the centre of its south elevation and a smaller, blocked doorway situated opposite in the north side. On either side of this latter doorway is a diamond-shaped vent, each blocked. Additionally, a triangular area of disturbance near the apex of the east gable may be the remains of another vent or possibly a dovecote. The roof is covered with asbestos sheeting.
- 3.5.14 The barn is of three bays, with the two softwood kingpost trusses resting on pillars on the internal wall faces. Within the east bay there is a series of sockets in both north and south walls at approximately 1.75m above ground level, which were clearly intended to carry a floor at this end of the building. In the south-east corner of the building is a breeze-block construction which may have housed a generator. The floor of the barn is of concrete.
- 3.5.15 There are a number of other features associated with the barn. A modern brick shed has been built against the south side of the barn to house a generator. To the east it is evident that there were once further buildings, as a number of sockets in the east gable of the barn and a few courses of brickwork running north-south attest. These buildings may have formed a small courtyard typical of 19th century farms. Two other small outbuildings shown on figure 4 have been demolished; it is not known what these were but they may have formed part of the historic farmstead.

Conclusion

3.5.16 The three buildings at Street House all appear to be of 19th century date, although it is possible that part of the house is of the late 18th century. Much of the historic quality of the house and outbuildings has been lost through modern alterations. In addition, the demolition of an unknown number of other buildings has detracted from the value of the complex, which appears to have been a smallholding or farmstead during the 19th and early 20th centuries.

3.6 Boundary wall, Leases Hall (site 6/17) (see figure 6)

- 3.6.1 Leases Hall is a grade two listed building and is not directly affected by the proposed improvement scheme. However, part or all of the boundary wall along the west side of the building and grounds is to be demolished. As this feature forms part of the curtilage of the listed building, it is therefore subject to the same statutory protection as the Hall.
- 3.6.2 The boundary wall runs north-south along the east edge of the former A1 carriageway. It is constructed of hand-made bricks laid in English Garden Wall bond for the most part, with many areas where the bond is irregular. The brickwork is capped by pecked sandstone coping of semi-cylindrical section.
- 3.6.3 The wall measures approximately 275m in length but for part of this it appears to have collapsed or to have been demolished. It has a maximum height of approximately 2m, at its south end. Its height diminishes to the north, both gradually, by the reduction in the number of courses by one or two, and also in two places by more significant steps, over which the coping drops, with the stone curving down.
- 3.6.4 Adjacent to the house is a doorway through the wall with a sandstone lintel and steps down. From here the wall continues to the north unbroken for 125m until the modern access road to the Hall passes through it. Here it terminates in a square section brick gatepier, capped with a sandstone slab, which is matched on the north side of the entrance by a pier of similar construction. The wall then continues for approximately 2 to 3 metres before apparently petering out in shrubs and undergrowth. Some 40m further to the north the wall re-emerges and the original gateway to the drive to the hall passes through it. The gateway is here also flanked by brick piers capped with stone.

3.7 Milepost, west side of boundary wall, Leases Hall (site 6/18) (see figure 6)

- 3.7.1 The archaeological desk-top survey identified a milepost of historic interest situated against the west side of the boundary wall at Leases Hall. This was found to have been removed by 5 January 1995, probably unlawfully. Its presence was last noted on 10 February 1993.

4 CONCLUSIONS

- 4.1 The assessment of the various sites of architectural interest indicates that these buildings are of varying importance. The sites have been graded below, following the system used and defined in the Cultural Heritage Stage 2 Assessment Report.

Sinderby Station and associated buildings (site 3/15)

- 4.2 Sinderby Station was found to have been little altered since its closure as a passenger and goods station in the early 1960s. The complex includes the largely intact station house and offices, within which some features dating from the original use of the buildings may have survived. However, parts of the complex are in a semi-derelict state and detract from the historic value of the complex. The designation of the site as being of district importance in the Cultural Heritage Stage 2 Assessment Report is confirmed.

Roxby House (site 3/23)

- 4.3 The buildings in the complex at Roxby House vary individually in their historical and architectural significance but the overall designation of the site as being of district importance in the Cultural Heritage Stage 2 Assessment Report is confirmed. The farm buildings appear to date from the late 18th or early 19th century but contain timbers which are of somewhat earlier date, and are likely to be at the latest of the 17th century. Although the farm buildings have been subsumed into what is ostensibly a modern agricultural complex, the form of the main north-south range has survived largely intact. The farmhouse is however of less interest, dating from the mid to late 19th century, and although its layout has been to a large extent retained, the house was built to a very common plan form and with few embellishments.

New Inn Farm and Georgian House (site 4/07)

- 4.4 The complex at New Inn Farm and Georgian House was found to contain a total of seven historic buildings, the most significant of which is Georgian House, a mid 18th century house of some quality; until the issue of the revised List of Buildings of Special Architectural or Historic Interest on 30.08.88, this building was listed as Grade 3. The six remaining buildings are agricultural and domestic outbuildings dating from the 18th, 19th and early 20th centuries, all of which are of some historic and architectural interest. Three further buildings in the complex are of mid to late 20th century date and of little significance. Overall, the designation of the site as being of district importance in the Cultural Heritage Stage 2 Assessment Report is confirmed.

