

**An Archaeological Desk Based Assessment and Historic Building Recording at
North Brenkley Farm, Brenkley, Tyne and Wear**

Central National Grid Reference: NZ 2185 7520

Site Code: NFB 07

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1. NON-TECHNICAL SUMMARY

- 1.1 An archaeological desk-based assessment and programme of historic standing building recording were undertaken ahead of the proposed development of North Brenkley Farm, Brenkley, Newcastle-upon-Tyne, Tyne and Wear. The proposal will involve conversion of farm outbuildings, with extensions of some elements, and alterations to and extension of an existing cottage to create a residential development comprising six properties, including an existing farmhouse.
- 1.2 Research, fieldwork and report compilation were undertaken for the two elements of the project in March-April 2007 by Pre-Construct Archaeology Limited. The work commissioned by Estate Management Solutions Limited on behalf of Harworth Mining International Limited.
- 1.3 North Brenkley Farm comprises the northernmost element of Brenkley, a hamlet lying close to the county boundary, c. 6km north-west of the urban limit of Newcastle-upon-Tyne and c. 1km west of the A1(T). The central National Grid Reference for the proposed development site is NZ 2185 7520.
- 1.4 The study site covers an area measuring c. 0.5 hectares and is accessed from a minor road running between Seven Mile House on the A1(T) to the west and Horton Grange to the east. It comprises the existing buildings, access roads, farmyards and other land of North Brenkley Farm and is bounded by the minor road to the south and by open fields on all other sides.
- 1.5 The earliest structural fabric of the farm probably dates to the late 18th-early 19th century, although it is possible that there may have been a farmstead at this location earlier than this date, given that there was a medieval village in the location of the present hamlet. The main range of buildings includes the existing farmhouse and a group of Grade II listed buildings, namely a byre, threshing barn and hemmel/granary, these forming the easternmost portion of the main range. All buildings that were to be converted as part of the proposed scheme were subject to a programme of standing building recording, including compilation of a detailed photographic record of the structures.
- 1.6 New-build elements of the development scheme have the potential to disturb sub-surface archaeological remains therefore desk-based archaeological assessment was required in order to identify the potential for archaeological remains. The potential for archaeological remains of the prehistoric eras and Romano-British period at the study site is considered **moderate**. The potential for medieval remains is considered **high**. Standing buildings of post-medieval date are present at the study site and the potential for sub-surface archaeological remains related to usage of the site as a farm during the post-medieval period is considered **high**.

2. INTRODUCTION

2.1 General

- 2.1.1 This report describes the methods and results of an archaeological desk-based assessment (DBA) and a programme of historic standing building recording undertaken as part of a planning application process to Newcastle City Council, in respect of the proposed development of North Brenkley Farm, Brenkley. The proposal would create a residential development of six properties, comprising four new units converted from existing farm buildings, an extended existing farm cottage and the existing farmhouse.
- 2.1.2 The proposed development area ('the study site') covers c. 0.5 hectares and is located close to the county boundary of Tyne and Wear, c. 2km north-east of the village of Dinnington and c. 6km north-west of the urban limit of Newcastle-upon-Tyne.
- 2.1.3 The project was commissioned, on behalf of Harworth Mining International Limited, by Estate Management Solutions Limited, and undertaken March-April 2007 by Pre-Construct Archaeology Limited (PCA), working to a Specification¹ prepared by the Tyne and Wear Archaeology Officer.
- 2.1.4 The easternmost portion of the main range of buildings comprises a byre, threshing barn and hemmel/granary, which are Grade II listed buildings. These structures, along with all the buildings proposed for conversion at the site, were to be recorded to provide an archive record of the structures. Furthermore, since new-build elements of the scheme have the potential to disturb sub-surface archaeological remains, an assessment of the potential for archaeological remains of all eras at the site was necessary to inform the planning process.
- 2.1.5 The DBA was completed following a visit to the study site and an examination of documentary and cartographic sources. The work was carried out in order to establish the archaeological and historical background of the site, and to assess the potential for survival of sub-surface archaeological deposits. The standing building recording was undertaken as a programme of fieldwork, with subsequent report compilation.
- 2.1.6 The Online Access to the Index of Archaeological Investigations (OASIS) reference number for the project is: preconst1-25789.

2.2 Site Location and Description

- 2.2.1 The proposed development site, North Brenkley Farm, is the northernmost portion of the small hamlet of Brenkley; its central National Grid Reference is NZ 2185 7520 (Figure 1). Brenkley is a rural hamlet in the north-westernmost portion of the county of Tyne and Wear. It lies c. 6km to the north of the northern urban edge of Newcastle-upon-Tyne and c. 2km north-east of the village of Dinnington. Situated c. 1km to the west of the A1(T), the hamlet straddles a minor road running from Seven Mile House on the A1(T) westwards to Horton Grange.

¹ Newcastle City Council 2006.



Figure 1. Site location
Scale 1:25,000

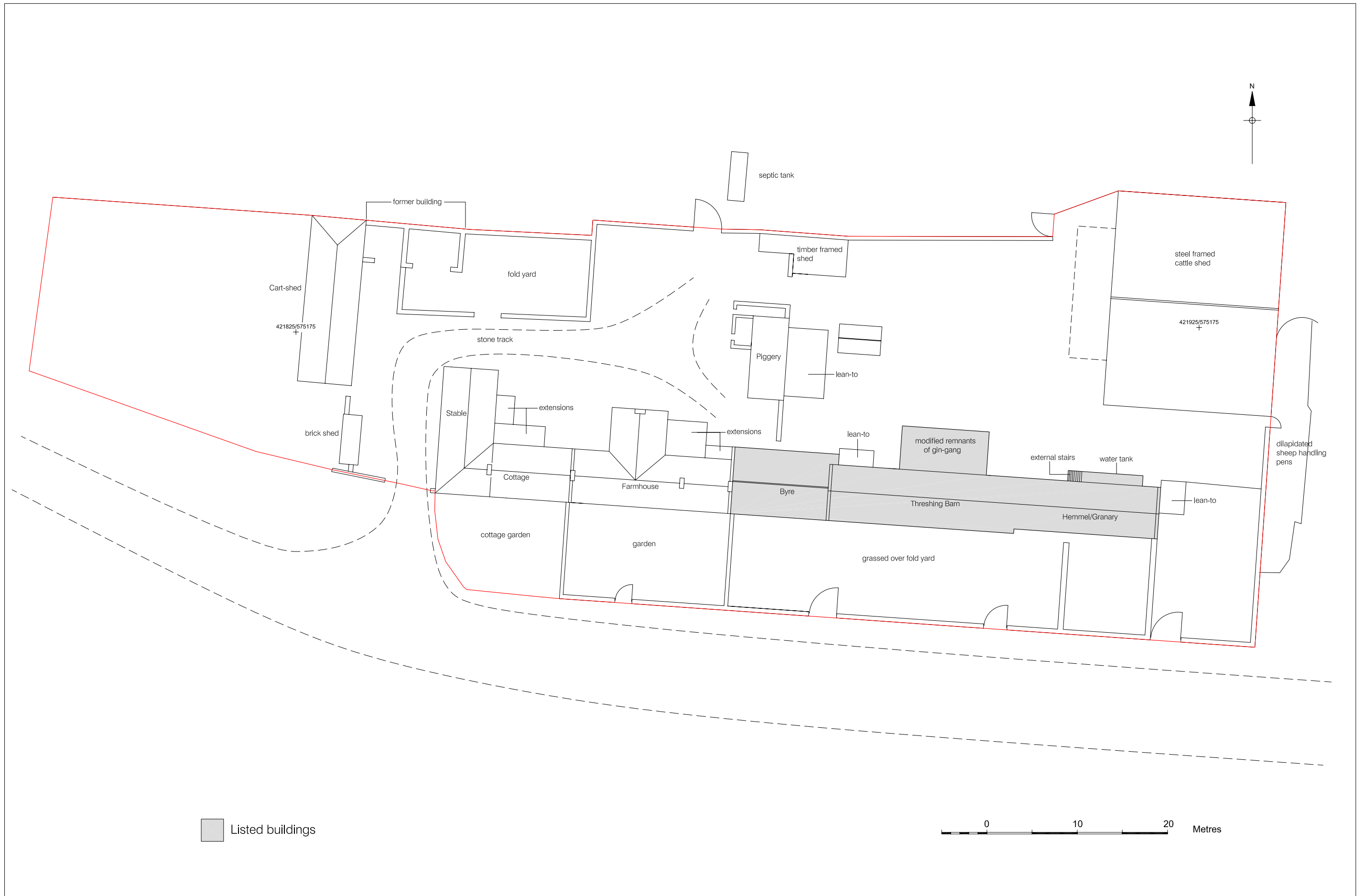


Figure 2. North Brenkley Farm: existing site plan
Scale 1:400



Figure 3. North Brenkley Farm, from the south-east



Figure 4. North Brenkley Farm, from the south-west

- 2.2.2 The land to the north of Newcastle, the southern part of the South East Northumberland Coastal Plain, is notable for its varied urban and rural character, with mining towns and villages merging into a vast rural landscape further north. The area of the study suite is characterised by relatively gentle topography, which has been extensively worked for its coal reserves in the last two hundred years. It is a relatively low-lying location, at c. 70m OD, c. 4.5km south-east of the confluence of the two tributaries of the River Blyth, the River Pont and the River Blyth itself.
- 2.2.3 The study site covers c. 0.5 hectares, comprising the buildings, access roads yards and other land in the core of North Brenkley Farm. It is accessed directly from the minor road that bounds the site to the south and is surrounded on all other sides by open fields. The location and layout of all elements of the site at the time of the project are shown on Figure 2. Photographs showing overall views of the site from the minor road appear as Figures 3 and 4.

2.3 Planning Background

- 2.3.1 The main range of buildings at North Brenkley Farm comprises, from west to east, stable wing, farm cottage, T-form farmhouse, byre, threshing barn, and hemmel/granary. Attached to the north side of the threshing barn are the heavily modified remains of a projecting wheelhouse (known regionally as a 'gin-gang'). In addition, there are several outbuildings, most notably a cart-shed at the far west of the farmstead, this associated with the stone walls of a former building with fold yard walls attached, and a piggery, to the north of the byre in the main range.
- 2.3.2 The development proposals involve conversion of the farm buildings to four new self-contained dwelling houses with detached garage blocks and bin stores including erection of a glazed link between the byre and the piggery for bedroom/en suite and erection of a replacement gin-gang for lounge/dining room, kitchen and hall. Also proposed are alterations to the elevations of, and the erection of a kitchen extension to, the cottage. In total, therefore, there would be six houses at the site, the four new units converted from farm buildings, the extended farm cottage and the existing farmhouse.
- 2.3.3 The Tyne and Wear Archaeology Officer, part of the Specialist Conservation Team attached to the Historic Environment Section of Newcastle City Council, has responsibility for development control in relation to archaeology and the historic built environment for the District. In this instance, the Archaeology Officer made recommendations regarding the potential archaeological implications of the proposals for North Brenkley Farm and produced the aforementioned Specification for the desk-based assessment and programme of historic standing building recording.
- 2.3.4 The byre, threshing barn, and hemmel/granary at North Brenkley Farm are Grade II listed buildings. Nationally, listed buildings are designated, administered and controlled under the '*Planning (Listed Buildings and Conservation Areas) Act 1990*', which stipulates that statutory lists of buildings of architectural or historic interest are maintained and updated by the Department of Culture Media and Sport, who approve the lists compiled by English Heritage. The designation includes any object to structure fixed to the building or any other object or structure within its curtilage that forms part of the land and has done so since 1948.

- 2.3.5 National guidance for Local Planning Authorities (LPAs) on issues relating to historic buildings in the planning process, including new uses of such buildings, is provided by '*Planning Policy Guidance Note 15: Planning and the Historic Environment*' (PPG15).² Specific guidance relating to conversion of farm buildings appears in '*Planning Policy Statement 7: Sustainable Development in Rural Areas*'.³ In general, productive reuse of buildings is considered preferable to buildings being underused, vacant or derelict and the statement stresses that LPAs should set out, in Local Development Documents, their policy criteria for permitting the conversion and reuse of buildings in the countryside for economic, residential and any other purposes.
- 2.3.6 LPAs therefore have a crucial role in dealing with development control in relation historic buildings, listed or otherwise. As well as the statutory lists of buildings of architectural or historic interest, LPAs maintain and update 'local lists' of buildings of architectural or historic interest. In this instance, the Local Development Document framework is provided by the '*Newcastle City Unitary Development Plan*' (UDP), adopted in 1998.⁴ The UDP contains the following policies: related to listed buildings:

POLICY C02

ALTERATION OR EXTENSION OF A LISTED BUILDING OR OTHER DEVELOPMENT WHICH WOULD HARM ITS ARCHITECTURAL OR HISTORIC INTEREST OR SETTING WILL NOT BE ALLOWED.

