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**A1 Dishforth
to north of Leeming
Improvements,
North Yorkshire**

Cultural Heritage

**Detailed Survey
of the Built Heritage**

Report No: 1584/12

Version: Final

Date: February 1996

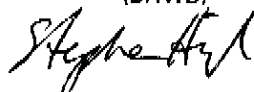
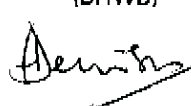
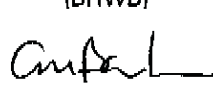
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**A1 DISHFORTH TO
NORTH OF LEEMING IMPROVEMENTS
CULTURAL HERITAGE
DETAILED SURVEY OF THE BUILT HERITAGE**

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**A1 DISHFORTH TO
NORTH OF LEEMING IMPROVEMENTS
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1 SUMMARY

- 1.1 In December 1993, Anthony Walker and Partners (now Barton Warren Howe Blackledge (BHWB)), produced a Cultural Heritage Stage 2 Assessment Report conforming to the requirements of the Department of Transport's Design Manual for Roads and Bridges volume 11 (DMRB). This report 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 carried out. This work involved two stages of activity; an initial architectural assessment by means of a visual and photographic survey, followed by more detailed recording work as appropriate. The initial assessment of all seven sites was carried out between November 1994 and January 1995 and the results were presented in a report in January 1995.
- 1.3 The initial assessment concluded that there were buildings or structures 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 were made for more detailed recording work of some elements of the complexes in advance of their demolition.
- 1.4 Detailed recording was carried out at three of the sites: Georgian House, Hopetown (site 4/07); part of Hopetown Terrace (site 4/08), and the boundary wall at Leases Hall (site 6/17). This report presents the results of this detailed recording.

2 INTRODUCTION

- 2.1 In December 1993, Anthony Walker and Partners (now Barton Howe Warren Blackledge (BHWB)) 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 work was carried out at all seven sites or complexes considered to be of architectural interest.
- 2.3 The assessment involved an initial inspection, both external and internal where possible, and a photographic survey, accompanied by a detailed description and an assessment of their importance. The results were presented in a report³, together with recommended mitigation strategies, including detailed investigation and recording where appropriate.
- 2.4 Recommendations for further, detailed survey work were made for six of the seven sites of architectural interest: New Inn Farm and Georgian House (site 4/07), Oak Tree Inn and Hope Town Terrace (site 4/08), Sinderby Station and associated buildings (site 3/15), Roxby House (site 3/23), Street House (4/20) and Leases Hall boundary wall (site 6/17).
- 2.5 Accordingly, detailed recording was undertaken at three of these sites between December 1994 and May 1995: Georgian House, Hopetown (site 4/07); part of Hopetown Terrace (site 4/08), and Leases Hall boundary wall Hall (site 6/17) (see figure 1).
- 2.6 The detailed architectural fieldwork was carried out using traditional data capture techniques, ie. hand measuring by tape and height measuring pole. Sketch plans with annotated measurements were made and accurate scaled plans were produced off site. Elevations and detailed drawings were produced at scale on site.
- 2.7 Some additional 35mm photography was also carried out to supplement that from the initial assessment.

3 ARCHITECTURAL DESCRIPTIONS

3.1 Georgian House (site 4/07)

Introduction

- 3.1.1 Georgian House lies parallel to the existing A1 carriageway and, with two outbuildings (one adjoining and one detached), forms a single property, separate from the adjacent New Inn Farm complex to the east and north (see figure 2). It is clear however that the two properties were originally one, probably being divided in the later 19th century.
- 3.1.2 The initial assessment of this site, including the New Inn Farm complex, identified a total of seven individual buildings of architectural or historic interest, and recommendations were made for detailed survey. Detailed survey of Georgian House and the two outbuildings was carried out in December 1994.

Historical background

- 3.1.3 The site at Georgian House is here defined as the modern property, which comprises the main house, and two outbuildings to the rear. The building once served as a coaching inn but it appears to have become divided into two properties in the mid to late 19th century, reflecting the decrease in passing trade.
- 3.1.4 There is some cartographic evidence for the development of the site. The building is shown on Tuke's map of Yorkshire of 1787 (NYCRO), where it is named as "New Inn". The 1839 tithe map for Burneston (NYCRO MIC 1790) shows an L-shaped arrangement of buildings named as "New Inn". The main range is rectangular and aligned north-south along the line of the road, and at its south end a shorter, narrower building projects to the east. The yard formed in the angle of these buildings is bounded on the east by a detached rectangular building. Numerous further buildings lie to the north, which clearly represent some of the present buildings of New Inn Farm or their predecessors.
- 3.1.5 The Ordnance Survey 1856 6" map (sheet 86) shows the site largely unchanged, but the south-east corner of the courtyard now contains a new building, closing the yard so it remains open to the north only. The site is still named as "New Inn".
- 3.1.6 The Ordnance Survey 1892 25" map (sheet 86(7) shows the site apparently unchanged but in greater detail (see figure 3). It is now named as "New Inn Farm". The rectangular building fronting the road can be seen to be of two parts, both of which have small projections to the west, presumably representing bow windows. The outbuildings to the rear consist of a continuous range on the

south side of the courtyard; this appears longer than the present wagon shed. At the east end of this is a small building, clearly representing the detached loose box, and to the north, forming the east side of the courtyard, are one small and one large building, both aligned north-south.

- 3.1.7 A late 19th century illustration of the building from the south-west (see figure 4) shows Georgian House largely as it is seen today, with a fourth bay to the north, and a lower two-storey building adjoining beyond, flush with the face of the main building. The illustration is titled "The New Inn, Leeming Lane" and it is recorded that this inn was the principal of two such coaching inns at Hopetown, but had been converted into a farmstead. In its days as a coaching inn it had served the Telegraph, Leeds and Newcastle coach, among others; for much of this time it was in the hands of the Caldwell family⁴.
- 3.1.8 From August 1966 until the issue of the revised List of Buildings of Special Architectural or Historic Interest on 30 August 1988, Georgian House, then known as New Inn Farmhouse, was a Grade 3 listed building. It was described as "C18 two storey brick house double gabled pantile roof stone verges and kneelers, front three window first floor double hung sash with glazing bars in flush wooden cases flat arched heads gauged brick, stone cills. Two C20 bow windows to ground floor, central entrance, wooden doorcase, panelled door. Traces of earlier stone doorcase. Late extension north end. Good brickwork in original house."⁵

Architectural description

- 3.1.9 As its name suggests, Georgian House almost certainly dates from the mid 18th century and is a medium-sized house of some quality (plate 1). It is of double depth with a central stairhall plan (figure 5), with a symmetrical facade to the west (figure 6). This elevation faces west across a short garden towards the access road representing the original line of the A1. On its north side, Georgian House adjoins New Inn Farmhouse. The present New Inn Farmhouse dates from 1937, and is a rebuilding of an earlier house, according to the present occupier of New Inn Farmhouse (pers comm, M Trehwitt).

Georgian House: Exterior

- 3.1.10 The building measures 14.0m north to south and 11.1m east to west. It is constructed of hand-made bricks, laid in an irregular bond except to the front, which is of Flemish bond. 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.

- 3.1.11 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 century. The windows to either side are bow windows which were probably added in the 19th century, and which are shown on the sketch of 1889 (see above). Each has five fixed 15 pane windows and a semi-conical slate roof. To the first floor are three 12 pane hung sashes, the outer two flanked by fixed louvred shutters of late 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. This elevation is 6.4m high.
- 3.1.12 The south elevation displays the projecting back of the fireplace in the front ground floor room of the house, and four inserted or possibly enlarged 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 of double depth from the start.
- 3.1.13 An open-fronted wagon shed adjoins the rear 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 window of the first floor, 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. The eaves are dentilled. At ground level are the remains of two blocked openings into the cellar.
- 3.1.14 The north elevation of the building is almost entirely obscured by New Inn Farmhouse and that part which is visible displays no features of interest.

Georgian House: Interior

- 3.1.15 The interior of the building clearly 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.
- 3.1.16 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 raised and fielded panelling to the doorway surrounds and the doors off it. From the main hallway doorways lead left and right into the front rooms; the former has a dado rail

and alcove cupboards, and the latter a plaster ceiling decoration. Both rooms have 20th century inserted fireplaces. The southern room is the larger and measures 5.5m north to south by 6.3m east to west, while the northern room measures 5.6m north to south and 4.5m east to west.

- 3.1.17 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 Georgian House; the end wall however is plastered and there is no visible indication of any blocking.
- 3.1.18 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 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.
- 3.1.19 On the opposite, south, side of the house at the rear, is a fourth room. In the rear (east) wall of this room is 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 twelve pane 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.
- 3.1.20 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.
- 3.1.21 At the foot of the stairs is a modern pine partition with a doorway giving access to the cellar. The blocked doorway in the rear wall is represented by a shallow recess, on the south side of which two hinge pins remain.
- 3.1.22 The cellar is reached via stone steps running beneath the main staircase of the house. These lead into an barrel-vaulted, brick-lined passage 5.4m long, running as far as the north side of the house. On the south side it extends only as far as these steps. Off this passage are two pairs of brick-lined barrel vaults running east-west, each approximately 2.5m wide. There is evidence for openings from outside into three of these vaults, represented by blockings on both internal and external wall faces.