Hope Town Terrace (site 4/08)

- 4.5 The precise number of historic buildings of interest in this complex has not yet been established. The assessment shows that the main part of the complex consists of a terrace of currently three property units, dating from the early 19th century, with a number of agricultural and domestic outbuildings to the south and east, of undetermined date. The house at Lodge Farm, the property to the south-east, is clearly of recent date. Overall, the designation of the site as being of district importance in the Cultural Heritage Stage 2 Assessment Report is confirmed.

Street House (site 4/20)

- 4.6 Street House is probably of late 18th or early 19th century date, but the extensive alterations to it in recent years have resulted in the loss of much of its historical significance. There is however some potential for discovering features of interest which have only been obscured by these changes, such as blocked openings beneath render. Of the two remaining outbuildings, which would appear to be of mid 19th century date, neither is of outstanding interest. In view of these constraints, the site can be down-graded from the district importance given in the Cultural Heritage Stage 2 Assessment Report to one of local importance.

Boundary wall, Leases Hall (site 6/17)

- 4.7 The boundary wall and gateway at Leases Hall forms part of the curtilage of a listed building and as such is of regional importance. Although the wall itself is not of particular architectural merit, it is significant in that it makes an important contribution to the setting of Leases Hall and its grounds.

Milepost, west side of boundary wall, Leases Hall (site 6/18)

- 4.8 In view of the fact that the milepost adjacent to the boundary wall at Leases Hall has been removed, no grade can be afforded to this site.

5 RECOMMENDATIONS

- 5.1 The proposals for the A1 Improvements between Dishforth and the north of Leeming would result in the demolition of all the buildings assessed in this report. Of these, only the boundary wall to Leases Hall (site 6/17) is statutorily protected by Listed Building legislation.

Slnderby Station and associated buildings (site 3/15)

- 5.2 The initial assessment indicates that a number of the buildings in this complex are of some architectural and historic interest. Their significance can be confirmed as being of district importance. While they are not of sufficient quality and importance to merit physical preservation, it is recommended that all the buildings in the complex are subject to more detailed architectural recording and historical research, prior to demolition.
- 5.3 It is envisaged that the recording work would involve the production of measured ground floor plans of the three buildings, together with elevation drawings of the main station buildings and the house. A detailed photographic record would also be produced to complement the architectural description. Further documentary research is also recommended, which might bring to light otherwise unknown details of the complex to complement the architectural recording.
- 5.4 The station buildings are currently occupied, but consideration should be given to commencing any programme of more detailed recording as soon as access is made possible by their vacation.

Roxby House (site 3/23)

- 5.5 The initial assessment indicates that a number of buildings in this complex are of some architectural and historic interest. As a whole, the significance of the group can be confirmed as being of district importance. While they are not of sufficient quality and importance to merit physical preservation, it is recommended that the buildings are subject to more detailed architectural recording, prior to demolition.
- 5.6 At this stage, it is envisaged that this work would involve the production of measured ground plans of the house and the historic elements of the agricultural buildings. Elevation drawings of the latter only would also be carried out. Additionally, drawn records of further significant details, including any re-used roof timbers, would be made as required, together with a detailed photographic record of the complex. Further documentary research is also recommended, which might bring to light otherwise unknown details of the complex to complement the architectural recording.
- 5.7 It is also proposed that a watching brief be carried out during the demolition of the complex to record any previously obscured details or features.

- 5.8 The house is currently let to tenants and the farm buildings are in normal agricultural use. However, consideration should be given to commencing any programme of more detailed recording works as soon as elements of the complex are vacated and access is possible.

New Inn Farm and Georgian House (site 4/07)

- 5.9 The initial assessment indicates that a number of the buildings in this complex are of some architectural and historic interest. Their significance can be confirmed as being of district importance. While they are not of sufficient quality and importance to merit physical preservation, it is recommended that seven buildings in the complex are subject to more detailed architectural recording, prior to demolition.
- 5.10 At this stage, it is envisaged that, for the six agricultural buildings in this complex, this recording work would involve the production of measured ground floor plans. External elevation drawings would also be produced of the threshing barn, stable block and cowshed. Section drawings of these three buildings, together with records of any further significant details would be carried out as required. A detailed photographic record would also complement the architectural description. Further documentary research is also recommended, which might bring to light otherwise unknown details of the complex to complement the architectural recording.
- 5.11 The architectural quality of Georgian House merits more detailed recording. Floor plans of the cellar, ground floor and first floor would be made, together with external elevation drawings of the west, south and east walls. Detailed drawings of a number of fittings including panelling and door furniture would also be carried out. A detailed photographic record would also complement the detailed architectural description.
- 5.12 It is also proposed that a watching brief be carried out during demolition of the complex to record any previously obscured details or features.
- 5.13 Recording of the agricultural buildings of New Inn Farm is not a priority while the farm is occupied and should be left until mid 1995 at the earliest when livestock will be turned out for the grazing season. The optimum time for recording would be following vacation of the property.

Hope Town Terrace (site 4/08)

- 5.14 The assessment of this complex carried out to date indicates that it is of some architectural and historic interest; this significance can be confirmed as being of district importance. While it is not of sufficient quality and importance to merit physical preservation, it is recommended that the terrace is subject to more detailed architectural recording, prior to demolition.