POLICY C02.1

IF EXCEPTIONAL CIRCUMSTANCES JUSTIFY DEMOLITION OF THE WHOLE OR SUBSTANTIAL PARTS OF A LISTED BUILDING, CONSENT WILL BE SUBJECT TO:

- A) A REPLACEMENT DEVELOPMENT SCHEME HAVING BEEN GRANTED PLANNING PERMISSION AND,
- B) THE RELEVANT CONTRACT CONCERNING THE INTENDED DEVELOPMENT HAVING BEEN COMPLETED AND,
- C) A SCHEME FOR THE RECORDING AND/OR SALVAGE OF THE BUILDING HAVING BEEN APPROVED AND UNDERTAKEN.

POLICY C02.2

REDEVELOPMENT BEHIND THE RETAINED FACADE OF A LISTED BUILDING WILL BE ALLOWED ONLY IN THE FOLLOWING EXCEPTIONAL CIRCUMSTANCES:

- A) WHERE THE BUILDING LACKS COHERENT HISTORIC (NOT NECESSARILY ORIGINAL) INTERIOR(S) AND THE BASIC STRUCTURE, IF IT SURVIVES, IS OF NO SIGNIFICANT ARCHITECTURAL OR HISTORIC INTEREST AND IS EITHER UNDER MAJOR STRUCTURAL DISTRESS OR HAS BEEN SUBSTANTIALLY REMOVED OR REPLACED BY LATER ALTERATIONS; AND
- B) WHERE THE REPLACEMENT BUILDING WILL BE SYMPATHETIC IN SCALE AND FORM TO THE RETAINED FACADE AND TO ANY OTHER ORIGINAL STRUCTURE, WHICH IS OR MIGHT BECOME VISIBLE, AND TO ITS IMMEDIATE SURROUNDINGS.

² Department of the Environment and the Department of National Heritage 1994.

³ Office of the Deputy Prime Minister 2004.

⁴ Information available on the '*Planning Portal*' website.

2.3.7 In broad terms, therefore, when Newcastle City Council considers proposals affecting listed buildings, there is always a presumption in favour of preservation, since the Council regards the City's stock of listed buildings as a finite resource and an irreplaceable asset. Listed Building Consent for total or substantial demolition is granted only very rarely and when every possible effort has been made to continue the present use or to find an acceptable use for the building. Demolition or substantial alteration of a listed building normally only occurs as part of an approved scheme and only when a scheme for the recording and/or salvage of the building has been approved and undertaken.

2.3.8 In relation to any proposed conversion of historic farm buildings, the Historic Environment Section of Newcastle City Council now follows guidance set out in a series of recent documents, most notably, '*Living Buildings in a Living Landscape: Finding a Future for Traditional Farm Buildings*',⁵ '*The Conversion of Traditional Farm Buildings: A guide to good practice*'⁶ and '*Historic Farmsteads. Preliminary Character Statement: North East Region*'.⁷ The aforementioned Specification for the project herein described set out the required level of building recording to be undertaken of the buildings proposed for conversion at North Brenkley Farm, following guidelines set out in '*Understanding Historic Buildings: A guide to good recording practice*'.⁸

2.3.7 In addition to the historic standing structures, the site of North Brenkley Farm is considered to have potential for post-medieval, medieval and possibly earlier archaeological remains. National guidance regarding archaeological sites is set out in '*Planning Policy Guidance Note 16: Archaeology and Planning*' (PPG16).⁹ In line with advice in PPG16, LPAs are urged to implement policies for the protection, enhancement and preservation of sites of archaeological interest.

2.3.8 In considering any proposal for development, the LPA will be mindful of the policy frameworks set by government guidance, in this instance PPG16, and by the current Local Development Document and by other material considerations. In this instance, Newcastle UDP contains the following policies related to archaeology:

POLICY C04

DEVELOPMENT WHICH WOULD HARM SITES OR AREAS OF ARCHAEOLOGICAL INTEREST AND THEIR SETTINGS WILL NOT BE ALLOWED.

[Included within the list of '**Medieval Villages Cores**' within the overall list of '**Sites and Areas of Archaeological Interest**' identified for the purposes of Policy C04 is: '**No. 55. Brenkley**'].

POLICY C04.2

WHERE A PROPOSAL MAY AFFECT A SITE OR AREA OF ARCHAEOLOGICAL INTEREST, THE DEVELOPER WILL BE REQUIRED TO SUBMIT AN APPROPRIATE ASSESSMENT OF ITS POTENTIAL IMPACT UPON THE ARCHAEOLOGICAL REMAINS AND WHERE NECESSARY UNDERTAKE AN ARCHAEOLOGICAL FIELD EVALUATION.

⁵ English Heritage and The Countryside Agency 2006a.

⁶ English Heritage 2006a.

⁷ English Heritage and The Countryside Agency 2006b.

⁸ English Heritage 2006b.

⁹ Department of the Environment 1990.

POLICY C04.3

WHERE ASSESSMENT AND EVALUATION HAVE ESTABLISHED THAT PROPOSED DEVELOPMENT WILL ADVERSELY AFFECT A SITE OR AREA OF ARCHAEOLOGICAL INTEREST, DEVELOPERS WILL BE REQUIRED TO PRESERVE ARCHAEOLOGICAL REMAINS IN SITU UNLESS THIS IS CLEARLY INAPPROPRIATE OR THE DESTRUCTION OF THE REMAINS IS DEMONSTRABLY UNAVOIDABLE, IN WHICH CASE A PROGRAMME OF ARCHAEOLOGICAL WORKS SHALL BE SUBMITTED TO AND AGREED WITH THE COUNCIL BEFORE THE START OF DEVELOPMENT.

POLICY C04.4

WHERE PROPOSED DEVELOPMENT WOULD INVOLVE LARGE SCALE GROUND DISTURBANCE IN CURRENTLY UNDEVELOPED AREAS DEVELOPERS WILL BE REQUIRED TO SUBMIT A PRELIMINARY ARCHAEOLOGICAL ASSESSMENT TO IDENTIFY ANY SITES OR POTENTIAL AREAS OF ARCHAEOLOGICAL INTEREST.

POLICY C04.5

WHERE ARCHAEOLOGICAL REMAINS OR ARTEFACTS ARE DISCOVERED ACCIDENTALLY DURING THE COURSE OF DEVELOPMENT ON PREVIOUSLY UNIDENTIFIED SITES, SUCH FINDS SHOULD NOT BE UNNECESSARILY DAMAGED OR REMOVED.

- 2.3.9 Because of the archaeological sensitivity of the site of North Brenkley Farm, a baseline consideration of the archaeological potential of the proposed development area was, therefore, required as part of the planning process. In this instance, the Specification set out the level of research to be undertaken for the site. Compilation of the archaeological DBA will facilitate an appraisal of the impact of the proposed development on the potential archaeological resource.

3. AIMS AND OBJECTIVES

3.1 The specific aims of the DBA and building recording exercise were:

- to identify the impact of the proposed development upon the historic environment;
- to identify parts of the proposed development site for which further archaeological work may be appropriate;
- to assist in the formulation of recommendations for any further archaeological work considered necessary to inform the planning decision;
- to provide an archive record of the buildings as-is prior to their conversion;
- to guide the conversion scheme by identifying historic and architectural elements of the buildings which need to be retained.

3.2 As well as these specific aims, the project has been undertaken with reference to the '*North-East Regional Research Framework for the Historic Environment*' (NERRF),¹⁰ which highlights the importance of research as a vital element of development-led archaeological work. By setting out key research priorities for all periods of the past, NERRF allows archaeological projects to be related to wider regional and national priorities for the study of archaeology and the historic environment.

3.3 The results of the work will be used, firstly, to make an informed decision on the necessity, or otherwise, for an archaeological mitigation strategy in relation to the proposed development., and, secondly, to guide the conversion scheme by identifying historic and architectural elements of the buildings which need to be retained.

¹⁰ Petts and Gerrard 2006.

4. METHODS OF ASSESSMENT

4.1 Research and Data Collection

4.1.1 The methodology employed during the research phase of the DBA comprised consultation of a variety of sources for data relating to the proposed development areas and surroundings, including a map regression exercise and consultation of the Historic Environment Record (HER) maintained by Newcastle City Council.

4.1.2 Listed below are the main sources consulted during the compilation of this DBA:

- County HER, West Chapel, Jesmond Cemetery Gardens, Jesmond Road, Newcastle – visited 27 March 2007;
- Newcastle City Library, Local Studies Section, Civic Centre, Barras Bridge, Newcastle – visited 27 March 2007;
- Tyne and Wear Archives, Blandford House, Blandford Square, Newcastle - visited 29 March 2007;
- Northumberland Archives, Woodhorn, Queen Elizabeth II Country Park, Ashington – visited 29 March 2007;
- Durham University Library, Archives and Special Collections, Palace Green, Durham – consulted by telephone 28 March 2007.

4.1.3 Collections of aerial photographs (APs) were also consulted:

- Historic Environment Section, Newcastle City Council, Civic Centre, Newcastle – visited 11 April 2007.
- Museum of Antiquities, University of Newcastle – the online catalogue was consulted.
- The National Monuments Record, Swindon, the collection held by English Heritage - a search for relevant material was requested.

4.1.4 Full details of all the material examined for the DBA are set out in Section 11.

4.2 Site Visits and Standing Building Recording

4.2.1 In addition to the research described above, site visits were undertaken on 26, 28 and 29 March 2007, in order to carry out a visual inspection of the proposed development area and to undertake the standing building recording exercise.

4.2.2 Building recording was undertaken in accordance with the aforementioned English Heritage guidance document. The Specification required English Heritage Level 3/4 recording of those buildings to be converted, namely the cart-shed, stable, cottage, byre, threshing barn, hemmel/granary and piggery. These main tasks were required:

- site plan showing location of each of the buildings;
- elevations and plans of each floor of each building showing any phasing;
- cross-sectional drawings through the main structural units;

- drawings showing the form and location of other significant structural detail;
- photographic record.

4.2.3 Existing scale drawings – in hardcopy – were digitised, following checking, for the compilation of the site plan, elevations, plans and cross-sections. A photographic record of the buildings proposed for conversion was compiled, in colour print, monochrome print and digital formats. The aim was to show the appearance of each building and to record the evidence on which the analysis of its historic development is based.

4.2.4 Four copies of the report contain colour and monochrome prints held in plastic storage pages, one of these copies also contains the photographic negatives from which the prints were derived, this being the copy submitted to the Tyne and Wear Archives, as required by the project Specification. The other three copies containing prints were submitted to the commissioning Client, the Tyne and Wear County HER and the LPA (Newcastle City Council). All other copies of the report contain only colour images on paper, derived from digital photography.

5. GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The site lies on the southern part of the South East Northumberland Coastal Plain, the area between the north Pennines and the Northumberland coast, where the underlying solid geology comprises Carboniferous Limestone in the west and Coal Measures in the east, separated by a band of Millstone Grit.¹¹

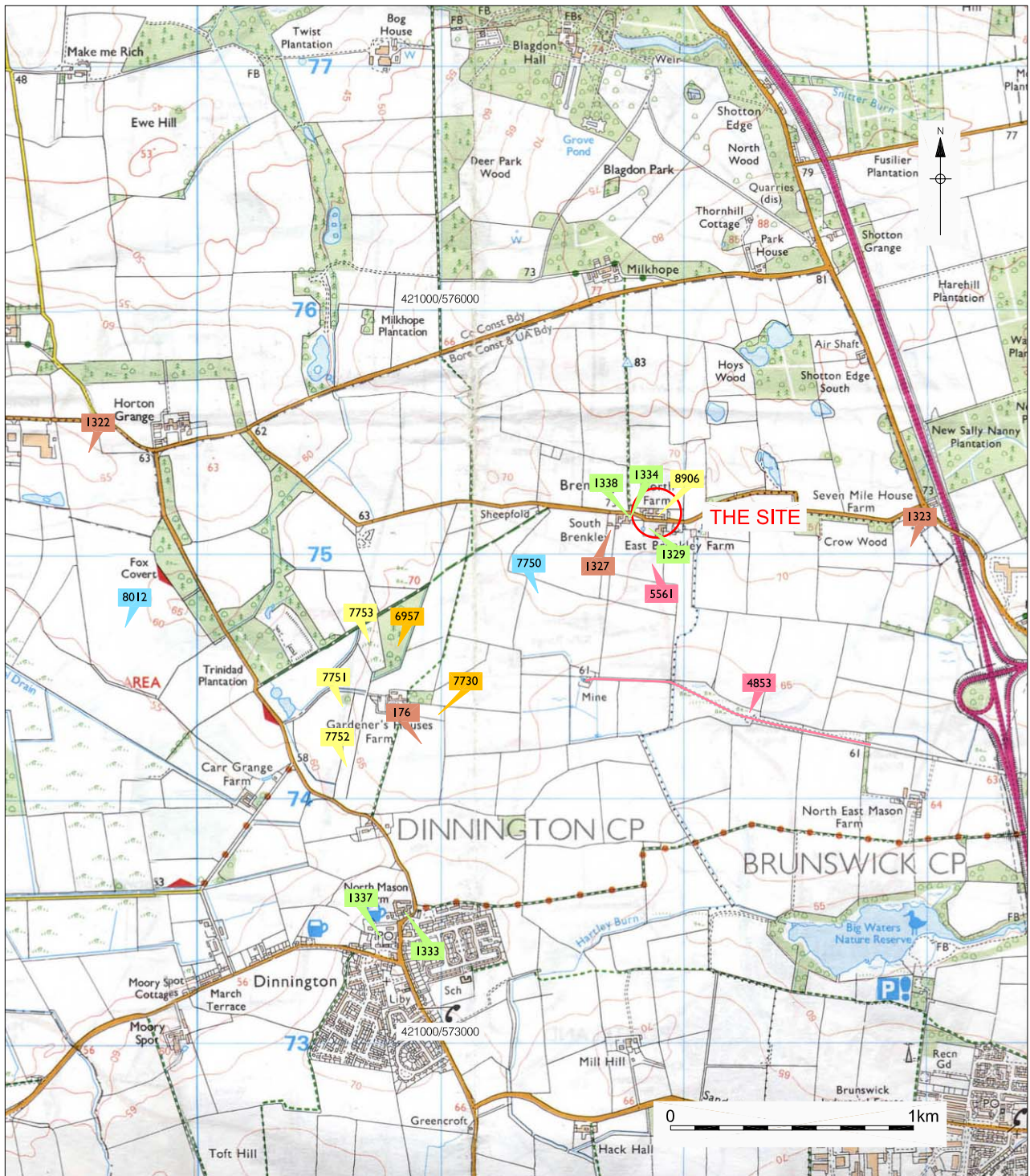
5.1.2 Much of this area is covered by some form of superficial deposit, for the most part Glacial Till.