- 3.1.23 There is 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.
- 3.1.24 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.
- 3.1.25 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.
- 3.1.26 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.
- 3.1.27 Three ceiling hatches from this floor give access to the two roof spaces, which were not inspected due to access difficulties at the time of the survey. A brief examination showed the roof timbers to be of softwood and constructed with a king-post, with a single raked strut to either side.

Outbuildings: the cartshed and loosebox (figure 5)

- 3.1.28 The outbuildings to this property include a three-bay cartshed open to the north, which has been added to the house at a later date, probably in the 19th century. This building measures 12.5m east to west and 6.1m north to south. It 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.
- 3.1.29 This building has been adapted to provide accommodation for horses by the insertion of breeze block partitions. It was however unoccupied at the time of the survey.
- 3.1.30 A second, detached outbuilding lies to the east, aligned east-west, measuring 5.2m by 4.2m (plate 2). The north, west and south walls are built of hand-made bricks but the east wall is of 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 seems to have been used for stabling a horse or pony in recent years although it was empty at the time of the survey. 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.

Discussion

- 3.1.31 The three buildings which form the modern property of Georgian House clearly derive from the same property as New Inn Farm, the modern property adjoining to the north. Historical evidence shows that the house was originally named New Inn, and served as a coaching inn on the Great North Road. The two outbuildings to the rear of Georgian House would probably have housed horses and vehicles. Bradley believes that at the peak times there was stabling for about twenty horses at the inn⁴.
- 3.1.32 The external appearance of Georgian House is largely typical for its date and location, the symmetrical face, vertical sash windows and gable stacks being standard aspects of houses of this size (most of them farmhouses) which were built in many areas of the country in the second half of the 18th century.
- 3.1.33 The illustration of 1889 (figure 4) suggests that Georgian House had a fourth bay to the north of the present end wall, although the exterior face of this elevation does not now appear to display any evidence for having been altered. The internal arrangements of the house, specifically the central passage running to the north, now occupied by a WC, suggest that it originally communicated with adjoining buildings. Presumably this would have provided accommodation for any servants and the innkeeper, as well as perhaps food preparation facilities.
- 3.1.34 The sizes of the rooms in Georgian House suggests that the inn provided accommodation of some quality, although the original number of five upstairs rooms suggests that not many travellers could sleep here, unless sharing the rooms. The ground floor accommodation probably provided space for refreshment; it is not known whether the kitchen was located within this building or the adjoining house.
- 3.1.35 The end of coaching as a method of transport was brought about by the advantages of rail over road transport. By 1841 the Great North-Eastern railway had linked London with Darlington via Derby, Rotherham and York⁶ and the effect of this competition on the coaching trade must have been quickly felt. The prospectus for the Leeds and Thirsk railway was issued in 1844, and by the end

of this decade the rail network was extensive enough to put many coaching inns out of business.

- 3.1.36 The demise of coaching and posting meant that those involved in the provision of accommodation for travellers were forced to find alternative business. At Georgian House, as with many other rural inns, the alternative was clearly to take up farming; it is possible that this was already occurring on a small scale during the 18th and early 19th centuries as a barn identified at New Inn Farm during the initial architectural assessment appears to be of 18th century date. The remainder of the farm buildings appear on brief inspection to be of mid or late 19th century date and later, and imply that agricultural activity was expanded to compensate for the disappearance of the coaching trade. It is not known at what point the two parts of Georgian House and New Inn Farm became separate properties.
- 3.1.37 Of the two outbuildings at Georgian House, the smaller loosebox is the earlier and its general appearance suggests an 18th century date; its function can be given no more specifically than as a shed to house animals, probably horses or ponies but also possibly cows.
- 3.1.38 The date of the wagon shed can be given only as early 19th century, as its appearance on the 1839 tithe map suggests, and the bricks from which it is constructed appear to be machine-cut. It is not clear whether this was built during the period when Georgian House was used as an inn.

Conclusions

- 3.1.39 It is clear from the survey 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 rail transport increased. To compensate for this, the agricultural element appears to have been developed.
- 3.1.40 A number of the buildings at this site are of architectural interest. Georgian House is the most significant of these, and it retains its original plan to a large extent as well as numerous internal features and fittings. In addition, there are two agricultural buildings of historic interest.

3.2 Hope Town Terrace (site 4/08)

Introduction

- 3.2.1 The built heritage at this site is represented by the complex of buildings named here as Hope Town Terrace, and some of the buildings within the adjoining property of Lodge Farm (see figure 7). The terrace lies parallel to the existing A1 carriageway but is set back from it by some 20m.
- 3.2.2 The terrace appears to have originally comprised seven units, but is now divided into three properties. The northern five units form one property which was until mid 1994 known as the Quick Grill Cafe (figure 8). To the south of this are two cottages, known as No 2 Hope Town and Sunnyside.
- 3.2.3 Both the initial architectural inspection and detailed survey were confined to the Quick Grill Cafe, except for a viewing of the front elevation, which was carried out of the whole of the terrace. The detailed survey was carried out in May 1995.
- 3.2.4 As mentioned above, the terrace now comprises three property units, of which only the northern, the Quick Grill Cafe, was inspected and surveyed. This part of the building has been converted into a transport cafe, apparently in the 1930s (pers comm. M Trehwitt), with overnight accommodation on the first floor. The southern part of the terrace appears to have remained in residential use until 1995.
- 3.2.5 Although considerable alterations to the original layout have been carried out in this part, it is possible to reconstruct the original plan to a large extent. It appears that the terrace originally comprised seven individual cottages, six of them of "two-up-two-down" form, with that at the south end (Sunnyside), being somewhat larger. This interpretation agrees with the cartographic evidence described below.

Historical background

- 3.2.6 The 1839 Burneston tithe map (NYCRO MIC 1790) shows the terrace as divided into seven units or cottages, of which the northern six are of approximately equal size, and the southern is larger. The southern one lies within enclosure 155, which is named in the award as "House and Garden", and is occupied by William Morton. The northern six appear to lie within enclosure 156, which is named as "Cottage and Garden", and is occupied by Mary Richardson, Ralph Leeming, William Clarke and Thomas Colley.

- 3.2.7 On the Ordnance Survey 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 Ordnance Survey 1892 25" map (sheet 86(7)) there are clearly seven individual properties, six being approximately equally sized size, and the southern one approximately twice as large (see figure 3). The site is otherwise as depicted on the Ordnance Survey 1856 6" map.

Architectural description

Exterior

- 3.2.8 The terrace is aligned parallel to the existing A1, and is set back behind small gardens separating it from a parallel access road (the former A1 carriageway). The front elevation is pebble-dashed along its entire length, and evidently conceals numerous alterations relating to the amalgamation of the cottages within the group. The fenestration is varied, with large inserted openings at both ground and first floor levels in the three northern bays, while the fourth and fifth bays have four pane hung sashes on the ground floor with a modern door between, and modern casements to the first floor (see plate 3). The front elevation was not measured in its entirety, but can be scaled from plans, indicating it is approximately 39.5m long (see figure 9).
- 3.2.9 The front elevations of the two cottages at the south end appear to be in their original form, and all the windows here are four pane hung sashes, although the doors are modern. No 2 contains a window, with door to the right, on the ground floor, with two windows above; Sunnyside has a central door flanked by a window on either side, with three windows above.
- 3.2.10 The north end wall of the terrace, which is 7.5m long, is also pebble-dashed, and contains a large window (probably inserted) and doorway containing a modern glazed door to the ground floor, with a small window over (see plate 4).
- 3.2.11 In contrast, the rear elevation is unrendered for the most part, 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; they are flat-roofed and of the present century.
- 3.2.12 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.

Interior

- 3.2.13 The cafe is entered by a doorway in the east end of the north wall. This gives access to a lobby at the foot of a set of stairs leading to the first floor. To the left, ie. under the stairs, a doorway leads to a modern breeze-block single storey toilet block added at the rear (not surveyed in detail), and a doorway to the right leads into the main cafe area. An internal window opposite the external door allowed someone entering or leaving the building to be seen from the kitchen area.
- 3.2.14 The main cafe area measures 14.0m long (north-south) by 4.1m (see figure 8). This occupies three bays, defined by the beam in the ceiling between bays 1 and 2, and by a wall partly dividing bays 2 and 3. Each of these bays measures approximately 4.5m (north-south) by 4.1m. The rear of the cafe area is formed by a wall which runs intermittently through all of the five bays of the terrace which were recorded.
- 3.2.15 To the rear of bays 2 and 3 is an area measuring some 4.5m (north-south) by 2.6m, comprising approximately one third of the depth of the terrace. In the rear part of the bay 2 there is frying equipment, and a serving hatch from it gave access to the cafe; this part was accessible through a doorway in the south wall. The latter, southern room appears to have served as a lobby to the foot of a staircase, and also gave access to a modern, single storey breeze block extension, housing more kitchen equipment.
- 3.2.16 The front part of the fourth bay is reached by a connecting doorway from the north, and its floor level is two steps lower than that of the cafe. From here an external doorway leads outside, and a third doorway leads into the next bay to the south (bay 5); a fourth gives access to the rear part of the building. Of the five bays surveyed, this one appears to retain the original plan to the greatest extent.
- 3.2.17 The rear part of the fourth bay contains a staircase leading to the first floor, with a small cupboard beneath, a doorway giving access to the rear yard, and a sink unit. At the south end a doorway gives access to two small rooms, one of which houses a WC.
- 3.2.18 The fifth bay, which contains no features of interest, is lit by a single window in the front elevation. The angled south-west corner of this room is probably a result of alterations to the adjoining bay, such as an inserted connecting doorway between front and back.
- 3.2.19 Although there have clearly been extensive alterations to the original fabric of the building, a few noteworthy features and fittings survive. These include the stairs in bays 3 and 4, which

are of simple, closed string design with square balusters and a turned newel post. The cupboard beneath the stairs in bay 4 is accessible through a small plank door with three battens to the rear. A small square opening in the rear wall with gauze covering ventilates this cupboard.