- 5.15 At this stage, it is envisaged that this work would involve the production of measured ground and first floor plans and an elevation drawing of the west wall. One or more section drawings across the terrace, possibly showing the roof structure, and drawn records of any further significant details would be carried out as required and as access permits. Detailed drawings of a number of fittings including door furniture would also be made, as well as a detailed photographic record. It should be noted that those elements of the complex which have not been assessed due to access restrictions may contain features of greater significance, requiring more intensive recording.
- 5.16 It is also proposed that a watching brief be carried out during demolition of the complex to record any previously obscured details or features.
- 5.17 Consideration should be given to commencing any programme of more detailed recording works as soon as the complex is vacated and access is possible. While parts of the terrace and Lodge Farm remain occupied, the threat of vandalism or architectural theft is slight, but on the vacation of these premises it is likely that these dangers will increase. It is therefore recommended that detailed recording of Hope Town Terrace begins as early as possible following vacation.

Street House (site 4/20)

- 5.18 The initial assessment of this complex indicates that a number of buildings within it are of some architectural and historic interest. While this site was initially afforded a district grade of importance in the Cultural Heritage Stage 2 Assessment Report, in view of the poor quality and apparently late date of the surviving elements of the complex this should be down-graded to local importance. There is however some potential for additional features of interest which are presently obscured and which might be revealed by intrusive fieldwork or during the demolition of the complex. While the buildings are not of sufficient quality and importance to merit physical preservation, it is recommended that the buildings are subject to some architectural recording, prior to demolition.
- 5.19 It is recommended that limited recording is carried out, being confined to the production of ground floor plans of the house and outbuildings, and further photographic recording. Further documentary research is also recommended, which might bring to light otherwise unknown details of the complex to complement the architectural recording.
- 5.20 It is also proposed that a watching brief be carried out during the demolition of the complex to record any previously obscured details or features.

Boundary wall, Leases Hall (site 6/17)

- 5.21 The initial assessment of this feature indicates that this structure is of architectural and historic interest. Given the fact that the wall forms part of the curtilage of the Grade II listed Leases Hall, this site can be graded to

be of regional importance.

- 5.22 Listed building consent should be obtained before any alteration to this structure is carried out. The recording of this structure in advance of its demolition would not normally be considered as a mitigating factor, but further detailed recording work is recommended in the event that partial or complete demolition is to take place.
- 5.23 This further recording work would involve the production of an accurately measured plan of the wall. In the event that the wall is to be re-erected in part or in its entirety, this recording work would be extended to include the production of a full photographic record of those parts to be demolished, capable of being scaled accurately, of the wall in elevation from both east and west. This would allow the rebuilding to be carried out with greater accuracy. It is recommended that, in either case, the recording work is carried out as soon as possible following any decision to grant listed building consent. Any rebuilding would be monitored so as to ensure it is carried out with historical accuracy.

Milepost, west side of boundary wall, Leases Hall (site 6/18)

- 5.24 In view of the apparent removal of this structure no mitigation work can be recommended.

6 REFERENCES

- 1 Anthony Walker and Partners 1993 A1 Dishforth to north of Leeming Improvements: Cultural Heritage Stage 2 Assessment Report
- 2 Department of Transport 1993 Design Manual for Roads and Bridges, volume 11 Environmental Assessment (revised 1994)
- 3 Hoole, R 1965 A Regional History of the Railways of Great Britain Volume 4: The North East, 188



Plate 1: Site 3/15 Sinderby Station from the east.

Plate 2: Site 3/23 Roxby House from the east.

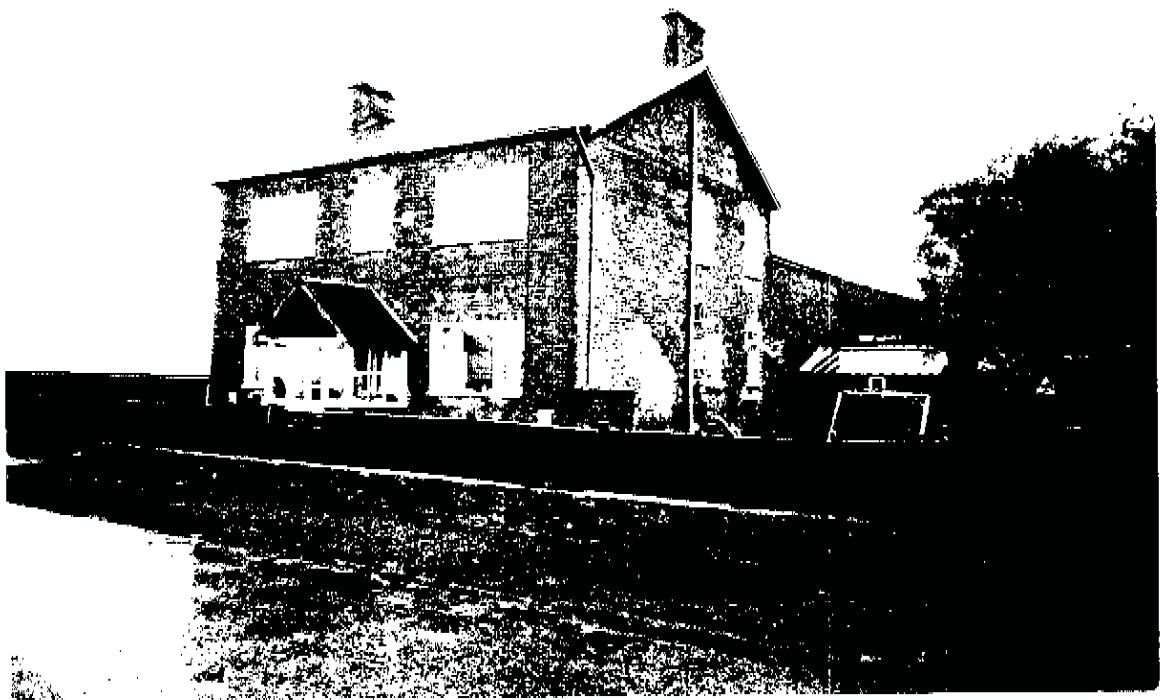




Plate 3: Site 4/07 New Inn Farmhouse and Georgian House from the west.