5.2 Topography

5.2.1 The site lies in the flood plain catchment of the River Blyth, one of two significant river systems in the South East Northumberland Coastal Plain, the other being that of the more northerly River Wansbeck. The River Blyth has two main tributaries, the Blyth itself, which flows roughly east-west c. 3km to the north of the site, and the Pont, which is lowland watercourse with its confluence with the Blyth c. 4km to the north-west of the site.

5.2.2 Because of this overall topographical setting, the study site is relatively low-lying, having an elevation of c. 72m OD.

¹¹ Information from the 'Countryside Quality Counts' project available on the website of Natural England.



■ Prehistoric
 ■ Roman
 ■ Medieval
 ■ Post-medieval
 ■ Early modern
 ■ Modern

HER No.	Grid Reference	Description	Period	HER No.	Grid Reference	Description	Period
176	420920/574220	Enclosure	Roman	5561	421870/574960	Searchlight Battery	Modern
1322	419550/575420	Enclosure	Roman	6957	420820/574620	Colliery	Early modern
1323	422930/575030	Enclosure	Roman	7730	420990/574340	Quarry	Early modern
1327	421700/575100	Quernstone	Roman	7750	421400/574840	Flint scatter	Prehistoric
1329	421860/575100	Village	Medieval	7751	420600/574400	Ridge and furrow	Post-medieval
1333	420850/573500	Village	Medieval	7752	420600/574100	Bell pit	Post-medieval
1334	421780/575150	Cornmill	Medieval	7753	420700/574600	Bell pit	Post-medieval
1337	420750/573400	Settlement	Medieval	8012	419700/574700	Flints	Prehistoric
1338	421780/571500	Manor House	Medieval	8906	421890/575160	Granary, byres, etc	Post-medieval
4853	422400/574300	Colliery	Modern				

Figure 5. HER entries
Scale 1:25,000

6. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Introduction

6.1.1 In order to assess the archaeological potential of the study site, a programme of documentary research was undertaken, as described above. Entries in the Tyne and Wear Historic Environment Record (HER) within c. 1.5km of the study site were examined and their locations plotted relative to the site (Figure 5). The county border lies c. 1km to the north of the study site, beyond a ridge of high ground, and the majority of entries on the Northumberland Sites and Monuments Record (SMR) in this area are associated with the Blagdon Hall Estate. These are not considered to be of relevance to this DBA and consequently are not shown on Figure 5. HER information has been supplemented by data gathered from a variety of other sources, archaeological, documentary and cartographic, as described above, in order to compile this section of the DBA.

6.1.2 It is not the purpose of this study to set out a comprehensive history of land usage in this part of Tyne and Wear. The broad intention is simply to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made nearby is important, as is a thorough examination of the historical and archaeological records relating to the site. It is recognised that finds and sites entered onto the County HER are at best a small and unrepresentative sample of the total buried heritage.

6.1.3 Time scales used in this section:

Prehistoric

Palaeolithic	450,000–12,000 BC
Mesolithic	12,000–4,000 BC
Neolithic	4,000–2,300 BC
Bronze Age	2,300–700 BC
Iron Age	700 BC–AD 43

Historic

Roman	AD 43–410
Anglo-Saxon	AD 410–1066
Medieval	AD 1066–1485
Post-medieval	AD 1486–present

6.2 Early Prehistoric

6.2.1 There is evidence for widespread exploitation of the landscape within which the study site is situated during the earlier prehistoric periods. In the Mesolithic period, the coastal areas of south Northumberland and Durham offered perennial resources to mobile communities who also appear to have seasonally exploited the inland river valleys of the region, with temporary summer camps identified in the region.¹²

¹² Higham 1986, 27.

- 6.2.2 A flint scatter was discovered during a field walking exercise (HER 7750) undertaken in the 1990s across the area between Brenkley and Gardener's Houses Farm, to the south-west of the study site. An assemblage of up to 900 lithic items was recovered, including tools and cores typical of Mesolithic and Neolithic industries. The flints were recovered across a wide area, with a particular concentration centred around NZ 2140 7484, located 580m to the south-west of the study site.
- 6.2.3 A field walking exercise undertaken at Fox Covert, Dinnington (HER 8012), c. 1.8km to the south-west of the study site, produced an assemblage of 158 lithic items including a large number of tools and chronologically diagnostic material that dates most of the assemblage to the Mesolithic period.¹³ A number of heavily patinated pieces are of particular interest as they are probably of Early Mesolithic date, and some of these display evidence of having been re-chipped and reused in the Later Mesolithic period. A wide range of material dating from the Later Mesolithic period was identified and a small quantity of Neolithic and/or Early Bronze Age material was also recovered, including a disc scraper and pieces made from nodular flint. The Mesolithic assemblage included cores and processing tools, such as retouched flakes and blades, including a knife, a large proportion of scrapers, burins and awls. The composition of this assemblage indicates that a wide range of processing activities, usually taken as an indicator of settlement sites, were undertaken in the vicinity. The scrapers and awls demonstrate that hide processing was undertaken whilst burins are indicative of bone and/or antler working. The microburins indicate that microlith production was undertaken, implying that the production and maintenance of hunting weapons was an important activity in the locality. A large proportion of the assemblage was made from beach flint, demonstrating that material was collected from nearby coastal resources, the coast lying c. 13km to the east.
- 6.2.4 The Fox Covert flint scatter is located adjacent to Prestwick Carr, the site of a substantial post-glacial lake that would have provided an attractive environment to mobile communities during earlier prehistoric periods. Prestwick Carr extended from Dinnington in the east to Ponteland in the west and the lake developed immediately after the last glaciation with early formation of marsh and peat bog and would have extended c. 3.5km east-west by 2km north-south, covering 2,000 hectares.¹⁴ This would have been similar to other post-glacial inland lakes such as Lake Pickering in North Yorkshire, where Early Mesolithic settlements have been excavated around the lake margins, including the sites at Starr Carr and Flixton Carr. There is potential for similar sites to be located around the margins of Prestwick Carr.¹⁵ Early documentary evidence from 1830 records the presence of a 'regular pavement' in Prestwick Carr, which was thought to be of Roman date, however there is the possibility that this may have been of timber construction and could date to a much earlier period.¹⁶ The Fox Covert site is likely to have been regularly visited over a considerable length of time given its proximity to this post-glacial lake and later wetland area, with the Mesolithic elements within the assemblage spanning a period of 6000 years, and the concentrations of particular tool types suggest the presence of settlement in the locality.

¹³ Waddington 2005, 1.

¹⁴ Biggins *et al.* 1997.

¹⁵ Waddington *op. cit.*

¹⁶ Biggins *et al. op. cit.*, 43.

6.2.5 In summary, the potential for early prehistoric remains being present within the study site is considered **moderate**. However, any such remains are likely to be ephemeral in nature, and if they were ever present at the study site, it is possible that they would not have survived successive periods of later occupation, including construction of the farm buildings that currently occupy the study site.

6.3 Later Prehistoric and Romano-British

6.3.1 Archaeological excavations undertaken at Fox Covert in 2005 revealed an intriguing alignment of small rectangular or oval pits, which extended across the entire excavation area for a distance of 385m.¹⁷ Similar remains were revealed during excavations on the Blagdon Hall Estate, c. 1.2km north of the study site, ahead of the Delhi opencast mining extension, Ponteland, where 20 sub-oval pits extended on a north-south alignment for a distance of c. 125m.¹⁸ These pit alignments are interpreted as representing part of a system of land boundaries, similar to those identified on the Milfield Plain in north Northumberland, where the upcast from the pits was used to form low banks and hedgerows. The pits at both Fox Covert and Delhi were practically devoid of dateable material, although preliminary dating from one feature currently suggests a date between the Late Bronze Age and Early Iron Age. The pit alignment at Delhi was associated with extensive settlement activity with several timber roundhouse habitation structures, storage structures, enclosures, pits and field systems recorded. The excavations produced scant artefactual evidence, with only a single sherd of prehistoric pottery and a glass bead of probable Iron Age date recovered.¹⁹

6.3.2 By the Late Iron Age, a pattern of small farmstead enclosures had been established across the South East Northumberland Coastal Plain. Aerial photography has demonstrated that the lowland North East was as densely settled in these periods as any other part of the region.²⁰ Sub-rectangular univallate enclosures are a long-lived settlement form in the region and range in date from the Iron Age to the Roman period.²¹ On the whole, there is a strong degree of consistency in the morphology of these sites and site features, and many examples contain evidence of one or two circular structures.²² Excavated examples in Northumberland demonstrate that structures within the enclosures tended to be timber-built in the late prehistoric period, with evidence for the development of stone buildings appearing in the 2nd century AD.²³ These rural farmsteads comprised small communities whose subsistence economy was based on pastoralism and arable farming and in this region the same pattern of occupation continued after the Roman conquest. There is evidence to suggest that the land in the vicinity of the study site was occupied by numerous farmstead settlements during the Late Iron Age and Romano-British periods.

¹⁷ Brogan and Speak 2006.

¹⁸ Jenkins 2006.

¹⁹ *ibid.*

²⁰ Burgess 1984, 163.

²¹ Jobey 1982, 1.

²² Willis 1999, 83.

²³ Higham 1986, 132.

- 6.3.3 A rectilinear enclosure identified as a cropmark on aerial photographs, is located c. 1.2km to the south-west of the study site at Gardener's Houses Farm (HER 176). This comprises a single ditched enclosure with one east-facing entrance and internal features, including a possible hut circle. A ring ditch is situated west of the enclosure. The site has not been subject to archaeological excavation, but the form of the enclosure is typical of settlement sites in the region and has been provisionally assigned an Iron Age/Romano-British date.²⁴ The site has Scheduled Ancient Monument status (SAM 25).
- 6.3.4 Another ditched enclosure survives as an earthwork c. 1.1km to the east of the study site at Seven Mile House Farm (HER 1323). This is trapezoidal in plan and is defined by a single ditch with a probable entrance on its eastern side. A rectilinear enclosure, visible as a cropmark c. 2.2km to the west of the study site at New Horton Grange (HER 1322), measures c. 70m by 70m and has an east facing entrance with a possible smaller enclosure to the immediate north. The form of these enclosures suggests that they are likely to represent Late Iron Age or Romano-British farmstead settlement sites.
- 6.3.5 The HER lists the upper stone from a bun-shaped quernstone (HER 1327) of Romano-British date ploughed up in a field only c. 200m to the south-west of the study site.
- 6.3.6 In summary, the potential for archaeological remains from the Iron Age and Romano-British periods at the study site is considered **moderate**. However, any such remains may not have survived successive periods of later occupation, including construction of the farm buildings that currently occupy the study site.