- 3.2.20 As noted above, there are three staircases giving access to the first floor over the Quick Grill Cafe. The first floor appears to have provided basic accommodation in shared rooms during the building's most recent use as a transport cafe. The first floor is divided into two parts, with bays 1 to 3 from the north forming one part, and bays 4 to 5 forming a second (see figure 8).
- 3.2.21 The stairs leading from the main cafe entrance lobby to the first floor run parallel to the rear wall of the building, unlike the other two staircases inspected (see below), and may therefore be secondary to the building.
- 3.2.22 The first floor is divided in all three bays by a long wall 2.4m from the rear wall (ie. approximately one third of the depth of the building), which is clearly in the same position as that noted on the ground floor. To the front of this wall are three rooms of equal size, each with a blocked fireplace in the centre of the south wall. A doorway connects the rooms in bays 2 and 3. Each of these rooms is lit by a single, large, inserted window in the west elevation.
- 3.2.23 The rear part of the first floor in bays 1, 2 and 3 is similarly divided into three main rooms which are all connected; within these modern partitions have been used to create a bathroom in the northern end and a WC in the central one (bay 2). At the south end of bay 3 the stairs give access to the ground floor. The arrangement of floorboards in the rear room of the second bay from the north suggests that a staircase has been removed from here but there is no indication of this on the ground floor where the insertion of kitchen facilities has drastically altered the layout.
- 3.2.24 The first floor over bays 4 and 5 is reached only by the stairs from the ground floor in bay 4. These give onto a small landing area from which doorways lead to both front and rear rooms in this bay, and a passage leading to the front room in bay 5. This passage appears to be an insertion to the building as it is not parallel to the main walls.
- 3.2.25 There is a blocked fireplace in the north wall of the front room of the fourth bay, and also in the south room of the fifth bay, meaning that the wall dividing these two parts, which is the central wall of the terrace, does not contain a flue, thus explaining the absence of a chimney stack at this point on the roof.

- 3.2.26 There are few surviving features of interest on the first floor. A number of doors on this floor appear to be original to the building, typified by that between bays 4 and 5: this is of four panels, the upper two slightly longer than the lower, and with narrow stiles and plain bead moulding. The door handle is of an unusual type, consisting of a round handle attached to a triangular latch, which is held down by a primitive spring.
- 3.2.27 The roof structure was inspected via a ceiling hatch. It is a queen post roof with two pairs of trenched side purlins (see figure 9), and of softwood throughout. This is a common 19th century design.

Discussion

- 3.2.28 It is clear from both the cartographic evidence and the architectural survey that the terrace dates from the early 19th century. Although the terrace appears to have been roofed with blue slate, which is generally accepted to have become widespread in the region with the establishment of the rail network (ie. c.1850), this material may be the result of reroofing. Further dating evidence is provided by the surviving four pane sash windows, which are characteristic of the early 19th century.
- 3.2.29 It is also clear that the terrace once comprised a number of individual dwellings: there appear to have been seven of these, but without inspection and survey of the south end of the terrace, the original internal arrangements of the south part cannot be fully understood. The 1839 tithe map appears to show seven dwellings but lists only five occupants, and it may be that some alterations to the interior of the cottages had taken place by this time; alternatively some of the cottages may have been unoccupied, possibly because they were newly built.
- 3.2.30 That part of the terrace which was inspected has been altered to the extent that no single dwelling or cottage remains in its original form. The conversion to a cafe involved drastic changes to the three northern bays of the ground floor of the building, by the removal of all or part of the dividing walls, and the blocking or removal of all fireplaces, while the insertion of connecting doorways between bays 3, 4 and 5 has also changed the internal layout. The refenestration of the front and north end walls of the building is probably contemporary with the conversion to a cafe, and it would appear that the blocking of four doorways in the front elevation took place at the same time, although no firm evidence was identified for this.
- 3.2.31 In the rear part of the ground floor the construction of the single storey extensions together with the provision of kitchen areas has meant the internal arrangements here have also changed radically. These changes appear to have involved the removal of the original

staircase from the second bay, and the insertion of a new staircase in bay 1. The rear part of bay 4 appears to be the least altered, as it retains its staircase and under-stairs cupboard; it has been altered however by the apparent insertion of a connecting doorway to the WC to the south.

- 3.2.32 The first floor has also been altered to a large extent, although as on the first floor, the individual bays remain intact. The insertion of several connecting doorways has taken place, as has the blocking of fireplaces, and the construction of partitions for the WC and bathroom. The passage through the front room of bay 4 giving access to bay 5 appears to be an alteration to the original fabric, but the lack of a doorway connecting this area with the three northern bays suggests that this alteration took place while bays four and five were still a separate dwelling.
- 3.2.33 There is sufficient evidence from the survey to suggest the original layout of the five individual dwellings within that part of the terrace which was inspected: bay 5 appears to resemble the original plan most closely. Each cottage would have been of a "two-up-two-down" arrangement, with a heated living room at the front, measuring 4.2m by 4.6m (15'x13'6" approximately). There would have been a single, hung sash window lighting this room, and a front door entering the room on the opposite side to the fire.
- 3.2.34 A doorway in the rear of the front room passed into the rear part of the cottage, which contained an unheated scullery and the stairs to the first floor. The position of the doorway in bay 4 would have allowed a partition between the scullery and the stairs area, but no evidence was observed for such a partition. There would also have been a doorway to the rear yard or garden. A small under-stairs cupboard would have served as a pantry or other storage area.
- 3.2.35 The stairs to the first floor would have led to a small landing area, off which would have been a large front room, lit by two hung sash windows, and a small rear room with a single window. Only the front room would have been heated, by a fireplace over that on the ground floor.
- 3.2.36 The changes to the original layout of the northern part of the terrace appear to have taken place in two phases. The initial adaptation to a transport cafe, believed to have taken place in the 1930s (pers comm, M Trehitt) may have affected only the three northern bays, with the blocking of fireplaces, the insertion of connecting doorways and removal of dividing walls being carried out. Independently of this, the extension of the dwelling of bay 4 into bay 5 may have been undertaken in order to increase the area of domestic accommodation; this may have involved the first floor and/or the ground floor. It may be that this dwelling in bays 4 and

5 served as accommodation for the owner of the cafe, a possibility which would explain the connecting doorway on the ground floor but absence of one on the first floor.

- 3.2.37 The location of the terrace and its form raises some questions. The nature of the terrace suggests that it was built as workers' housing, but it is not clear for whom it was built. Its location is unusual, (ie. in a small roadside settlement away from any obvious industrial processing or production centres), but it is possible that it was constructed either for farmworkers, for employees at the nearby Hope Nursery, some 200m to the north-west, which is identified in the 1839 tithe award, or for the coaching inn at New Inn Farm (see above). Alternatively it may have been built as speculative housing, perhaps with the intention that workers on surrounding farms would occupy it.

Conclusions

- 3.2.38 The terrace at Hopetown was constructed in the early 19th century, as six cottages of a "two-up-two-down" form, and a larger, seventh cottage at the south end, which is associated with the name "Oak Tree Inn", although the reasons for this are unclear. The houses may have been intended for employees at the nearby nursery, coaching inn, or farms.
- 3.2.39 Alterations to the internal arrangements and elevations were carried out in the 1930s and possibly earlier, with the major change being the adaptation to the northern part of the terrace to use as a transport cafe with overnight accommodation. The southern part of the terrace appears to have remained in residential use until 1995. The alterations have left few features or fittings of historic interest, but the central part of the terrace, especially the fourth bay from the north, has been altered to a lesser extent, and contains some apparently original doors and door furniture.

3.3 Boundary wall, Leases Hall (site 6/17) (see figure 10)

- 3.3.1 Leases Hall is a grade two listed building which would not be directly affected by the proposed improvement scheme. However, part or all of the boundary wall along the west side of the building and grounds would 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.
- 3.3.2 The initial architectural assessment of this structure recommended that a detailed survey be carried out of the entire length of the wall. This work was undertaken in April 1995.

Historical background

- 3.3.3 There is some cartographic evidence for the wall. The Ordnance Survey 1857 6" and 1892 25" maps show the boundary, with a single entrance at the north end, giving access to Leases Hall from the Great North Road, via a driveway. The maps make no distinction between the wall and adjoining boundaries on the same alignment however.