Plate 4: Site 4/07 Former stable block (building "D") at New Inn Farm, from the south.

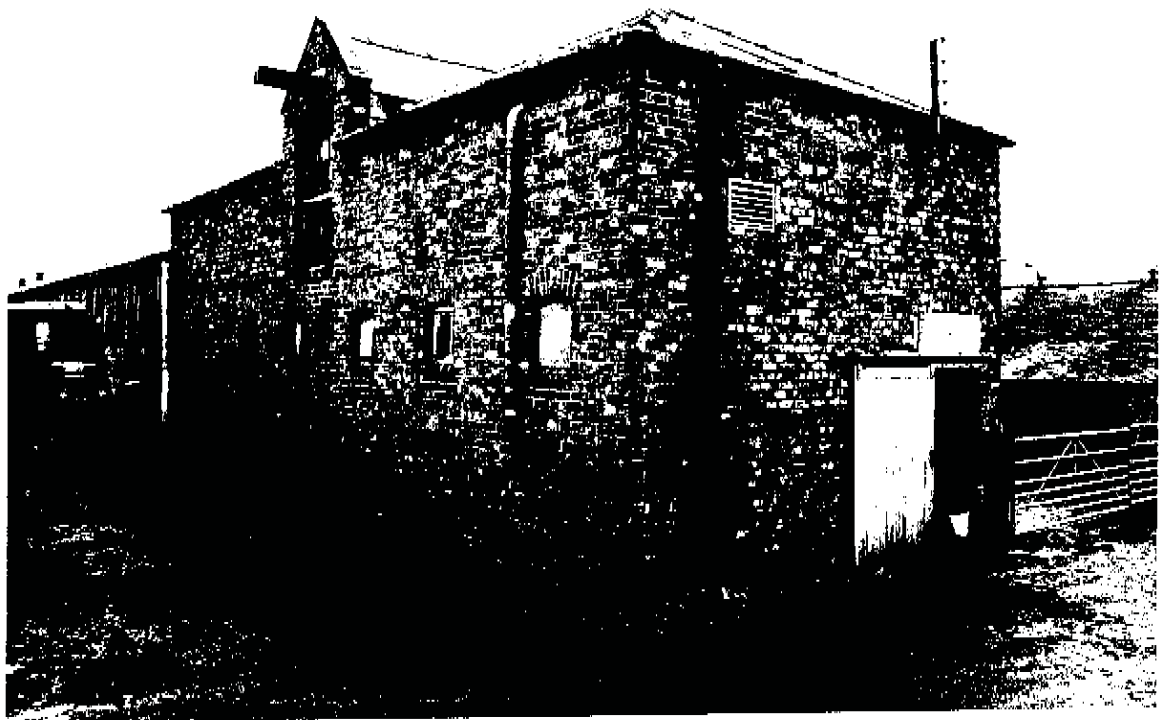
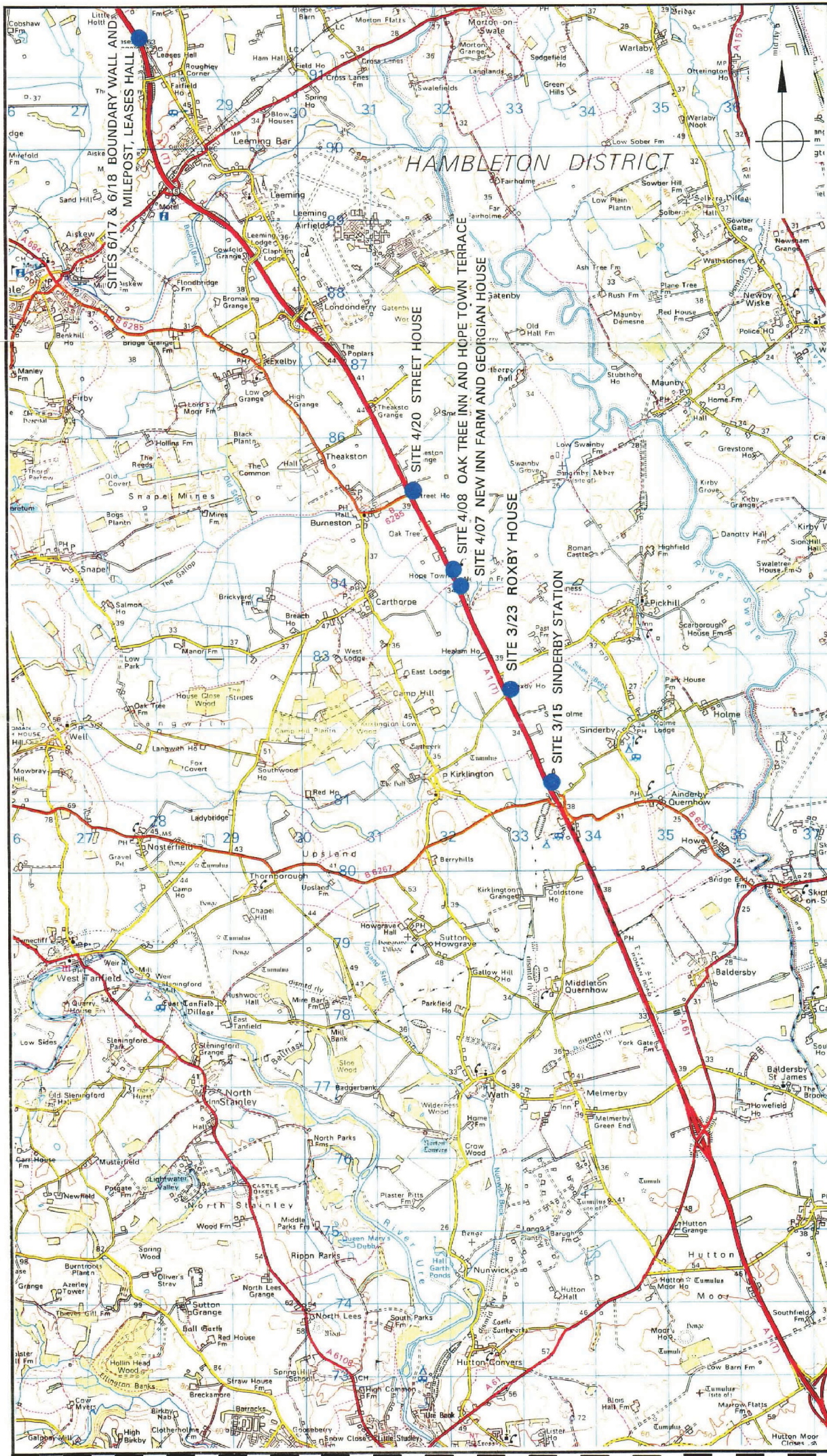