6.4 Medieval

- 6.4.1 The earliest reference to Brenkley medieval village dates from 1242 when 'Brinklawe' was listed as a member of the Barony of Mitford (HER 1329). In the Lay Subsidy Rolls of 1296, 1312 and 1336 there were 6-7 taxpayers. The size of the medieval village of Brenkley and the extent of shrinkage are not known, although the general form of the medieval village survives in the present day buildings. It appears to have been a very small two-row village on either side of a possible green. Prominent earthworks have been noted between the buildings on the south side, and there is ridge and furrow beyond both the northern and southern elements of the existing hamlet (Figure 12).
- 6.4.2 The medieval corn mill at Brenkley (HER 1334) is first mentioned in the early 13th century when Henry de Ferlington granted one mark of rent from the mill to Hexham Priory. The rent later fell into arrears and in 1285 the prior brought an action to recover it. He accused John de Ferlington of demolishing the mill so that it might not be recovered for the debt. No evidence survives for the source of the power for this mill, and hence its exact site. A windmill seems slightly more likely than a watermill in this area.
- 6.4.3 In 1286, John de Ferlington granted to Robert de Mitford, burgess of Newcastle, his whole vill of Brenkley, with the exception of the Manor House and demesnes (HER 1338).

²⁴ Miket 1984, 47.

- 6.4.4 A similar pattern of occupation to that of Brenkley village appears to have existed at Milkhope, c. 1km to the north of the study site (and hence in Northumberland). This is the site of a deserted medieval village (Northumberland SMR 11442), although no remains survive. Milkhope Farmhouse (Northumberland SMR 15349), which like some of the farm buildings at the study site is Grade II listed, was built in the early 19th century and has the date 1806 carved above the door. Milkhope Farm buildings (HER 15351), also Grade II listed, comprise a large planned cattle farm built in 1865 and includes byres, shelter sheds, barns and storerooms.
- 6.4.5 South-west of the study site, another shrunken medieval village was located at Mason (HER 1333). The village of 'Merdesfen' was first mentioned in 1190 when a toft there was granted by Sir Roger Bertram to St. Bartholomew's Nunnery. The site of the village may be represented by North Mason Farm, which is still present, and South Mason Farm, no longer extant, at the northern end of the modern village of Dinnington. The medieval village of Dinnington (HER 1337) was held with Brenkley in 1242 by the heirs of Henry de Ferlington. There were six taxpayers in 1296 and 10 in 1303. In the mid 15th century the manor was sold to the Heselrigg family, and remained with them until sold in 1763. In the 18th century, Dinnington consisted of two rows set far apart on either side of a green.
- 6.4.6 The aforementioned excavations at Fox Covert revealed extensive archaeological remains of medieval date. A field system defined by boundary ditches was laid out some time before the second half of the 13th century. By the late 13th or early 14th century, a grange was constructed against one of these boundary ditches, with the remaining sides of the grange enclosed by new ditches.²⁵ The enclosure that surrounded the grange measured 55m x 40m and the remains of at least two buildings were recorded along with a masonry well. A small field containing an east-west aligned ridge and furrow system was located north of the grange enclosure and to the south was another enclosure which contained at least one rectangular timber building. A substantial metalled road with flanking ditches was also recorded, leading southwards to Prestwick Carr. Documentary sources demonstrate that the site was probably associated with Newminster Abbey, a Cistercian abbey on the outskirts of Morpeth. It is possible that these excavated remains represent the original Horton Grange; the demise of the site in the 14th century appears to have been abrupt and following abandonment, a ridge and furrow agricultural system was created over it, with the grange possibly shifted to better land at what is now known as Old Horton Grange, 1km to the north.
- 6.4.7 Medieval remains were also recorded at the aforementioned Delhi opencast extension in the form of two enclosures, likely to be for stock-keeping, and medieval ridge and furrow agriculture.²⁶
- 6.4.8 In summary, the likelihood of archaeological features of medieval date at the study site is considered **high**. The main range of buildings potentially occupies the location of a row of dwellings that fronted the green and through road in the medieval period.