Architectural description

- 3.3.4 The boundary wall is a brick and stone structure, aligned north-south along the east side of Leases Road, the carriageway of the A1 road prior to the construction of the Leeming Bar bypass.
- 3.3.5 The south end of the wall begins approximately 41m to the south of Leases Hall. From here it runs north for some 173m, to a gateway located approximately 120m to the north of the Hall. Along this length it follows a straight line for some 50m before turning slightly to the east and continuing for the remaining distance along a straight alignment (see figure 10).
- 3.3.6 There is a short stretch of walling, approximately 4m long, forming the north side of this gateway, but to the north of here the line of the boundary continues in woodland as an earth bank, of approximately 1m height and 2m width. This may represent the former line of the wall, which was possibly robbed out during changes to the road. Some 90m to the north of this gateway is a second gateway, with brick-built piers and short wings attached to them.
- 3.3.7 The original wall fabric consists of bricks set in a mixture of bonds, irregular for the most part, with a sandstone coping. The bricks vary in size but are typically 250mm by 100mm by 65mm (10" by 4" by 2½"). They are set in a lime mortar of off-white colouring. The wall is capped with pecked sandstone blocks of semi-cylindrical section, of varying lengths. They measure 290mm in width, 125mm in height, and typically up to 1300mm in length.
- 3.3.8 The height of the wall varies along its length. At the south end it is 2.1m high on the west side; it continues to the north at approximately this height for some 49m, where its top steps abruptly down some 0.3m before continuing. This point coincides with the change in alignment. Some 8m further to the north the top of the wall drops 0.3m again, before continuing. There is a third such step 38.5m north of this step, to the north of which the wall continues at approximately 1.10m height. At each step the sandstone coping is curved to follow the step down.

- 3.3.9 The east side of the wall, where the ground level is up to 0.4m lower than at the west side, is buttressed at irregular intervals of around 5m. These buttresses are original to the wall structure and the brickwork is bonded in; the buttresses stand to the full height of the wall and are also capped with sandstone.
- 3.3.10 The doorway through the wall is located opposite to the west end of the hall, approximately 47m from the wall's south end. It measures 1.0m wide and 1.7m high; there are two steps down at its base. The door is of planks.
- 3.3.11 The south gateway is built of mixed re-used bricks with sandstone coping of different section from the main wall. It is dated by an inscription in the mortar to 1882.
- 3.3.12 The north gateway is formed by two piers of square section, built of re-used brick of larger size and more regular appearance than those used in the main wall. They are capped with mortar. To the west are two wings of approximately 4.8m length, of modern brick. This entrance is blocked by a pile of hard-core dumped here.

Discussion

- 3.3.13 The boundary wall forms part of the curtilage of Leases Hall, believed to date from c.1740, when it served as a coaching inn⁷. The wall is likely to date from a similar period.
- 3.3.14 The extent of the wall today is however clearly a result of modifications to the original boundary, caused by changes to the alignment and width of the existing and earlier A1 road. It appears that the original fabric of the wall runs continuously from the south end of the boundary to a point 1.4m to the south of the southern gateway, which is clearly an insertion.
- 3.3.15 There is also some cartographic evidence to indicate that the southern gateway is inserted. The Ordnance Survey 1857 6" and 1892 25" maps show only the northern entrance, linked to the hall by a driveway. The date (1882) on the southern gateway is almost certainly therefore the date at which it was built. This was presumably done to allow access from Leases Road rather than the main A1 road following the construction of the Leeming Bar bypass.
- 3.3.16 Although the northern gateway would therefore seem to be the earlier and original entrance, this part of the structure appears to be a rebuild, as suggested by the character of the brickwork and mortar capping.

4 REFERENCES

- 1 Anthony Walker and Partners, December 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 Anthony Walker and Partners, January 1995, **A1 Dishforth to north of Leeming Improvements: Cultural Heritage: Initial Assessment of the Built Heritage**
- 4 Bradley, T, 1889 **The Old Coaching Days in Yorkshire p124**
- 5 Department of the Environment, 1966, **List of Buildings of Special Architectural or Historic Interest**
- 6 Hey, D, 1986, **Yorkshire from AD 1000 p251**
- 7 Department of the Environment, 1988, **15th List of Buildings of Special Architectural or Historic Interest p5**