Plate 5: Site 4/08 Hope Town Terrace (central part) from the west.

Plate 6: Site 4/20 Street House and outbuildings from the north.





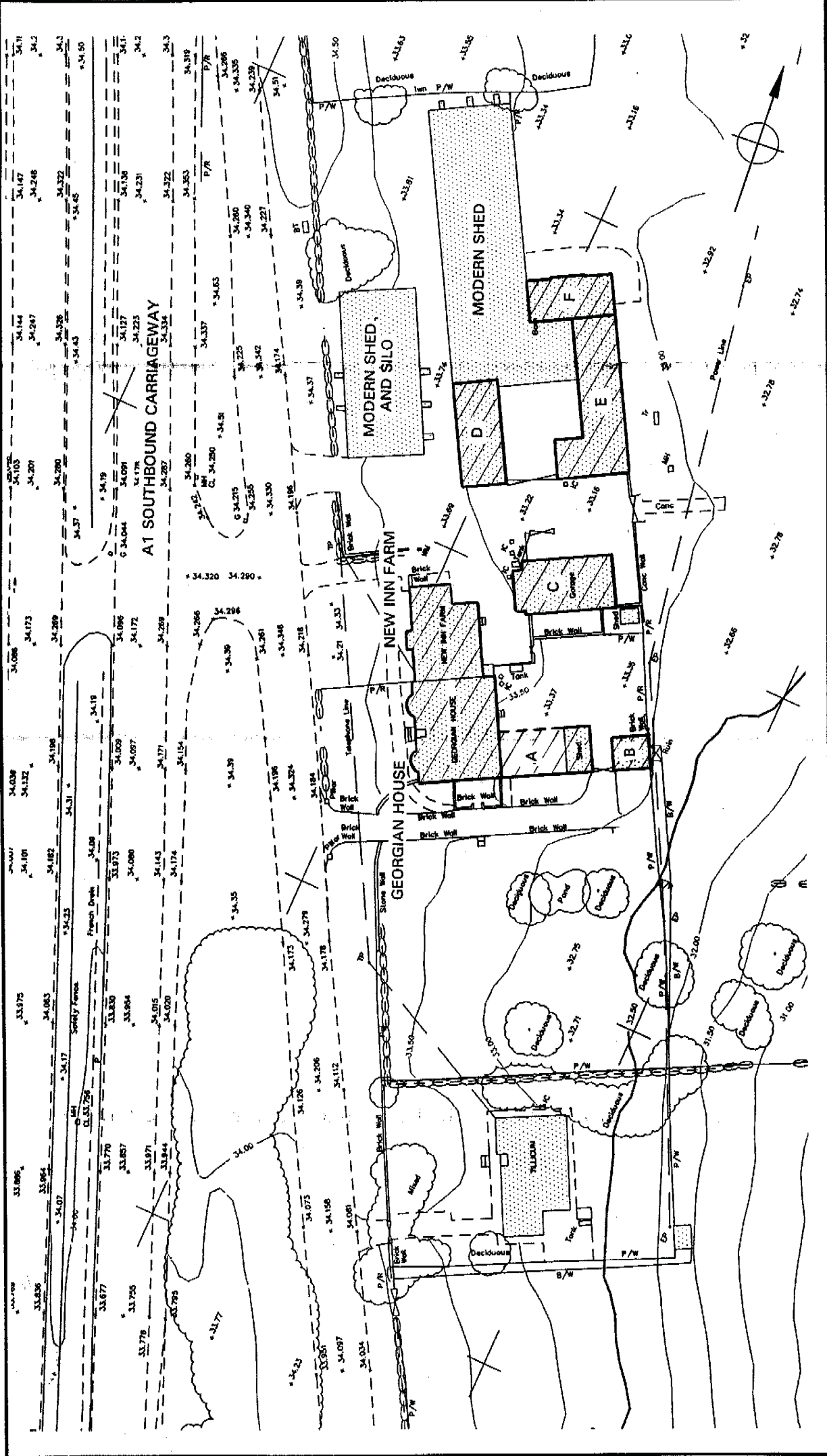
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PROJECT
INITIAL ASSESSMENT OF THE BUILT HERITAGE