²⁵ Brogan and Speak *op. cit.*

²⁶ Jenkins *op. cit.*

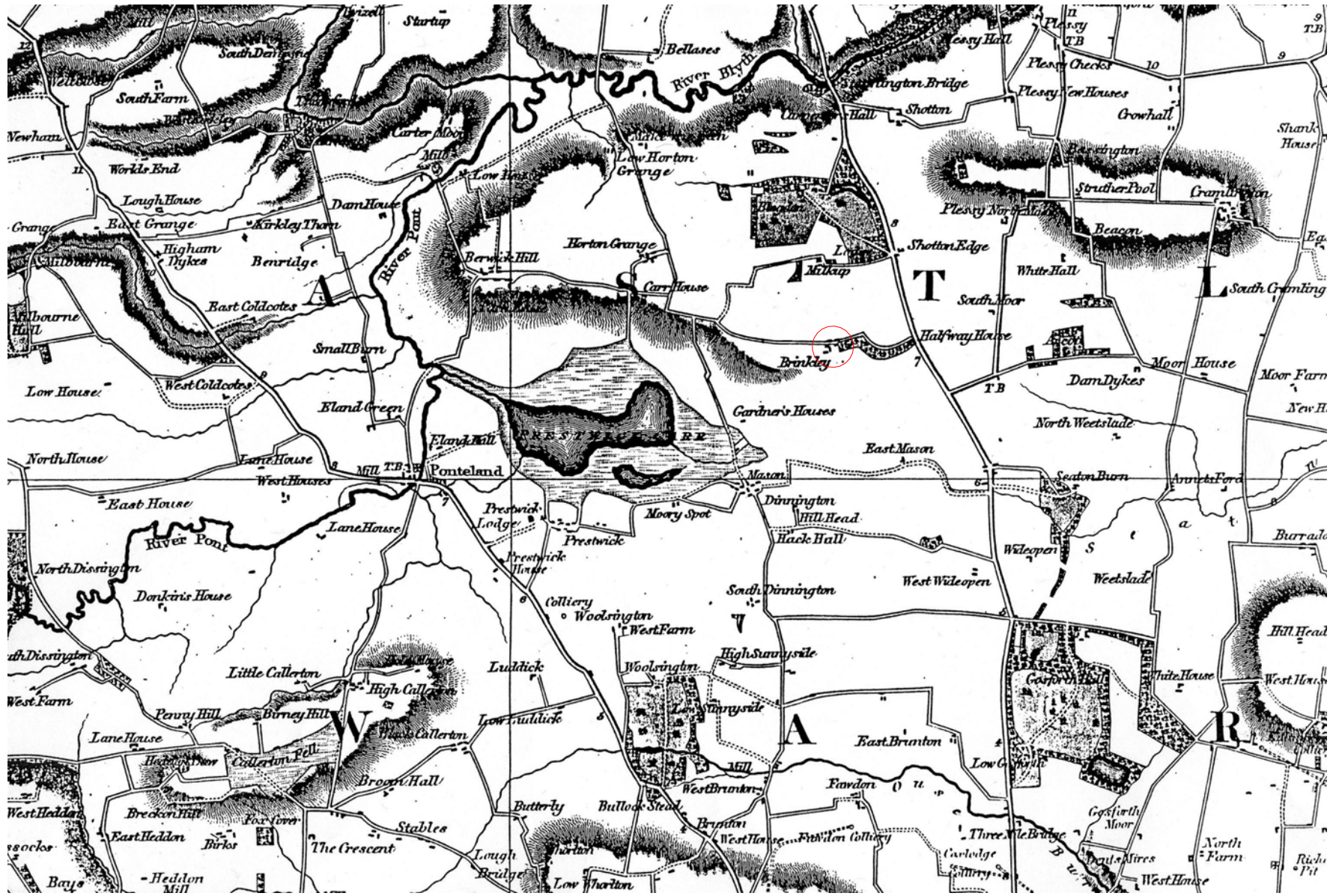


Figure 6. Fryer's map, c. 1820

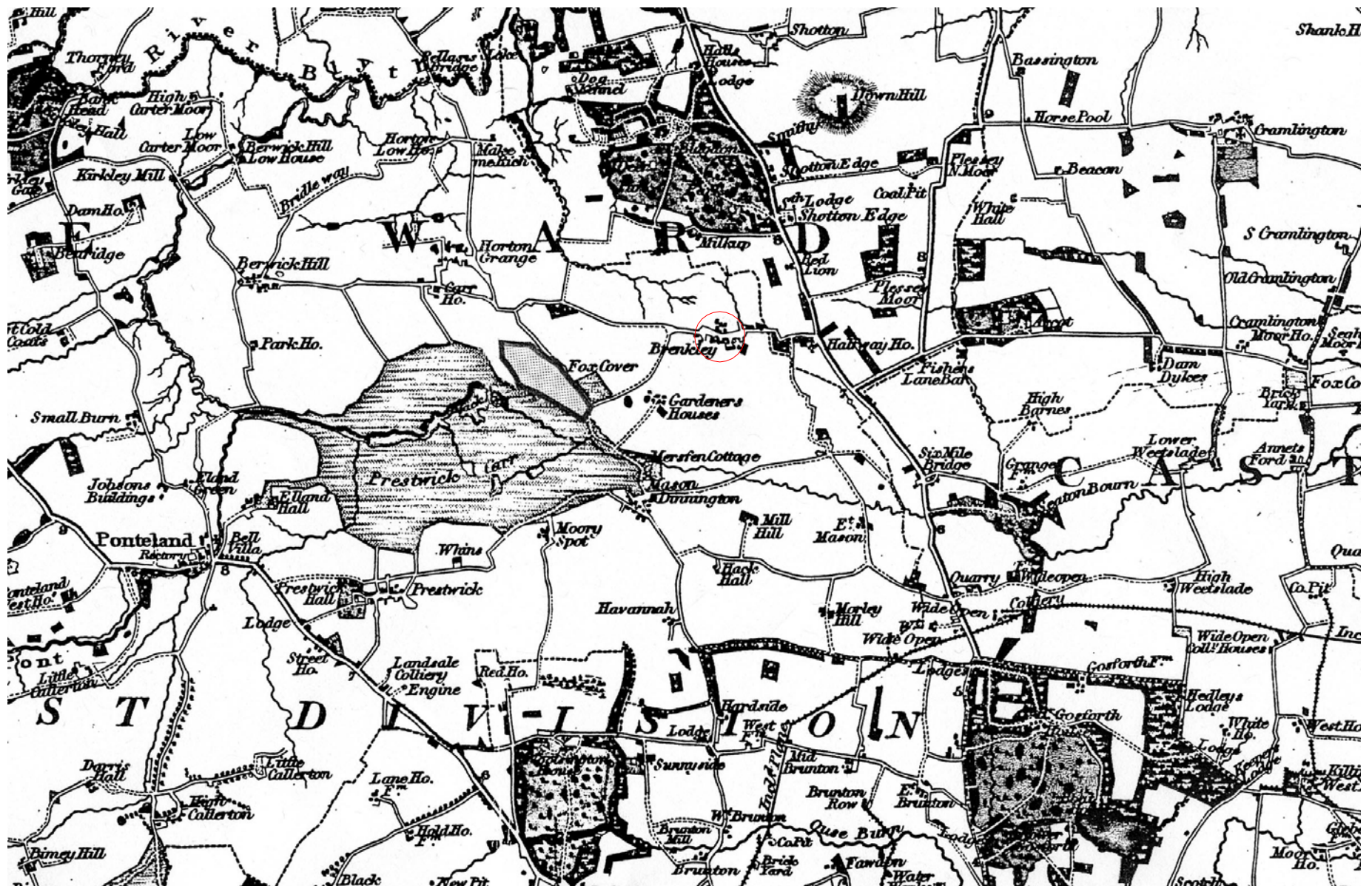


Figure 7. Greenwood's map, c. 1828

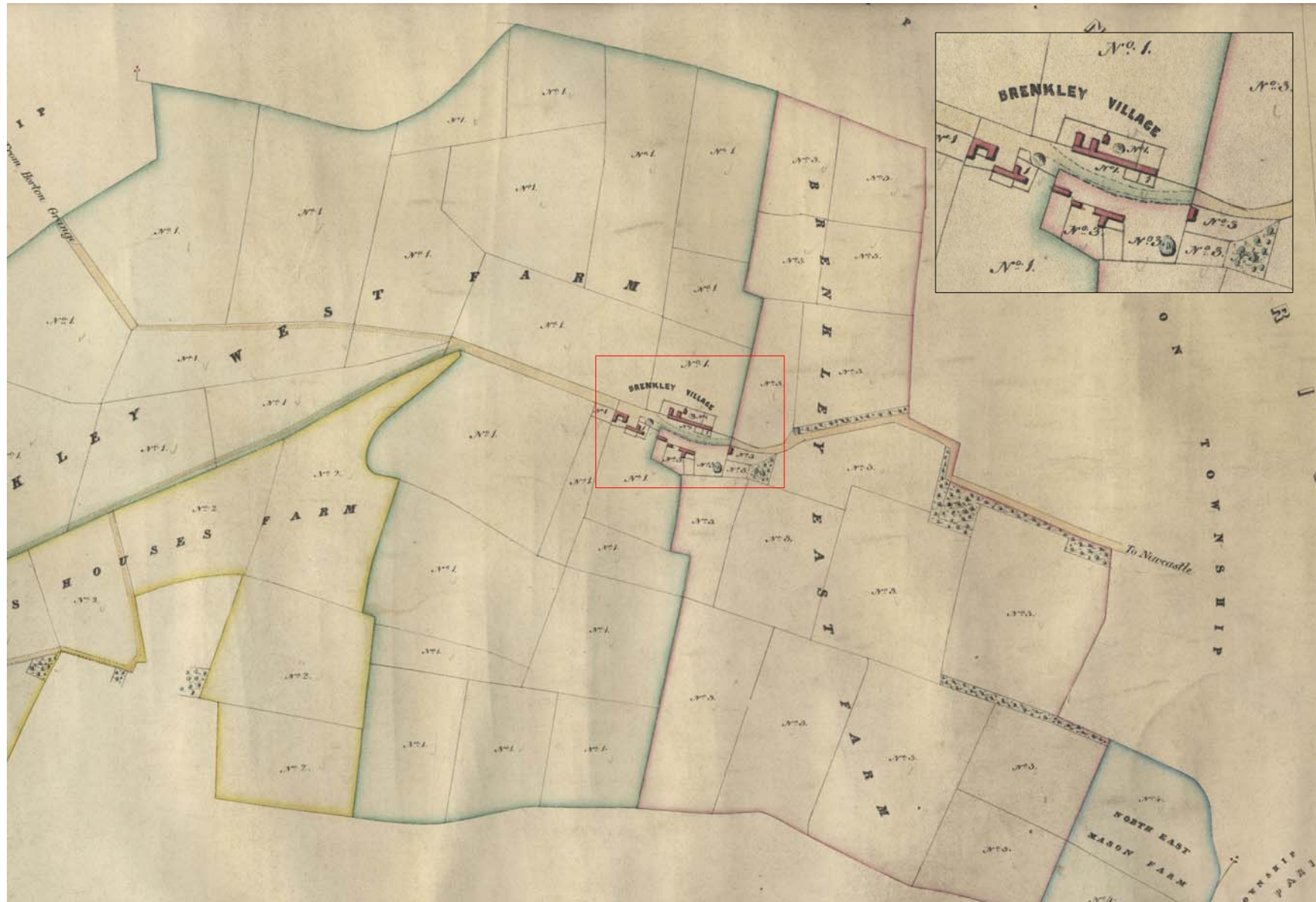


Figure 8. Tithe map
Scale 1:10,000

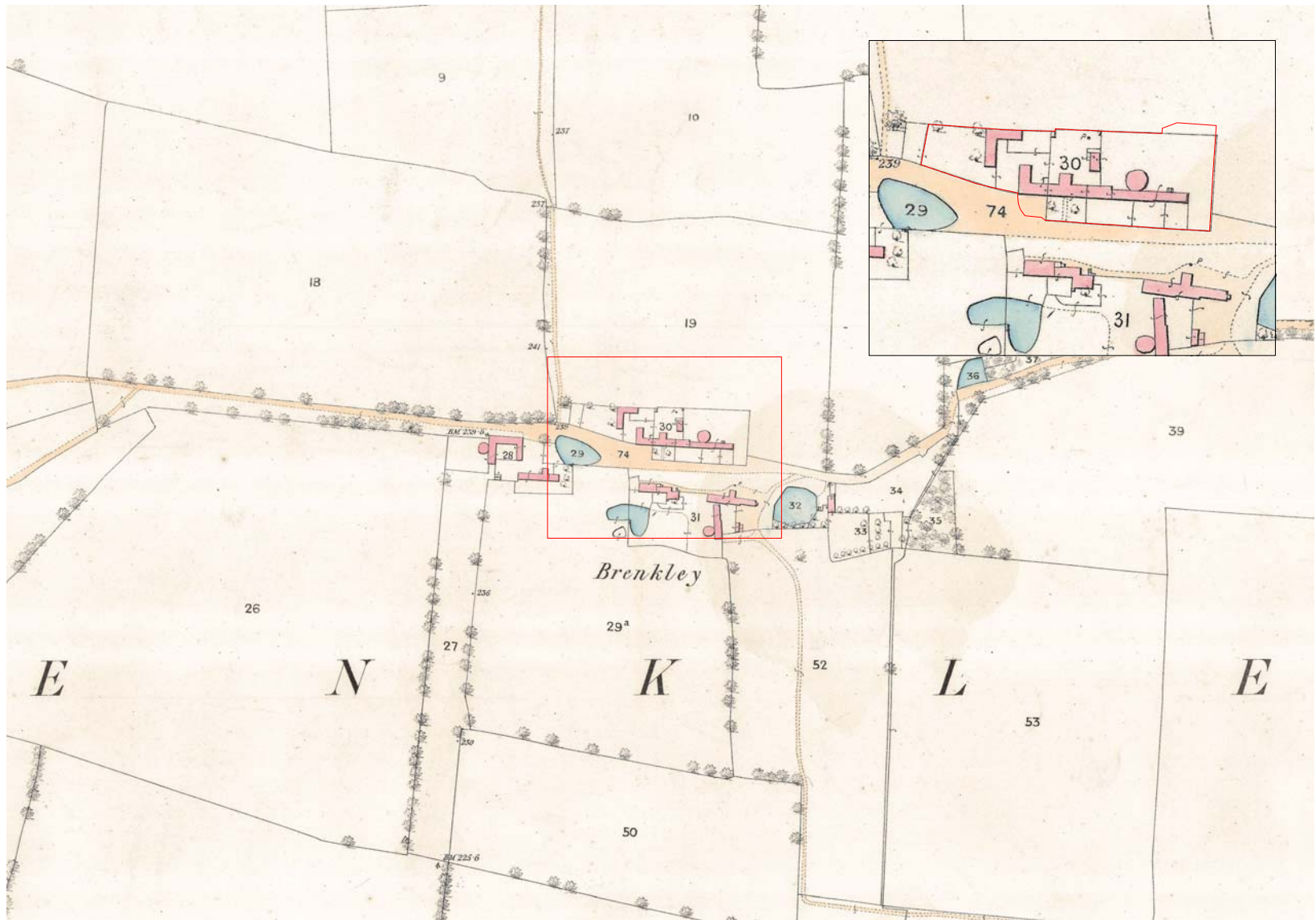


Figure 9. Ordnance Survey 1st Edition, c. 1860
Scale 1:5,000



Figure 10. Ordnance Survey 2nd Edition, c. 1898
Scale 1:5,000

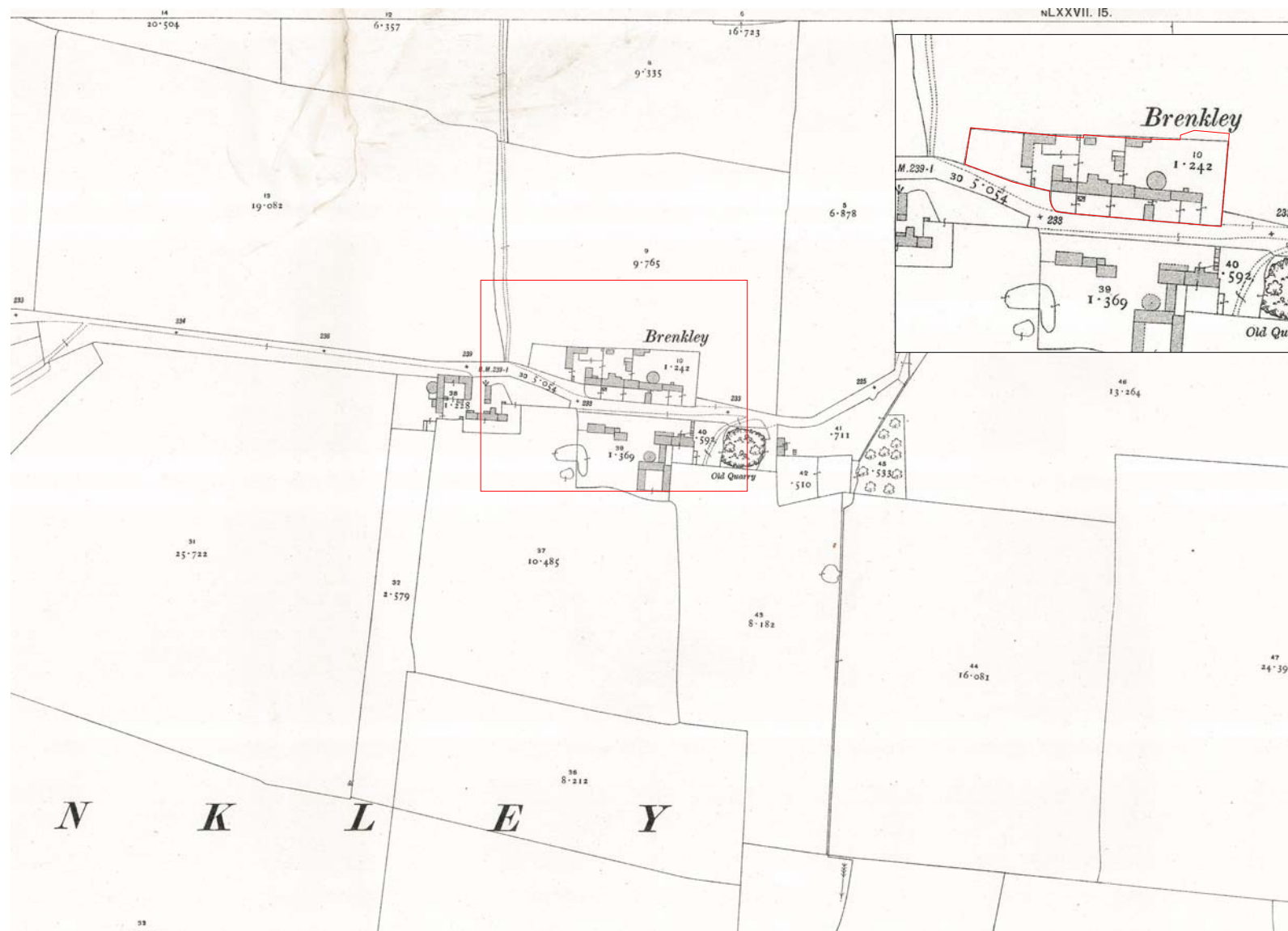


Figure 11. Ordnance Survey 3rd Edition, c. 1920
Scale 1:5,000



Figure 12. Aerial Photograph, 1974

6.5 Post-medieval and Early Modern (with Map Regression)

- 6.5.1 In 1568 Thomas Swinburne and John Shaftoe each held one third of Brenkley and in 1570 Shaftoe sold his third to John Fenwick, who also bought Swinburne's third in 1573. The final third, East Brenkley, was bought, before 1678, by Thomas Fenwick and the estate was then divided into two, East and West Brenkley. By the time of the 1661-5 Hearth Tax returns, two householders owed the tax and four did not. In 1687 West Brenkley was left by will to Timothy Fenwick and then, in 1694, it passed to his sister, Grace Hindmarsh, whose daughter married Thomas Bigg, and remained in that family for several generations.
- 6.5.2 Post-medieval remains exist on the development site in the form of the existing farmhouse and associated buildings, which include the listed buildings, the byre, threshing barn and hemmel/granary (HER 8906). The main elements of the existing structural fabric are broadly dated to the late 18th-early 19th century. Further details of the individual buildings are set out in Section 7, which includes discussions of the specific function of each building, the roles of each as part of a functional group, and the plan, form and development of the overall farmstead.
- 6.5.3 Further post-medieval agricultural remains located within the search area comprise two small areas of ridge and furrow identified on aerial photographs around Gardener's Houses Farm (HER 7751), the narrow spacing of these remains being indicative of a post-medieval date. One area was reported as being west of the farm, the other to the north-east, but only the latter was visible in 1996, the features to the west having been removed by open cast mining.
- 6.5.4 Two concentrations of bell pits up to 2m in diameter were identified on aerial photographs taken between 1974 and 1980 in the area around Gardener's Houses Farm; one group was situated to the south (HER 7752), the other to the north (HER 7753), although both had disappeared by 1991 as a result of open cast mining. Bell pits represent the small-scale exploitation of shallow coal deposits and have been used since the medieval period onwards. These comprised a vertical shaft dug into the ground extended horizontally when the coal seam was reached, hence they were shaped like an upside down bell.
- 6.5.5 Mason Pit (HER 6957), part of Seaton Burn Colliery, was sunk in 1888 in the fields north of Gardener's Houses Farm, c. 1.2km south-west of the study site. The pit is shown - as an air shaft - on the Ordnance Survey 2nd edition map of c. 1898; it closed in 1965.
- 6.5.6 Brenkley Drift Colliery Incline and Workshops (HER 4853), c. 1km south and south-east of the study site, also formed part of Seaton Burn Colliery. This colliery was established in 1844 and was worked via shafts and later drifts until the driving of Brenkley Drift by the National Coal Board. The drift, which started production in 1955, was isolated from the original colliery site and the two were connected by an inclined railway. The route of this line fell steeply from Seaton Burn, under the main A1 road and down to the drift mouth. From there a trackway continued down the slope to an upcast shaft, winder house and fan house. The Seaton Burn Colliery workshops were built in two phases with the south-east facing stone-built block being the earlier. The workshops contained stores, various workshops, a number of fireplaces and an internal tubway for transporting coal, which probably dated from the sinking of the colliery. The rear extension to the building dated from the period 1899-1922, as did the majority of the buildings which formed the colliery site until the late 1980s. The colliery closed in 1985 and the workshops were restored as units in 1991.