Plate 1. Georgian House and New Inn Farmhouse, from the west



Plate 2. Loosebox to the rear of Georgian House, from the south



Plate 3. No 1 Hopetown Terrace (bay 4) from the west



Plate 4. Quickgrill Cafe, Hopetown Terrace from the north

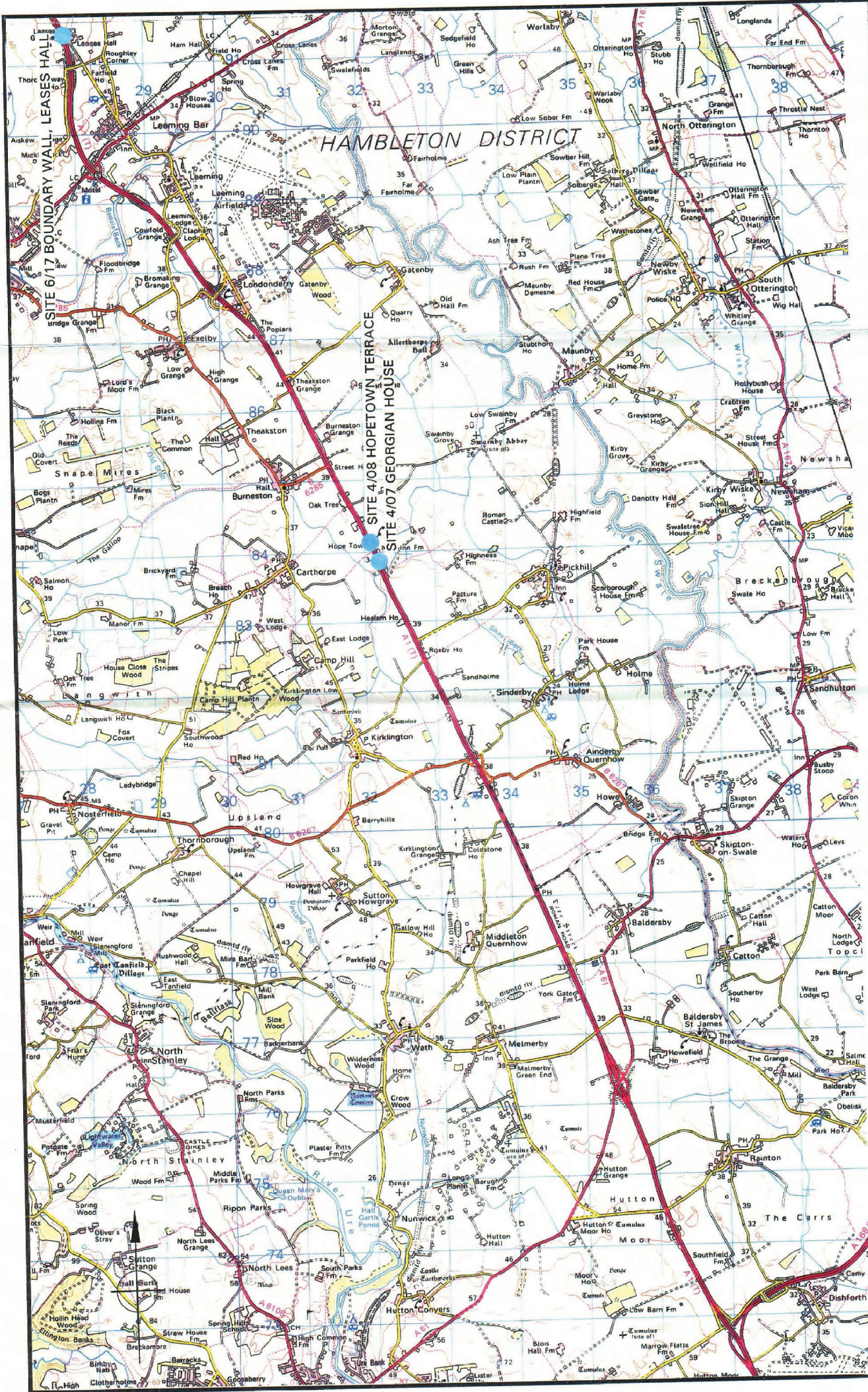


FIGURE 1

DETAILED SURVEY OF THE BUILT HERITAGE

PROJECT

BH&WB

TITLE

DATE FEB 96

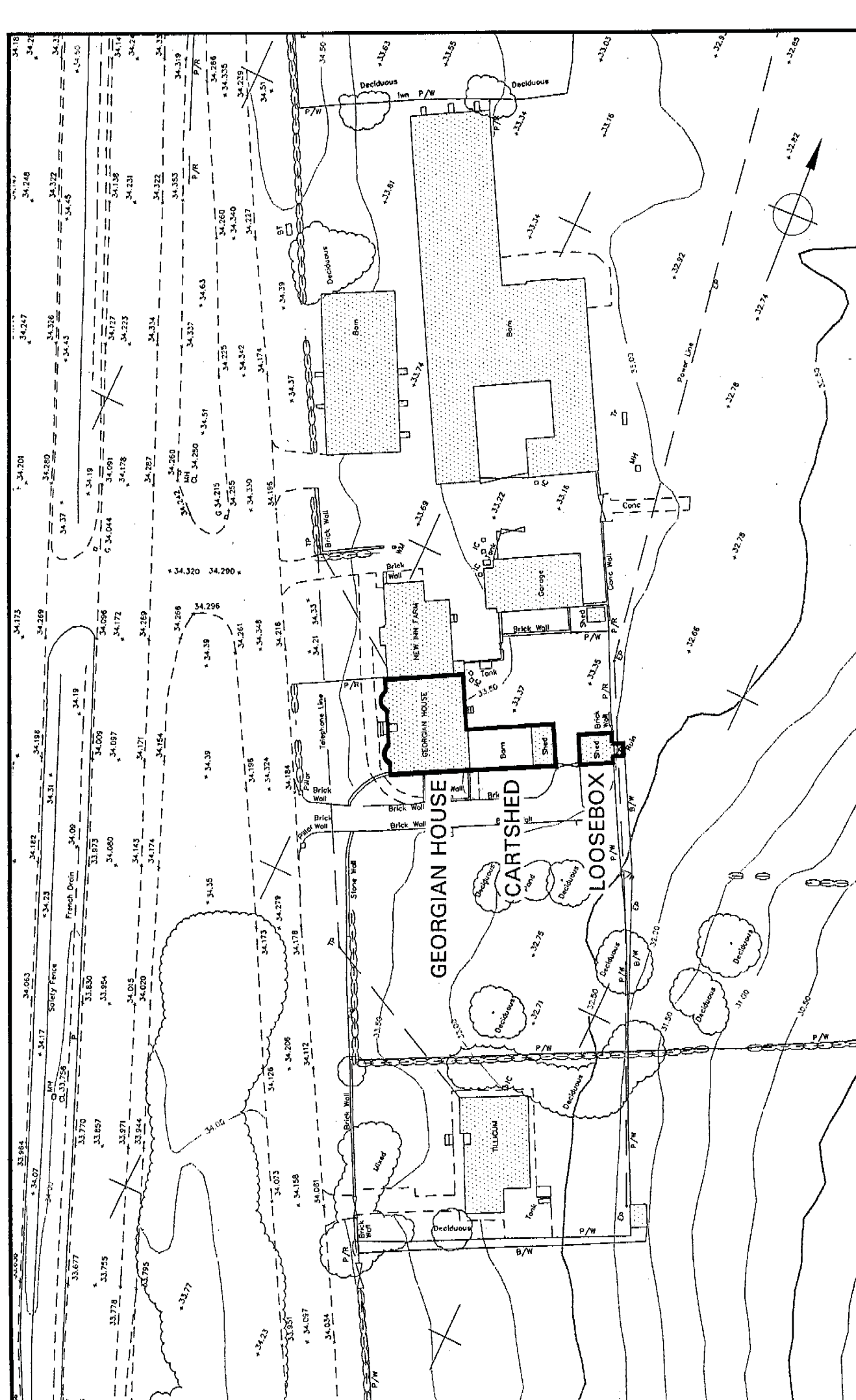
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GENERAL LOCATION

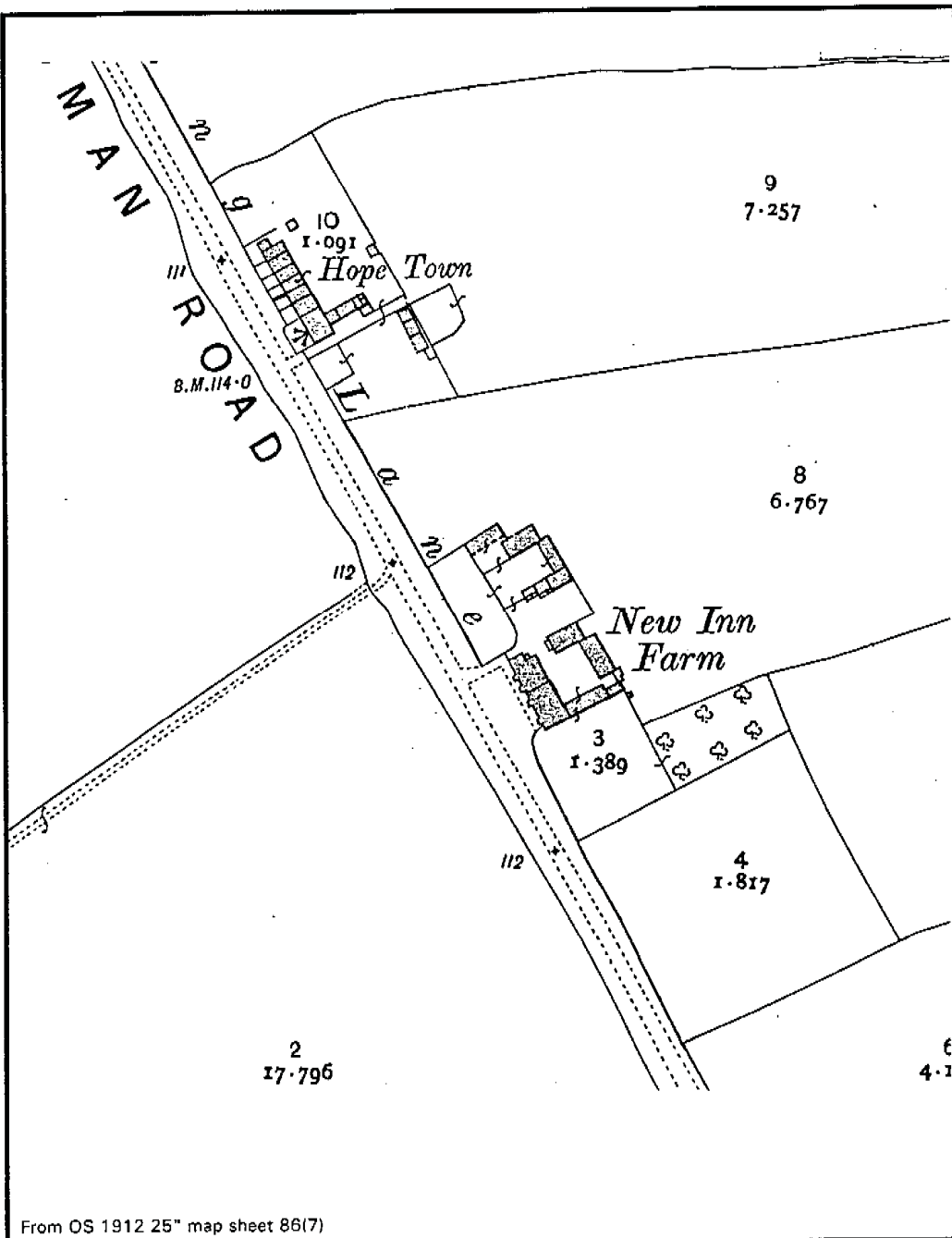
ORIGINAL IN COLOUR

ORIGINAL AT A3

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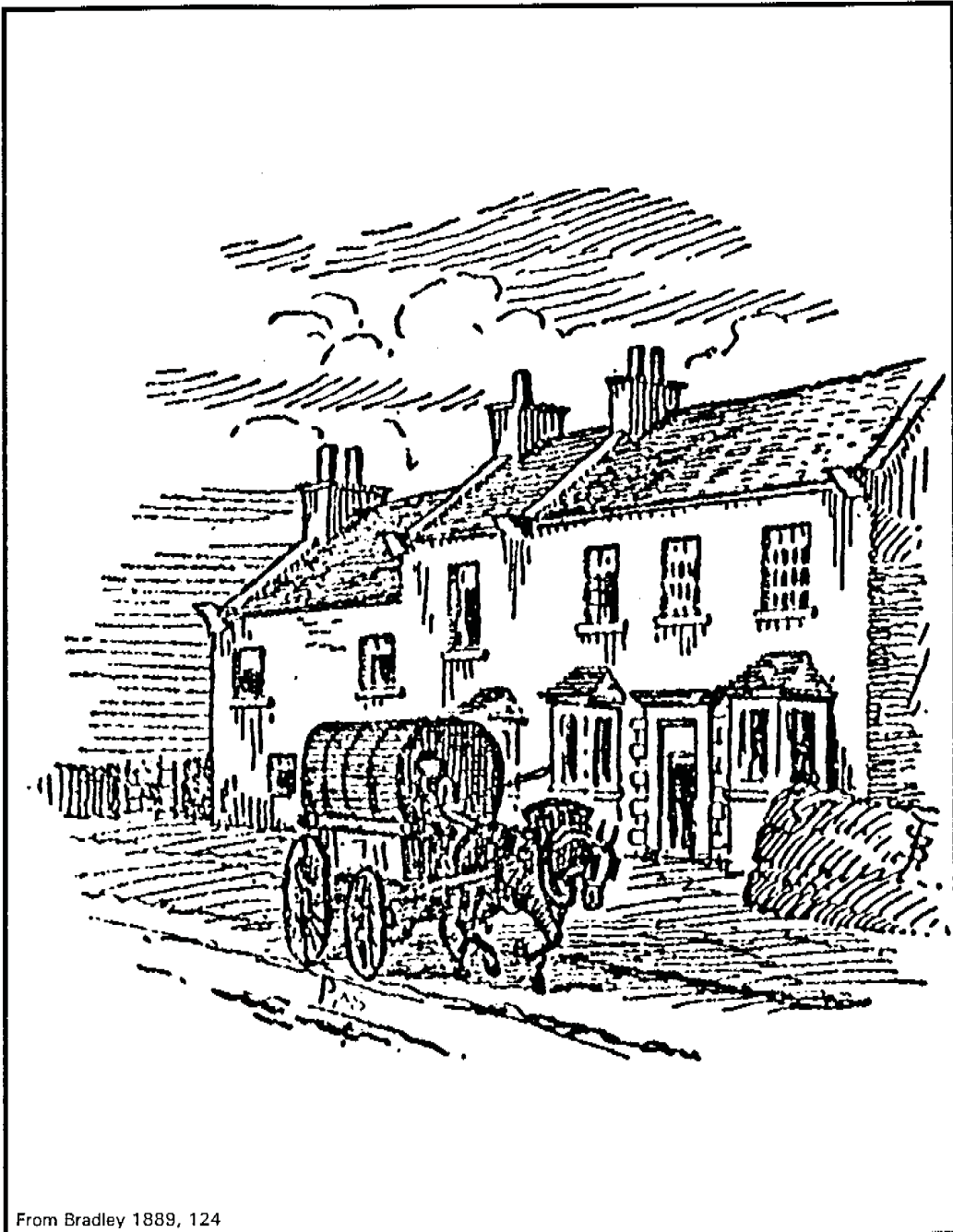