FIGURE
SITE 4/07 NEW INN FARM AND GEORGIAN HOUSE

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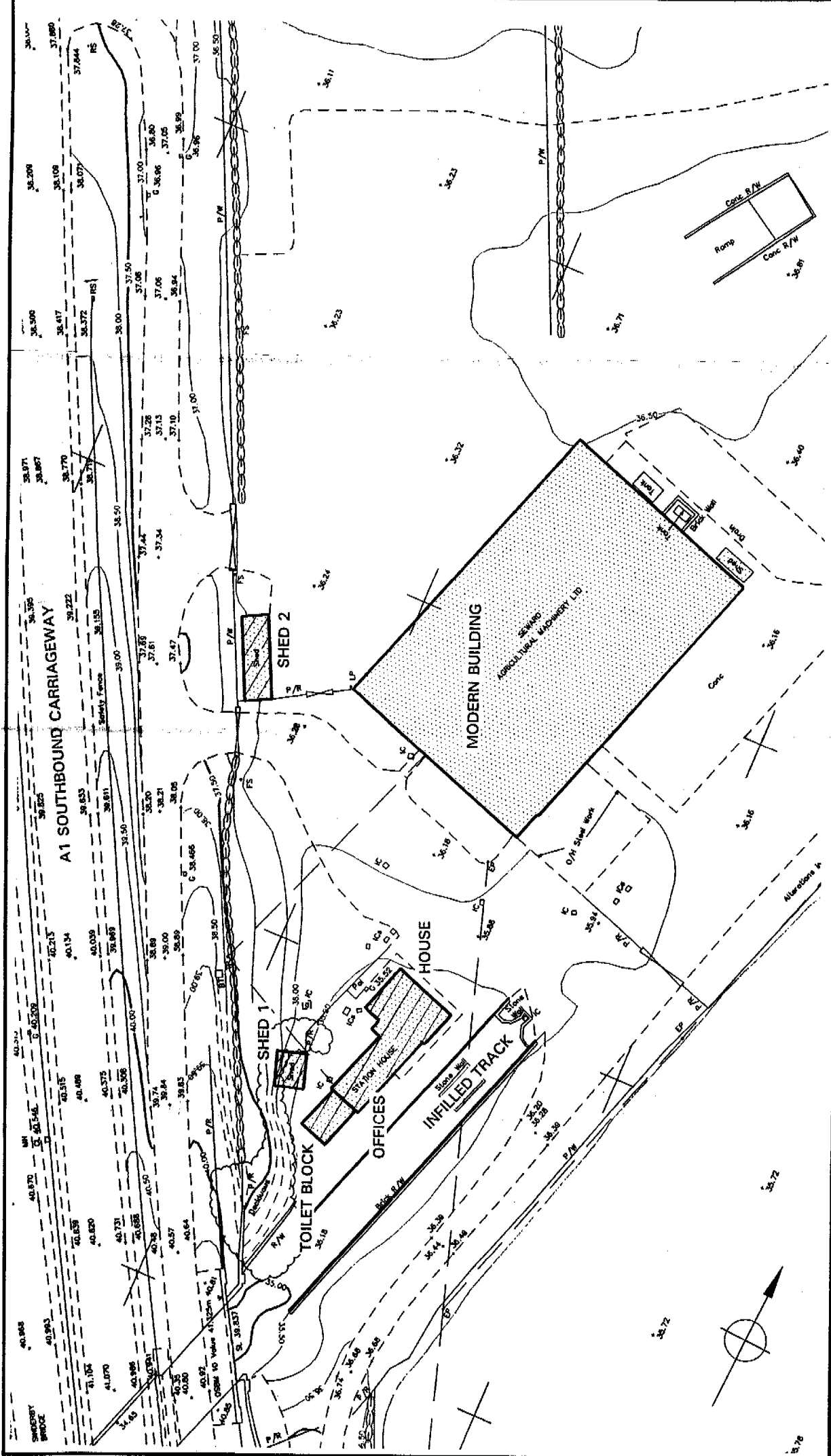
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