- 6.5.7 Other early modern remains in the general vicinity of the study site comprise a quarry for stone extraction (HER 7730) located on the east side of Gardener's Houses Farm, c. 1.2km south-west of the study site. This is shown on the Ordnance Survey 2nd edition map as 'Old Quarry' but not on the 1st edition, suggesting that it was in operation between c. 1855 and c. 1899.
- 6.5.8 A World War II Searchlight Battery (HER 5561) was located in close proximity to the study site, c. 200m to the south.
- 6.5.9 Armstrong's map of 1769 shows the settlement of Brenkley in very basic detail (and thus not reproduced herein), situated on the north side of an east–west road leading from the main north-south route in the region, the course of which survives today as the A(T). Fryer's map of 1820 shows buildings either side of the road through the hamlet, as does Greenwood's map of 1828 (Figures 6 and 7). Both show the extensive area of Prestwick Carr, prior to drainage, to the south-west of the study site
- 6.5.10 The earliest map to show the study site in detail, the Tithe map of 1841, shows 'Brenkley Village' with buildings either side of the through road, some within Brenkley West Farm, some part of East Farm (Figure 8). Since development of the farmstead in the later post-medieval period is considered further in Section 7, discussion of map regression evidence here deals only with general usage of the land in the vicinity of the site. On the Tithe map, the study site comprises a range of buildings to the north of the road, within land belonging to Brenkley West Farm, which was then owned by John Thomas Bigg and occupied by George Gofton. South of the road are five small groups of buildings, those to the west being part of Brenkley West Farm, those to the east within Brenkley East Farm, owned by John Bray and occupied by Roger Milburn, with a small pond to the south-east of the buildings.
- 6.5.11 The Ordnance Survey 1st edition map of c. 1860 (Figure 9) shows a similar layout, with some expansion of the farm complex on the study site. Three large ponds are shown around the building complexes to the south of the road. The Ordnance Survey 2nd edition of c. 1898 (Figure 10) shows that the layout of the study site and surrounding areas remains largely unaltered from the previous edition. The large pond area to the south-west of the study site is depicted on this map as 'Old Quarry' indicating that this, and possibly the other pond areas, were initially utilised for stone extraction. The Ordnance Survey 3rd edition map of c. 1920 (Figure 7) shows the layout of the study site and surrounding areas unaltered from the previous edition.
- 6.5.12 In summary, the study site contains standing buildings of post-medieval date, which are discussed in detail in Section 7. Given that the site has been in use as a working farm for at least 200 years, possibly much longer, the potential for sub-surface archaeological features of post-medieval and early modern date is considered **high**.

7. HISTORIC STANDING BUILDING RECORDING

7.1 Overview

- 7.1.1 At the time of the programme of building recording, North Brenkley Farm was occupied and in use as a working premises with extensive stabling facilities. It comprises a main east-west range of buildings, including the main farmhouse dwelling and attached farm cottage, fronting onto the road through the hamlet (Figure 2). The majority of the main range can be dated broadly to the late 18th-early 19th century and map regression indicates that the farmstead has altered little since the mid 19th century. It is basically of linear form, with the main farm buildings attached to, and in line with, the farmhouse, with a small number of detached ancillary farm buildings (Figure 13). These include the remains of an L-plan block of outbuildings to the north-west and a piggery with first floor hen-house, to the north of the main range and roughly centrally.
- 7.1.2 Linear farmsteads with mixed arable-based economies were typical throughout North East England until the late 18th century, when, in the north of the region in particular, including the intensively farmed arable coastal plain of South East Northumberland, a great number were swept away by enclosure and reorganisation of dominant large estates. Of those that did survive, many were developed from the late 18th century onwards, as agricultural productivity increased significantly, encouraged by expanding urban populations (due to the coal and other industries), rising grain prices and, to a large extent, by the expansion of cultivated areas following enclosure. North Brenkley Farm, like other farms that did survive in villages and hamlets, may have been reconstructed from a medieval core during this period. The linear format was particularly suited to small northern farmsteads, often in isolated hamlets, which relied heavily on dairying and stock rearing and where there was an obvious advantage in having cattle and their fodder (primarily hay) in connected buildings during the lengthy winters. From the 1840s, further development of many farmsteads in the region occurred as 'high-input/high-output' systems began to dominate, based on the availability of imported fertilisers, manures and feeds.

7.2 North Brenkley Farm: Outbuildings

7.2.1 Cart-shed (Figures 13 and 14 (8, 9 & 10) and Plates 1-4)

- 7.2.1.1 The cart-shed forms the main surviving element of an original L-plan block of farm outbuildings to the north-west of the main range. It is a single-storey building of four bays in squared random sandstone, built to courses, with tooled ashlar dressings and projecting quoins. The south gable end has uncoped kneelers and three squared openings to a pigeon loft. The building has a pitched roof (at c. 45° angle) with a covering of red pantiles with V-type ridge stones. There are four openings in the eastern elevation, the two central bays are open, while the end bays have dilapidated wooden double doors. The openings have tooled ashlar piers, masked by timber boarding to the south.

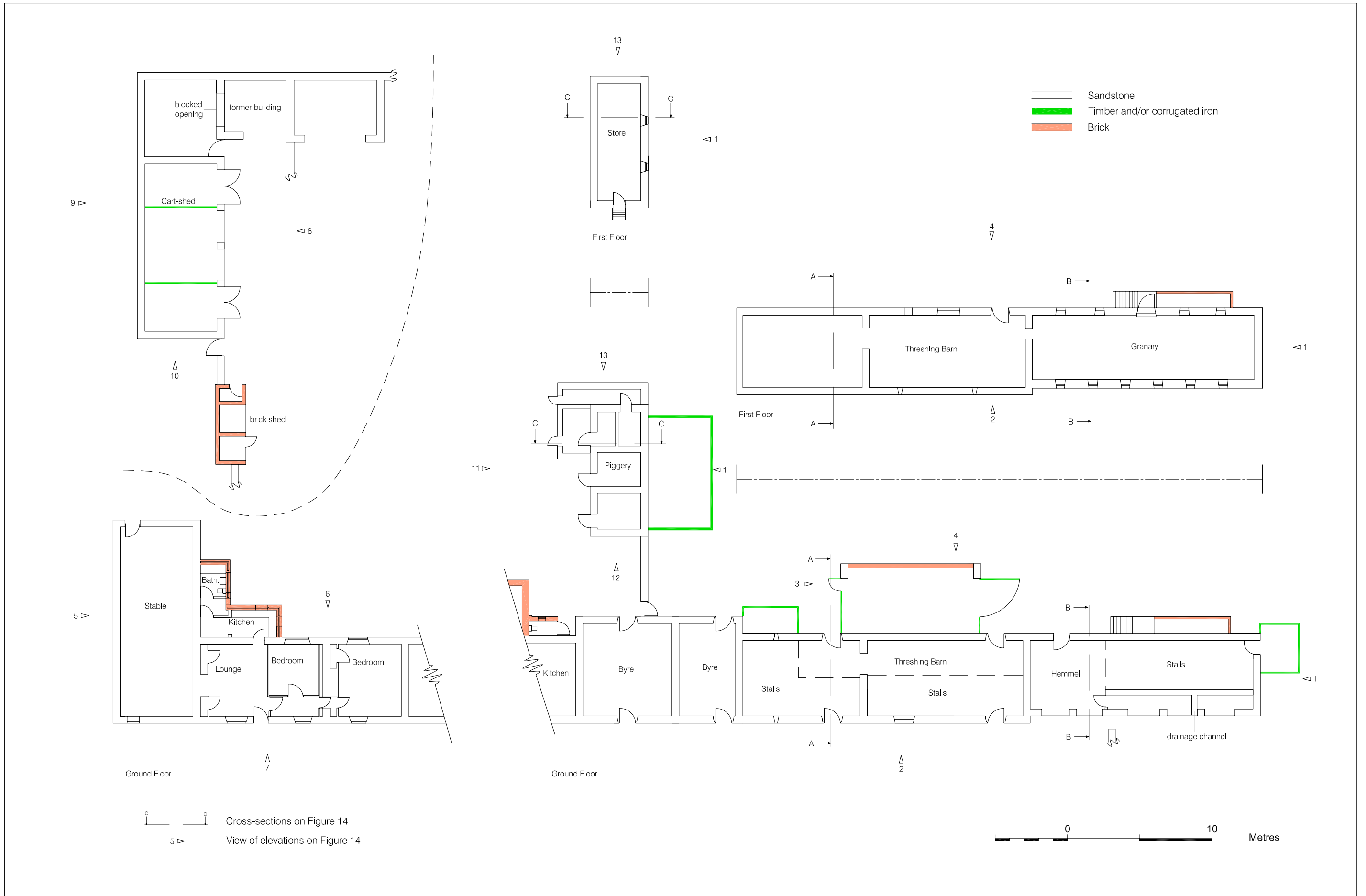
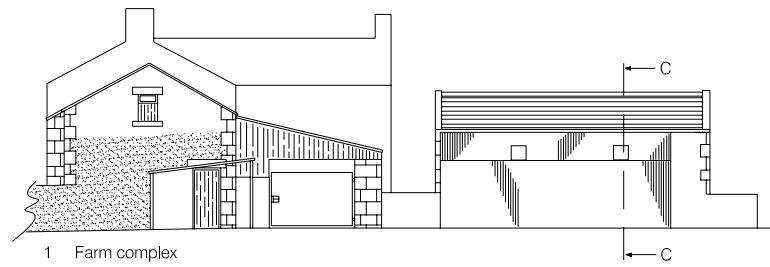
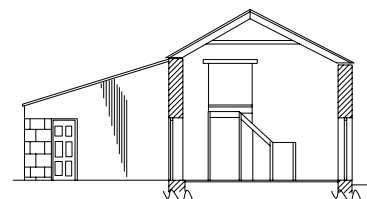


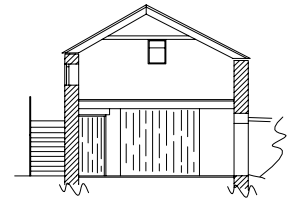
Figure 13. North Brenkley Farm: existing floor-plans
Scale 1:250