PROJECT		FIGURE	
BHWB		2	
TITLE		TITLE	
DETAILED SURVEY OF THE BUILT HERITAGE		GEORGIAN HOUSE: DETAILED LOCATION	
DATE		DATE	
FEB 96		FEB 96	
SCALE		SCALE	
1:500		1:500	
ORIGINAL AT A3			



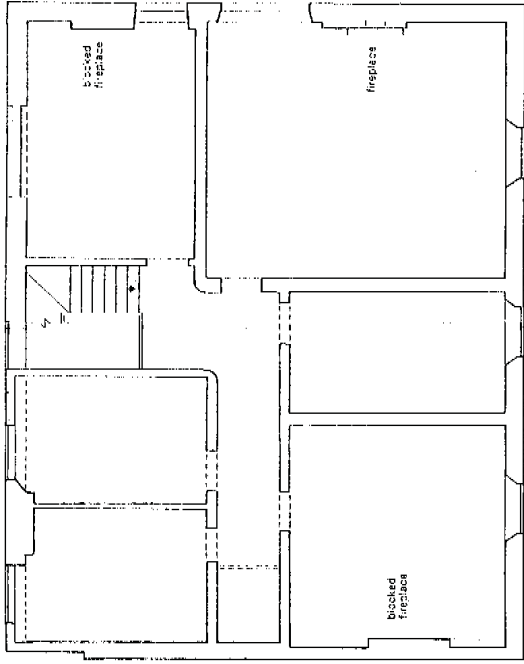
From OS 1912 25" map sheet 86(7)

		PROJECT	DETAILED SURVEY OF THE BUILT HERITAGE	FIGURE 3
		SCALE	1:2,500	
DATE	1912	TITLE	GEORGIAN HOUSE AND HOPETOWN TERRACE IN 1912	

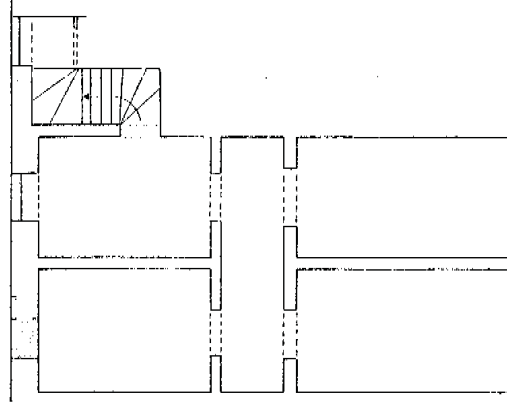


From Bradley 1889, 124

	BH&WB		PROJECT	DETAILED SURVEY OF THE BUILT HERITAGE	FIGURE
	SCALE	DATE	TITLE	LATE 19TH CENTURY ILLUSTRATION OF GEORGIAN HOUSE	
	N/A	1889			4