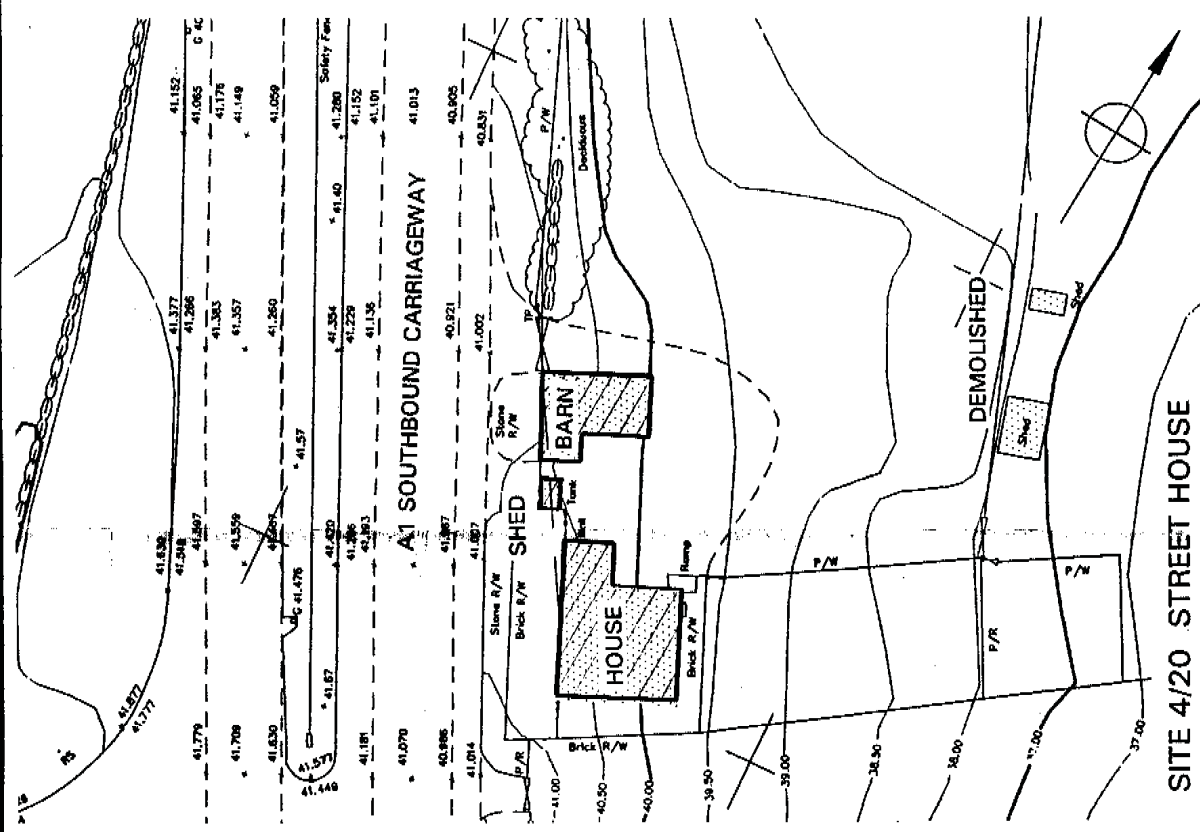
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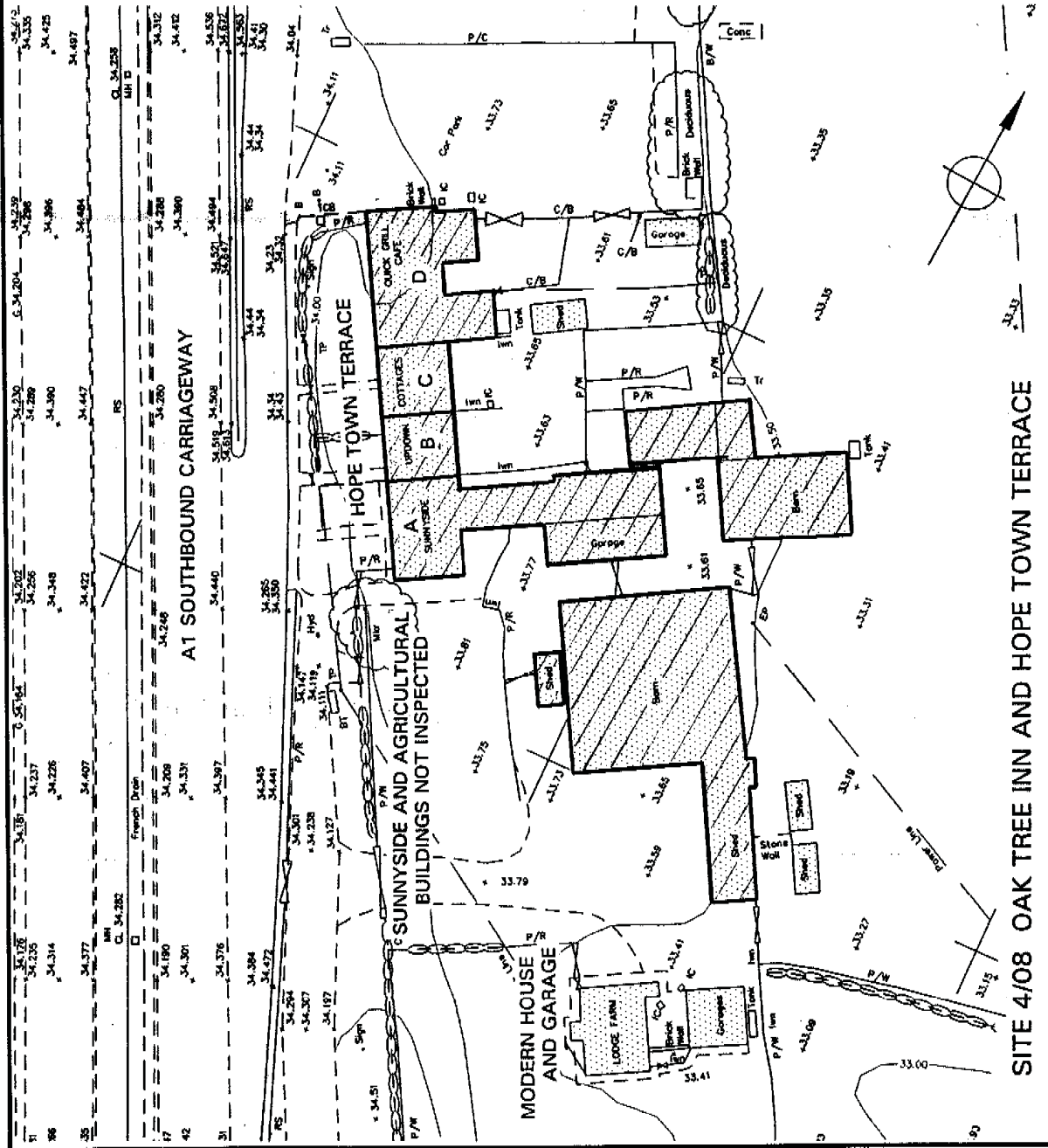
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SITE 4/20 STREET HOUSE