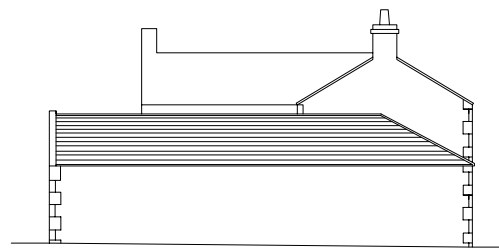
1 Farm complex
earlier fabric



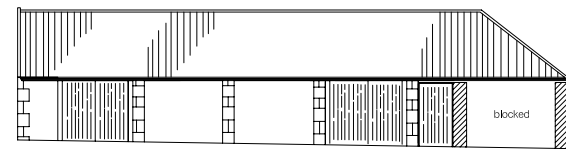
3 Section A-A: Threshing Barn



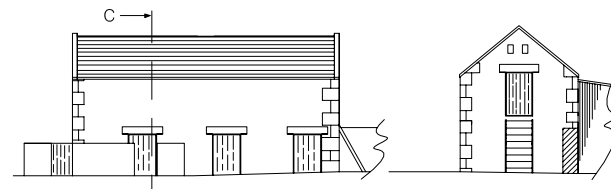
Section B-B: Hemmel/Granary



5 Stable and Farmhouse



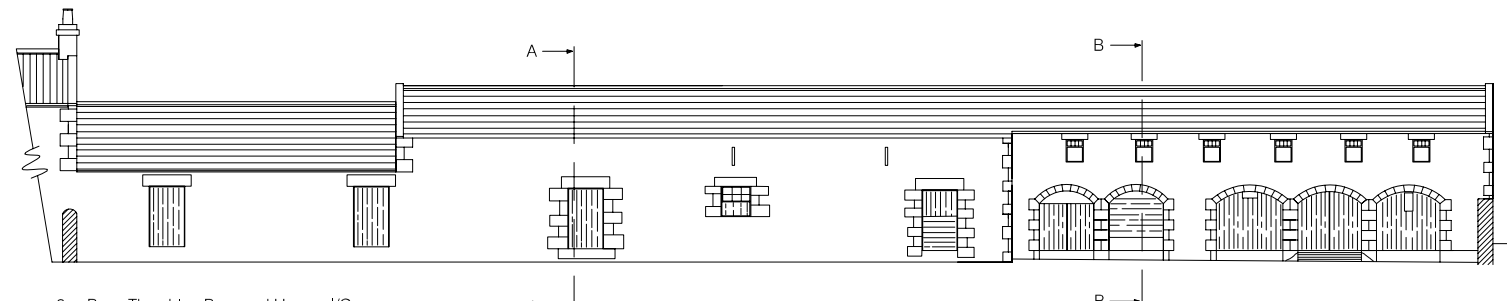
8 Cart-shed and former building



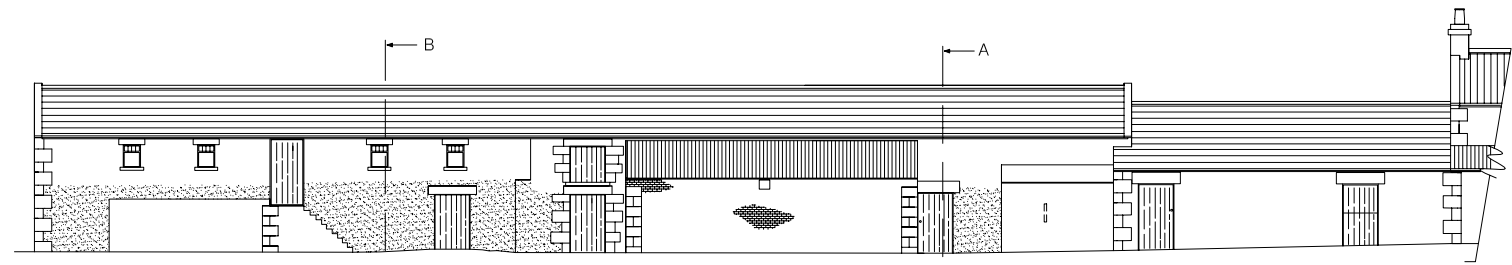
11 Piggery



12 Piggery

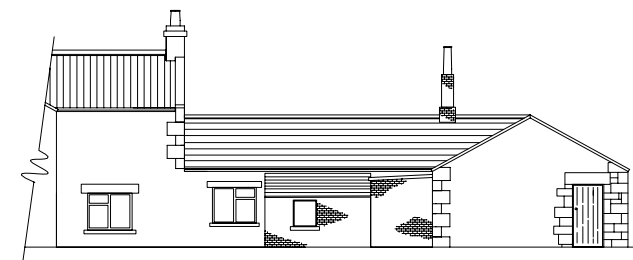


2 Byre, Threshing Barn and Hemmel/Granary

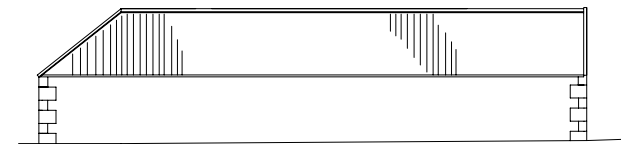


4 Hemmel/Granary, Threshing Barn and Byre

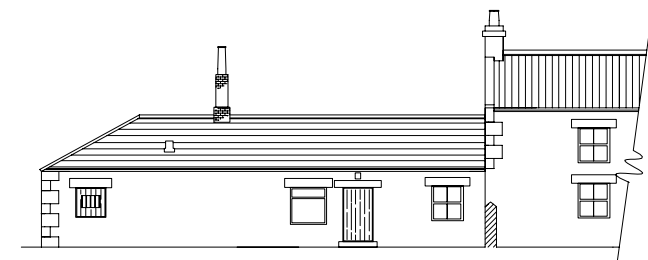
earlier fabric



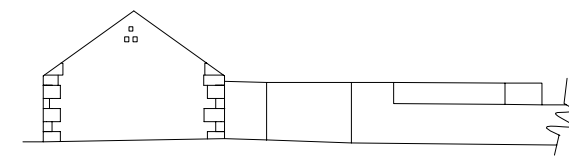
6 Farmhouse, Cottage and Stable



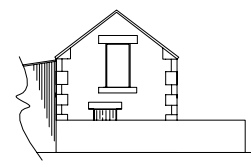
9 Former building and Cart-shed



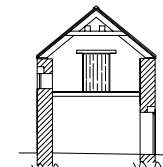
7 Stable, Cottage and Farmhouse



10 Cart-shed



13 Piggery



Section C-C: Piggery



Figure 14. North Brenkley Farm: existing elevations and cross-sections
Scale 1:250

7.2.1.2 Internally, the central bays, delineated from the northern and southern bays by timber partition walls, were in use as stabling and therefore could not be closely inspected, although without loft space, the roof timbers were visible. The southern and northern bays, in use as storage, were not accessible at all.

7.2.2 Former Building and Fold Yard (Figures 13 and 14 (8) and Plates 5-20)

7.2.2.1 The remainder of the original L-plan block of outbuildings comprises the surviving western bay of a three-bay single-storey building that returned to the east from the northern end of the cart-shed. The central and eastern bays of this building take the form of roofless walls, surviving to one-storey height, in squared, tooled random sandstone, built to courses, with ashlar quoins, with considerable re-pointing in places. The roof of the western bay is a continuation of that on the cart-shed, hipped to the north, with red pantile covering, except on the hip, which has a slate covering and half-round hip tiles on the west ridge and V-type stone tiles on the east ridge. With sandstone blocking of the opening between the western and central bays, the covered portion of this building is now accessible only via a single doorway at the south-eastern corner of the westernmost bay. This bay, in use as storage had a cobbled floor (up to 270mm x 370mm), probably original. The north-eastern corner of the eastern bay has had a brick platform inserted, this housing a circular iron bath-tub, for a drinking trough. This building, with associated fold yard, is likely to have originally served as a hemmel.

7.2.2.2 The walls of the fold yard are lower, up to c. 1.40m in height, than those of the former building, in squared random sandstone, built to courses, with projecting ashlar quoins, and triangular coping stones. Its west wall continues the line of the west wall of the eastern bay of the former building to the south; its south wall is interrupted by a gate opening; its east wall has a short external buttress (c. 1.0m in height, c. 0.65m wide and projecting c. 0.30m) roughly centrally and a ground level drain opening to the south; its north wall is formed by part of the perimeter wall of the farm complex. Wall stubs on the interior of the east and north walls are evidence of a small, former sub-division in the north-eastern corner of the yard. A brick (two courses) and sandstone (four courses) drinking trough, with four roughly evenly-spaced sub-divisions, runs the full internal length of the west wall, while several lower courses of brickwork, roughly centrally along the north wall, represent an area of repair. At the south-eastern corner of the fold yard, and external to it, is a degraded gate pillar, with rounded top.

7.2.3 Piggery (Figures 13 and 14 (11, 12 & 13) and Plates 21-26)

7.2.3.1 The piggery stands, roughly centrally, to north of the main range, thereby effectively creating western and eastern farm yards. It is a two-storey building of three bays in squared, tooled random sandstone, built to courses, with ashlar dressings and projecting quoins. The presence of the upper storey indicates that pigsty was built with hen house above. It is gable-ended to the north and south, with slate roof, with V-type stone ridge tiles and square-cut gable copings.

- 7.2.3.2 There are small yards attached at the north end and at the north-western corner, these being original features to allow pigs to exercise. The walls are low, in squared random sandstone, with heavily mortared joints and arched copings. The north elevation has two openings, both with stone lintels, the low entrance in the ground floor being characteristic of such buildings, while the gable entry to the first floor hen house has a wooden-framed door. There is similar gable entry to the first floor in the south elevation, with two squared openings for pigeon loft above; the lower part of this elevation was obscured by a garden shed and kennel. Each bay in the west elevation has a ground floor entrance, again each with stone lintel and wooden-framed door; this elevation has been re-pointed. The entire east elevation was obscured by a large timber lean-to.
- 7.2.3.3 The southernmost two bays of the piggery were inaccessible; the northernmost bay had an internal sub-division in brick, this being a later addition. The hen-house could not be inspected.

7.3 The Main Range

7.3.1 Stable (Figures 13, 14 (5, 6 & 7) and Plates 27-30)

- 7.3.1.1 The stable forms a west wing to the main range of buildings. It is a single-storey building, in tooled sandstone ashlar, with projecting quoins. Gable-ended to the north, the building has a pitched (at c. 45°) slate roof with V-type stone ridge tiles and square-cut gable copings. There are small roof lights on all parts of the roof. The north elevation has a door opening with stone lintel and projecting quoins, with boarded door, towards the western corner. There are no openings in the west elevation and the south elevation is similarly plain, with a single, small window opening, with stone lintel and sill, with louvered timber ventilation window, towards the south-western corner.
- 7.3.1.2 In use for storage, the interior of the stable wing could not be inspected.

7.3.2 Farm Cottage (Figures 13, 14 (6 & 7) and Plates 29-30)

- 7.3.2.1 Abutting the stable wing, the cottage forms the westernmost portion of the main range. It is a single-storey building, in tooled sandstone ashlar, with projecting quoins and dressings. It has a pitched (at c. 45°) slate roof, with V-type stone ridge tiles, which meets the gable end of the farmhouse to the east. There is a tall brick chimney stack, with simple oversailing brick course and single plain shaft, on the ridge line, representing a fireplace in the west wall, where the building abuts the stable. The south elevation has a wooden front door placed centrally, this being a modification with newer stone lintel. There are two window openings, that to the west being a replacement in UPVC, that to the east, close to the end wall, being a simple four-paned sash. The latter has replaced a doorway, with stone blocking visible below the sill.
- 7.3.2.2 In the angle of the main range and the western stable wing are two amalgamated brick extensions to the cottage. The first, a kitchen extension, is built onto the north elevation of the cottage. With pitched slate roof, it is of early 20th century date, with replacement windows in UPVC. The second, a bathroom extension, is built onto the east elevation of the stable block. With flat felt roof, it is of late 20th century date.

7.3.2.3 The cottage is of bed-sit format, with the door in the south wall opening directly onto the lounge, from which the kitchen extension can be accessed via a door in the north wall. The bedroom is accessible from a short corridor to the right of the front door. The internal sub-division is of probable 20th century date.

7.3.3 Farmhouse (Figure 14 (6 & 7) and Plates 31-37)

7.3.3.1 Abutting the cottage in the main range is the farmhouse, a two-storey, four-bay building, which has been both heightened and extended to the east, with a gable-ended north wing, slightly to the west of centre of the extended main block. There are two later, single-storey extensions; the first, an early 20th century addition in tooled sandstone with brickwork around the openings, in the angle of the main block and the north wing; the second, in modern brick and of late 20th century date, to the east of that. The main block is gable-ended, abutting the single-storeyed cottage and byre, to the west and east, respectively. The roofs of both the main block and the north wing are pitched (at c. 45°) with V-type stone ridge tiles and square-cut stone gable copings. All elements of the building, including the mono-pitched roofs of the more recent single-storey extensions, have replacement concrete tile roofs.

7.3.3.2 The original structure was a three-bay, two-storey house in squared random, tooled sandstone, built to courses, with ashlar dressings and projecting quoins. The surviving masonry of the earlier build has been heavily re-pointed in the south elevation. The north wing appears to date from the time of the extension of the farmhouse. The eastern extension to the original house, along with the heightening masonry, are in similar tooled sandstone ashlar, with projecting quoins and dressings. Heightening of the original house involved the addition of three courses of stonework above the existing masonry and re-roofing (not the existing roof covering). Three bays of the south elevation have paired windows in each storey, these four-light replacements in UPVC, while the remaining bay has a modern porch projection in brick and UPVC in the ground floor, with window opening above, again a UPVC replacement.

7.3.3.3 The north elevation of the main block has a window in the ground floor to the west and another in the first floor of the eastern extension, both modern insertions with concrete surrounds. The north wing has two windows in the ground floor of its gable end, again both modern insertions, and a window in the first floor of its west elevation, this an original opening directly below eaves level, with ashlar sill and lintel. There are tooled ashlar chimneys stacks, each with simple moulded capstone, in the roof ridge at the western gable end of the main block and at the gable end of the north wing. There are two other chimney stacks, each in brick with simple oversailing brick course, in the ridge-line of the main block, the first at what would have been the end of the earlier building, the second within the gable end of the eastern extension.

7.3.3.4 The interior of the farmhouse was not inspected, as it is not proposed for alteration as part of the scheme.

7.3.4 Byre (Figures 13 and 14 (2 & 4) and Plates 38-41)

7.3.4.1 The byre ('byre' is a North East expression for a cow house) abuts the eastern end of the farmhouse and is a two-bay, single-storey building, the widest element of the main range, with south elevation in tooled sandstone ashlar, and north elevation in squared random, tooled sandstone, built to courses, both elevations having ashlar dressings and quoins. The roof is pitched, with slate covering and stone V-type ridge stones, and small skylights on the south side. There are two narrow vertical ventilation slits in the south elevation, along with two tall boarded doors, the first roughly one third of the way along the façade, the second at the east end, this with integral drainage gully in the stone door sill. In the north elevation are corresponding openings, with a Dutch door in the western opening and boarded door in that to the east, again both being the full height of the elevation.