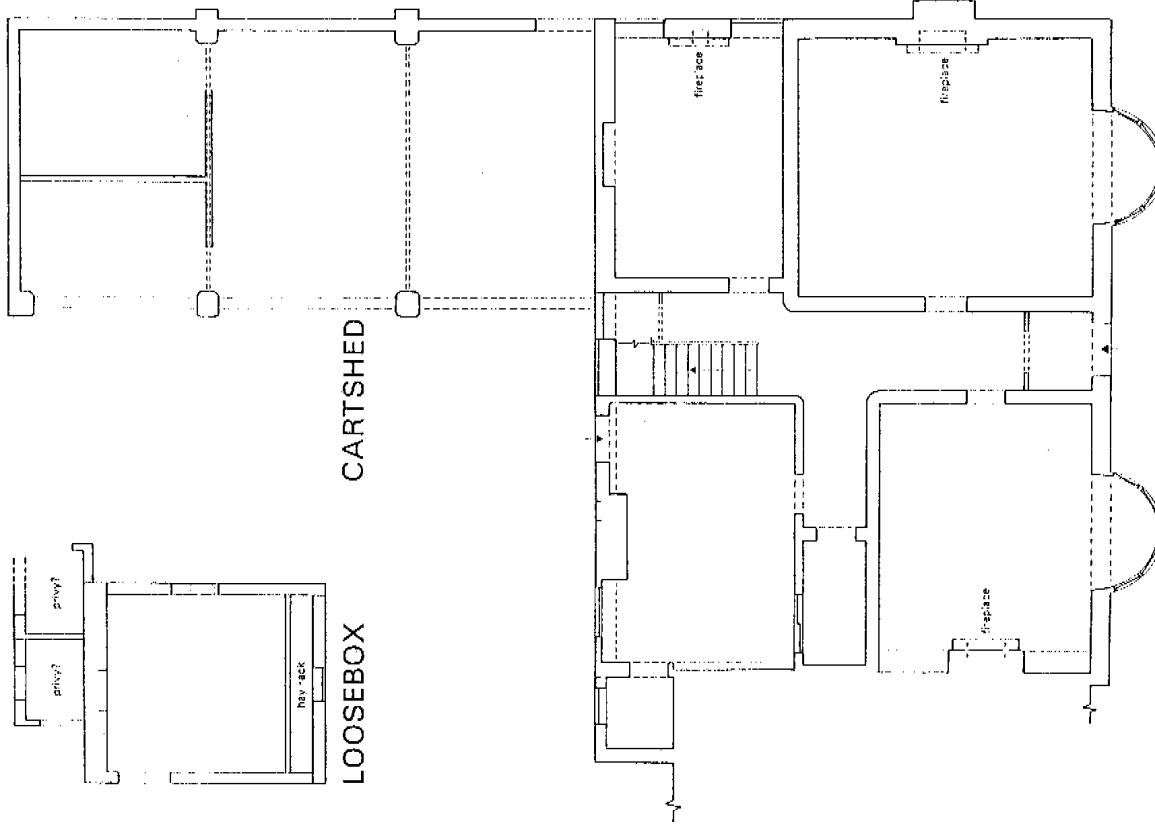


FIRST FLOOR



CELLAR

10m



GROUND FLOOR

AREA OF BLOCKING



ORIGINAL AT A3

BH&WB

SCALE
AS
SHOWN

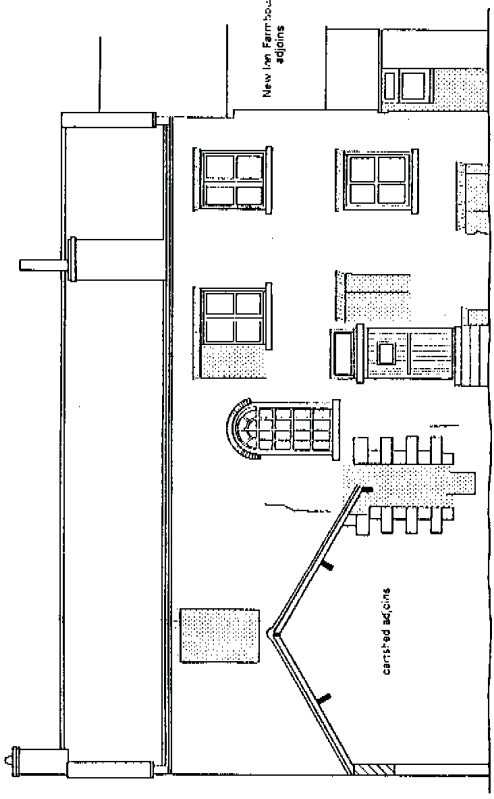
DATE
FEB 96

PROJECT
DETAILED SURVEY
OF THE BUILT HERITAGE

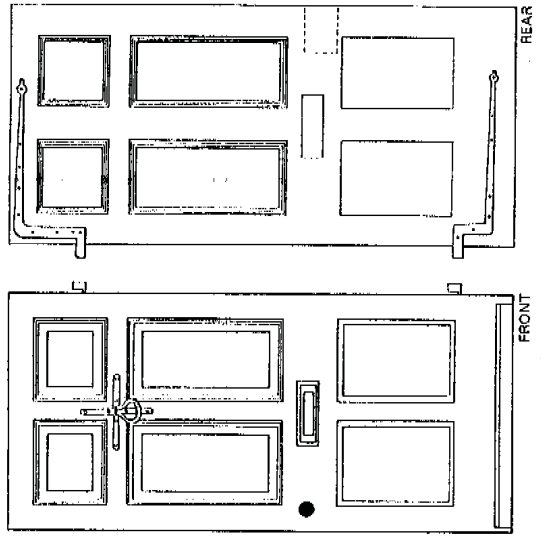
TITLE
GEORGIAN HOUSE: PLANS

FIGURE

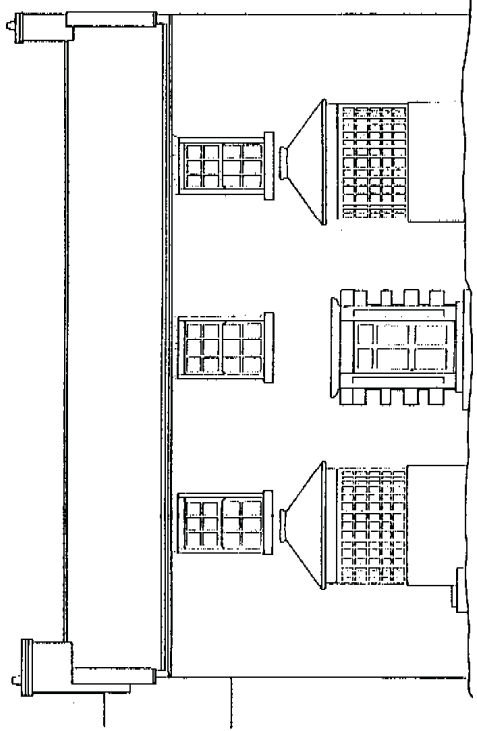
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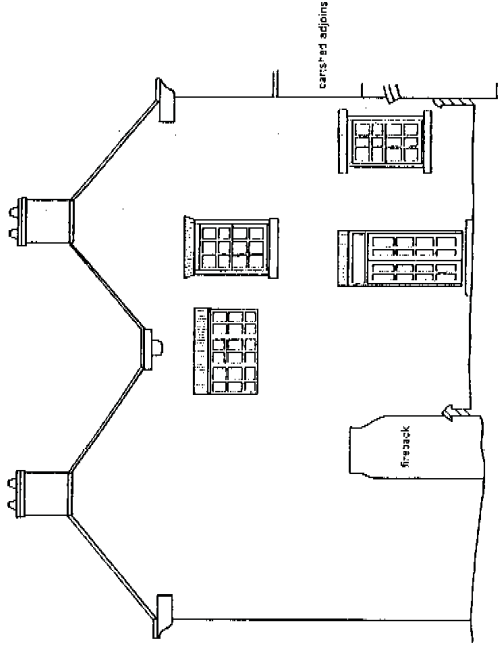
REAR (EAST) ELEVATION