SITE 4/08 OAK TREE INN AND HOPE TOWN TERRACE

PROJECT: INITIAL ASSESSMENT OF THE BUILT HERITAGE

FIGURE: SITE 4/08 HOPE TOWN TERRACE
SITE 4/20 STREET HOUSE

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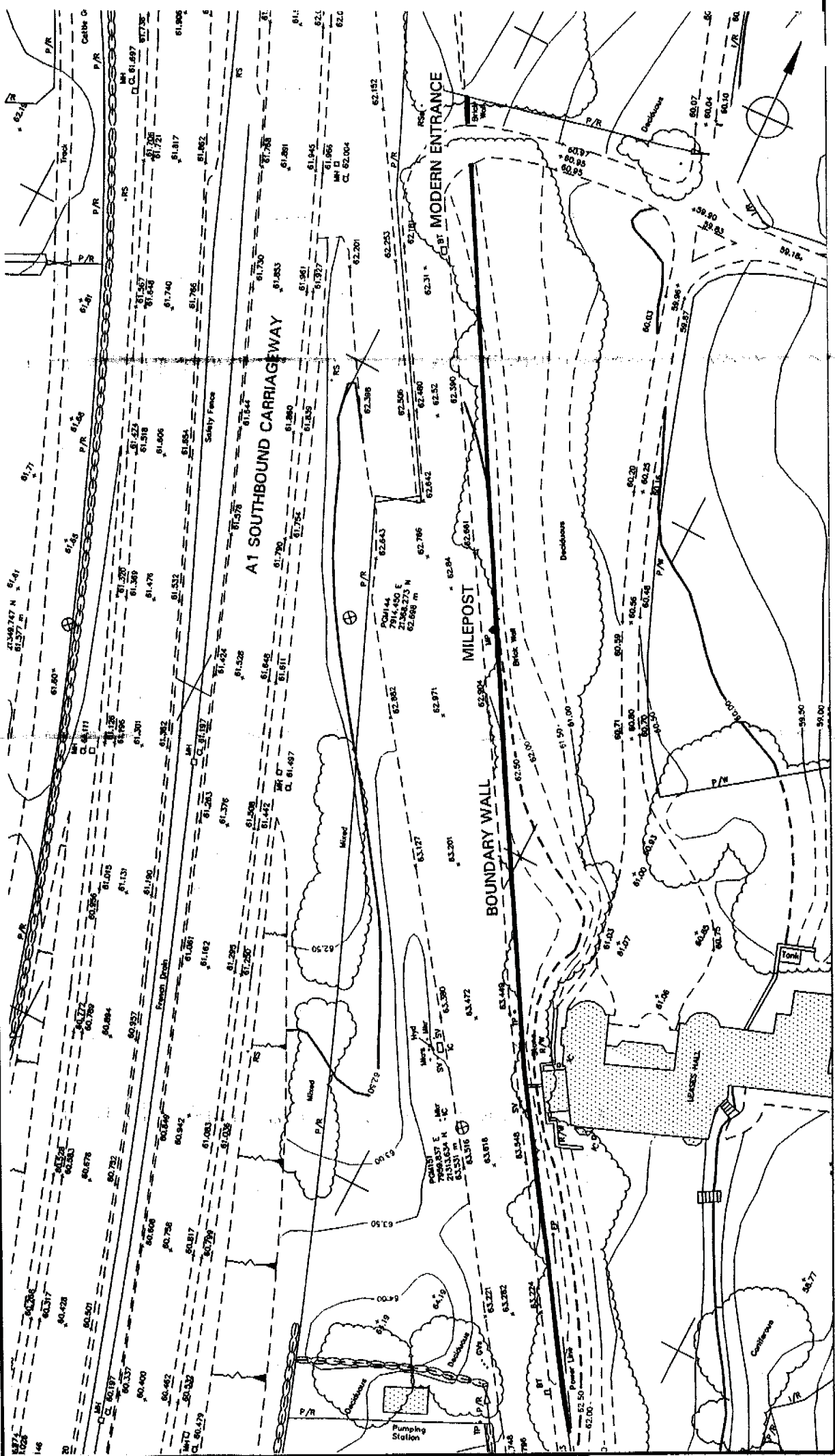
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PROJECT	INITIAL ASSESSMENT OF THE BUILT HERITAGE
FIGURE	SITES 6/17 & 6/18 BOUNDARY WALL AND MILEPOST, LEASES HALL
NUMBER	6
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DATE	1/95
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