DETAIL OF FRONT DOOR



FRONT (WEST) ELEVATION



SIDE (SOUTH) ELEVATION

AREA OF BLOCKING

ORIGINAL AT A3

BH&WB

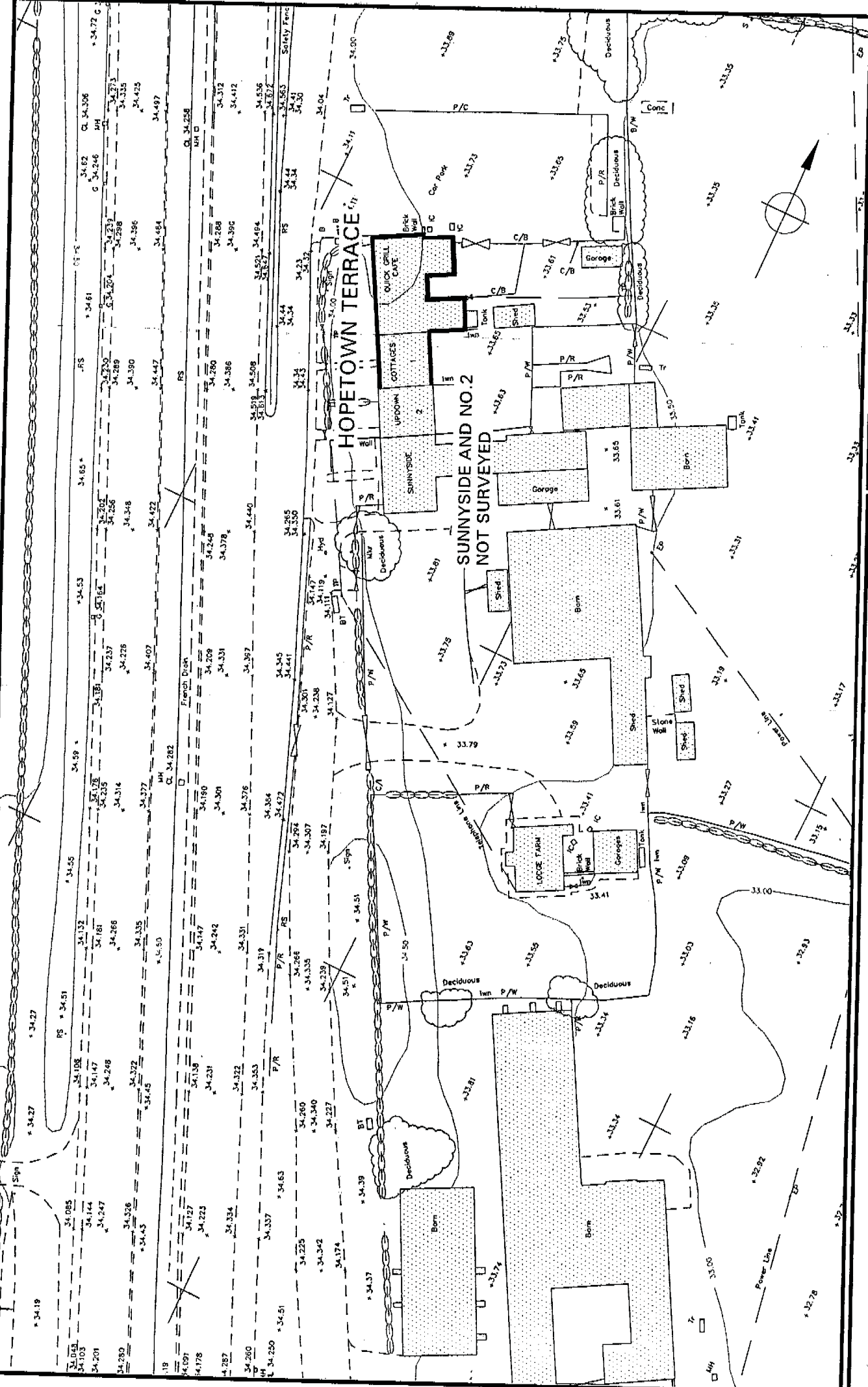
SCALE AS SHOWN

DATE FEB 96

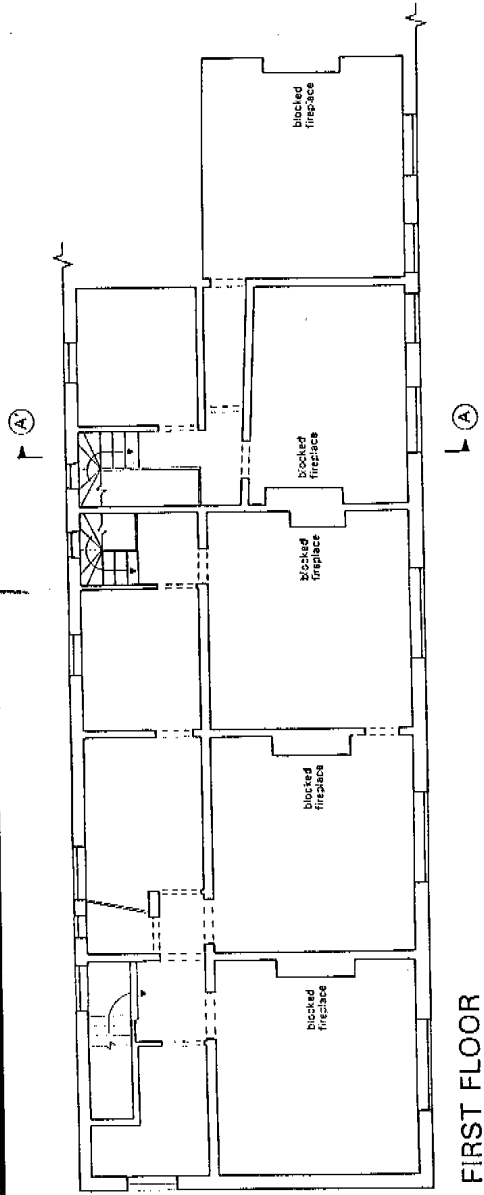
TITLE GEORGIAN HOUSE: ELEVATIONS

FIGURE 6

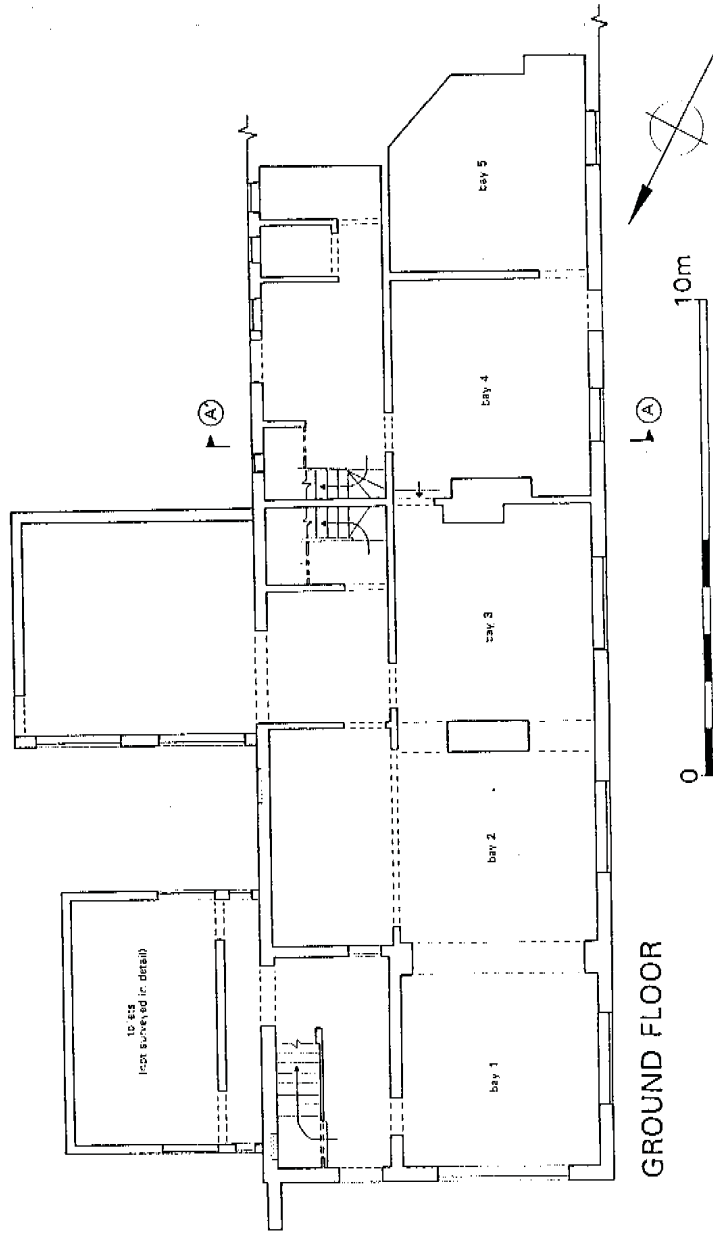
PROJECT DETAILED SURVEY OF THE BUILT HERITAGE



PROJECT	DETAILED SURVEY OF THE BUILT HERITAGE	
	HOPETOWN TERRACE: DETAILED LOCATION	
SCALE	DATE	FIGURE
	1:500	FEB 96
ORIGINAL AT A3		



FIRST FLOOR



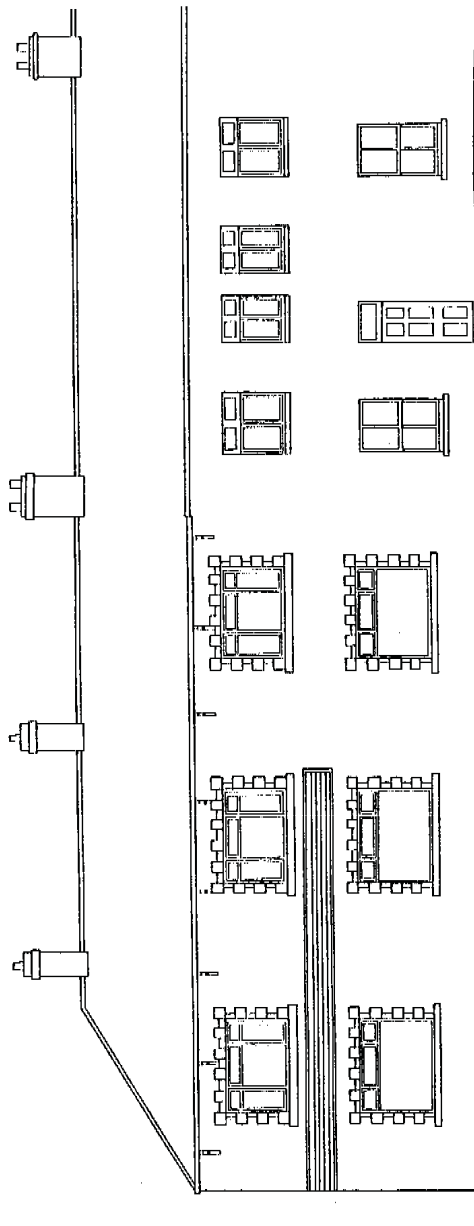
GROUND FLOOR

AREA OF BLOCKING

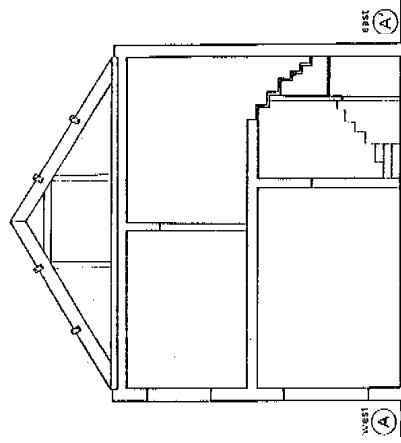


ORIGINAL AT A3

PROJECT		DETAILED SURVEY OF THE BUILT HERITAGE		FIGURE	8
TITLE		HOPETOWN TERRACE: PLANS		DATE	FEB 96
SCALE	AS SHOWN				



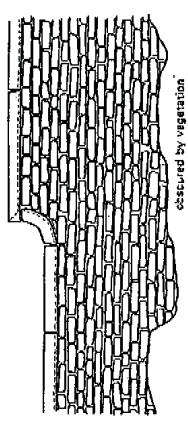
FRONT (WEST) ELEVATION



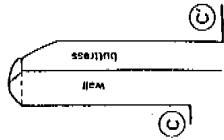
SECTION A-A'
(COMPOSITE)

ORIGINAL AT A3

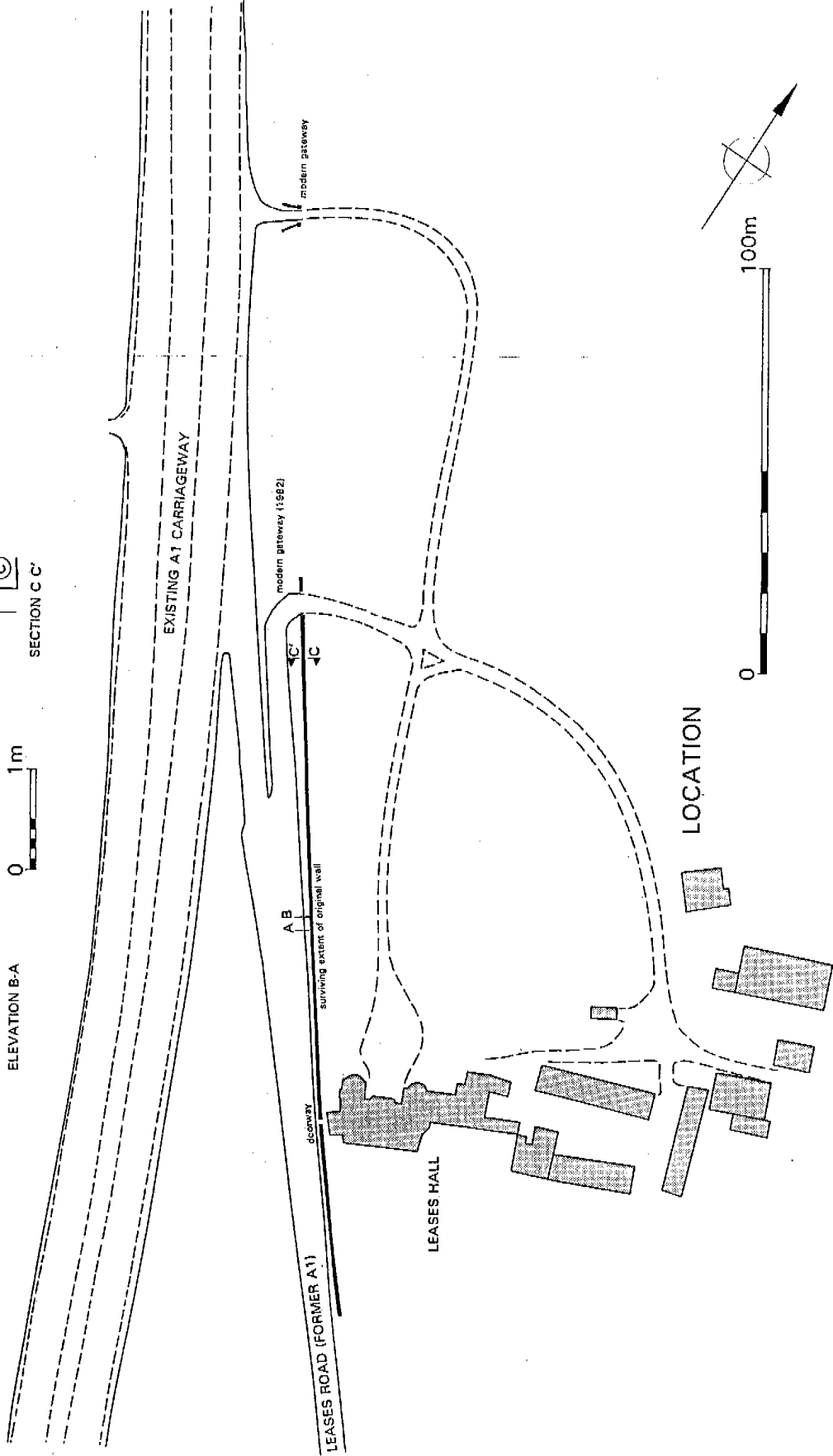
PROJECT		DETAILED SURVEY OF THE BUILT HERITAGE		FIGURE	9
TITLE		HOPETOWN TERRACE: ELEVATION AND SECTION		DATE	FEB 96
SCALE		AS SHOWN			



ELEVATION B-A



SECTION C C'



ORIGINAL AT A3

PROJECT		DETAILED SURVEY OF THE BUILT HERITAGE		FIGURE	10
BH&WB		BOUNDARY WALL AT LEASES HALL			
SCALE	AS SHOWN	DATE	FEB 96		