7.3.4.2 The interior of the byre, in use as storage, had a replacement concrete floor, whitewashed walls and no loft space.

7.3.5 Threshing Barn (Figures 13 and 14 (2, 3& 4) and Plates 42-48 & 59-65)

7.3.5.1 The threshing barn abuts the eastern end of the byre and is a large building of two low storeys and three wide bays. The south elevation is in tooled sandstone ashlar, with a small number of narrow vertical ventilation slits. The upper storey of the north elevation is in dressed squared, tooled sandstone, built to courses, while the lower storey is in squared random, tooled sandstone, with notable surface weathering. This variation is indicative of a re-build. Both elevations have tooled ashlar dressings and projecting quoins. The roof is pitched, with slate covering, with small skylights on the south side, stone V-type ridge stones and square-cut stone gable copings. There are two wooden doors at ground floor in the south elevation, the first is boarded, situated roughly one third of the way along the façade, allowing access to the widest, western bay, this the former straw barn. The second door, of Dutch-type, is situated towards the eastern end of the building; in addition, there is a ground floor window opening approximately half way along the façade.

7.3.5.2 In the north elevation there are corresponding ground floor doorways; the easternmost doorway has an opening directly above, with a boarded 'sheaf door' giving access to the upper floor, where the threshing machine would have been located. Placed centrally along the north elevation in the first floor is a combined window/ventilator, the top third glazed with four small panes, the bottom section formed by hit-and-miss ventilation slats, although this opening is visible only within the main structure attached to the north elevation, as described below.

7.3.5.3 Two structures are associated with the north elevation of the threshing barn. The first, to the west, is a simple corrugated iron lean-to, the second, occupying the central part of the north elevation, has brick north wall, timber end walls and corrugated iron mono-pitch roof. Its corner 'piers' comprise dressed squared, tooled sandstone, these probably derived from a former projecting wheel-house or 'gin-gang' (the name given to these special purpose-built buildings, usually circular or polygonal on plan, which, from the late 18th century, were built as extensions to threshing barns to house machines, powered by horse engines, designed to thresh grain). No trace of the engine survives internally, the structure being used for stabling horses, although the line of the pitched-roof of the former structure is visible on the masonry of the elevation. External to the barn there is a surface of large rectangular cobbles (up to c. 300mm x c. 500mm), with edging detail.

7.3.5.4 The western bay of the threshing barn is the former straw barn, now in use as stabling and without loft space. A series of projecting stones in the upper part of the masonry, below eaves level, are possibly the supports of a former ceiling. The partition wall between this bay and the central bay has an opening through both storeys. The central and eastern bays, now in use as stabling, were formerly occupied by the threshing machine, which would have stood at first-floor level, with the threshed grain dropping to the floor to be bagged and the straw passing through the first floor level opening in the partition wall, down onto the floor of the western bay, the straw barn. A missing section in the joists of the roof indicates the position of the threshing machine. Adaptation of the bays of the threshing barn as stabling for horses has involved insertion of breeze block walls to form stalls.

7.3.6 Hemmel/Granary (Figures 13 and 14 (2, 3& 4) and Plates 49-58 & 66-70)

7.3.6.1 The hemmel/granary ('hemmel' is a North East expression for an open fronted cattle shelter with its own yard, sometimes, as in this instance, combined with a first floor granary) abuts the eastern end of the threshing barn and forms the easternmost block in the main range. It is a large, five bay building of two low storeys, slightly set back. Gable-ended to the east, with a pitched (at c. 45°) roof with Welsh slate covering, with small skylights on the north side, V-type stone ridge tiles and square-cut stone gable copings. The south elevation, in tooled sandstone ashlar with projecting quoins, has five segmental arches on square piers, heavily weathered, in the ground floor, with six hit-and-miss windows, with four-pane glazed upper sections in the first floor. All but one of the arches has boarded double-doors, that missing its door having had a concrete trough mortared into its lower portion.

7.3.6.2 In the north elevation, the ground floor is of squared random, tooled sandstone, mostly built to courses, with projecting quoins in dressed squared, tooled sandstone, while the first floor is in tooled sandstone ashlar, similar to the south elevation, with projecting quoins. Like the threshing barn, this variation between the storeys is indicative of a significant rebuild, probably with the upper storey being added. The westernmost bay has a doorway at ground floor and there are external stone stairs giving access to the first floor. Beyond the staircase is a rendered brickwork watertank, with flat coping stones. The first floor has a roughly central boarded doorway at the top of the external stairs, with hit-and-miss windows, with four-pane glazed upper sections, to either side. The gable end has a single hit-and-miss window in the first floor and a doorway in the ground floor at the north-east corner. There is a dilapidated timber lean-to at this corner.

- 7.3.6.3 The two westernmost bays of the hemmel were being used for storage, with the remainder in use as stabling, with timber stalls inserted. The storage area has a floor of large river cobbles, as has the northern part of the area occupied by stalls in the easternmost bays. To the south of a longitudinal drainage channel (c. 100mm deep) in these bays, the floor is formed by stone tiles (210mm x 210mm), this probably a replacement surface.
- 7.3.6.4 Internally, the first-floor granary had wooden floorboards and poorly-rendered internal walls, with vertical ventilation slit in the partition wall through to the first floor of the threshing barn.

7.4 Discussion

- 7.4.1 Brenkley is small hamlet derived from a medieval village core on the South East Northumberland Coastal Plain and North Brenkley Farm, the northernmost element of the settlement, is an excellent example of a linear plan farmstead, with a scatter of subsidiary buildings, set within the post-enclosure landscape of the area. The main range was probably rebuilt from an existing core of stone buildings, fabric of which survives in the westernmost portion of the farmhouse and the north wall of the threshing barn and hemmel. Typical of the developed linear form, there is no interconnection between domestic and agricultural parts and the rebuild allowed for variation in the roofline of the various components. There was limited additional development, most notably the addition of a wheel-house to facilitate threshing and various subsidiary buildings. In essence, the farmstead as a whole remains largely complete and, for the most part, the individual buildings have seen little major alteration.
- 7.4.2 The majority of the existing structural fabric probably dates to the late 18th-early 19th century, including the majority of the dramatic south elevation of the main range. Earlier fabric in the westernmost portion of the farmhouse and the north wall of the threshing barn and hemmel may be of earlier post-medieval origin (although probably not earlier than that), probably representing earlier, unconnected, blocks of farm buildings. The earliest detailed mapping, the Tithe map of 1841, shows the main elements of the complex in place, although the north wing of the farmhouse appears longer than it actually is, this possibly an illustrative inaccuracy, and the cart-shed and associated building are not present. The L-plan block of ancillary buildings may well have been a mid 19th century addition, since carts and field implements, and consequently additional accommodation for their storage, were required in greater numbers after c. 1840 with greater mechanisation and intensification of farming in the region.²⁷ The layout shown on the Ordnance Survey 1st edition map of c. 1860 is essentially that which remains in place today, although the circular wheel-house (gin-gang) on the north elevation of the threshing barn is a notable addition since the Tithe map, this purpose-built building being directly indicative of the increased mechanisation of agricultural processing after 1840.²⁸ The only surviving elements of the gin-gang are sandstone corner piers, the structure having been largely demolished sometime after c. 1920 and before the 1970s, although the line of its pitched roof is visible on the exterior masonry of the threshing barn.

²⁷ English Heritage 2006b, p.54.

²⁸ *Ibid*, p.28.

- 7.4.3 The vast majority of the mass walling building material in the farmstead is locally quarried buff sandstone. The south elevation of the main range, fronting the through road, is, for the most part, in finely-dressed sandstone ashlar. Side and rear elevations, along with the main ancillary buildings, were constructed in squared random sandstone, with the more finely-dressed stone reserved for the embellishment of quoining, door and window surrounds, arch heads and piers and the copings and kneelers to gable ends.
- 7.4.4 Probably the oldest roofing material to survive in the complex is the pantile roof of the cart-shed. The piggery, stable, cottage, byre, threshing barn and hemmel/granary are roofed in Welsh slate, this probably a late 19th century replacement, while the farmhouse has been re-roofed in concrete tiles in recent decades. Apart from modern insertions in the existing dwellings (the cottage and farmhouse), the surviving doors and windows are of some age, related for the most part to the original functions of the buildings. Most notable in this respect are the distinctive hit-and-miss windows of the threshing barn and granary, these vital for ventilation in areas where stored grain was kept.
- 7.4.5 Most of the structural fabric at the site is in well-maintained condition, particularly the main range and including the listed elements. Of the main ancillary buildings, the piggery/hen house is also in well-maintained condition, but the cart-shed, with a dilapidated pantile roof in need of substantial repair or replacement, is in an overall stable but structurally damaged condition.
- 7.4.6 All of the buildings within the main range are of historical and architectural value, most notably the listed elements, the byre, threshing barn and hemmel/granary, with the farmhouse, threshing barn and hemmel/granary probably containing the earliest fabric at the site. The hemmel is the most regionally distinctive example of a specialist building erected to house cattle, a practice that became commonplace only in the late 18th century.²⁹ This excellent example, with its typical open-fronted sheds with arched entrances allowing access to a small front yard, is notable for its upper granary. The two-storey threshing barn and single-storey byre are also particularly good examples of such structures in a developed linear farmstead typical of villages and hamlets on the South East Northumberland Coastal Plain. The ancillary buildings of note, namely the cart-shed and piggery, are also good examples of each building type, with the arched entrances of the cart-shed and the low entrances, associated yards and first floor hen-house of the piggery being regionally characteristic features.
- 7.4.7 The development proposals comprise conversion or alteration of the main structural units, with the exception of the farmhouse, to create or modify residential accommodation. The extended and heightened two-storey farmhouse is to remain unaltered by the proposals. Close regard should be paid to the historic and landscape significance of this complex of traditional farm buildings to ensure that, in particular, conversion to a new use is carried out to the required high standard in terms of design and implementation.

²⁹ *Ibid*, p.58.

8. POTENTIAL IMPACTS

The following potential impacts by the development proposals upon the archaeological resource at North Brenkley Farm are considered:

- Loss of, or damage to, archaeological sites and remains;
- Settings and views of and from upstanding remains, listed buildings, Scheduled Ancient Monuments and other archaeological sites affected;
- Changes to ground conditions as a result of changes to the drainage regime, which could affect archaeological remains;
- Loss of landscape features, structures and areas with historic and cultural associations;
- Other possible impacts, such as noise, vibration, compressions and other changed ground conditions.

8.1 Loss of, or damage to, archaeological sites and remains

- 8.1.1 The development proposals essentially comprise conversion of farm outbuildings to four new dwellings, as well as alterations to the farm cottage, with construction of associated access, parking and landscaping. The extent of sub-ground disturbance will vary greatly across the development site. Relatively large-scale groundwork, such as the creation of 'formation levels' for new access and parking and overall landscaping, will impact to a greater or lesser degree upon any buried archaeological remains, depending upon the nature and extent of such work. The cutting of cutting new service trenches could cause severe localised impact upon any buried archaeological remains. In summary, therefore, it is considered likely that the proposed development could threaten any buried archaeological remains at the study site.
- 8.1.2 The potential for archaeological remains of prehistoric and Romano-British date at the study site is considered **moderate**, due to the presence of remains of these eras in the wider vicinity. The potential for remains of medieval date is considered **high**, due to the location of the site close to, or within, the core of the medieval village. The foundations of the standing post-medieval buildings may have impacted upon any sub-surface remains that may have been present, although the existing foundations are probably relatively insubstantial and large parts of the study site are not - and have probably never been - occupied by buildings.
- 8.1.3 Since the upstanding fabric of the farmstead is, for the most part, of later post-medieval date (late 18th-early 19th century), the potential for sub-surface archaeological remains from the later post-medieval/industrial period is considered **high**. However any such evidence is likely to be of low to moderate significance, almost certainly related to usage of the site as a farm. The earliest fabric of the farm may be of earlier post-medieval date and there is, therefore, perhaps **moderate** potential for archaeological remains derived from earlier post-medieval usage of the site.

8.2 Settings and views of and from upstanding remains, listed buildings, Scheduled Monuments and other archaeological sites affected

8.2.1 There are no Scheduled Monuments, within the immediate vicinity of the proposed development, and it is considered that the scheme will not affect the overall setting of any Scheduled Monument. The site does, however, lie within the core of the hamlet of Brenkley, a settlement of medieval origin, the core of which is listed under the 'Sites and Areas of Archaeological Interest' in the Newcastle-Upon-Tyne UDP. In addition, the eastern portion of the main range of farmstead buildings contains listed elements, the byre, threshing barn and hemmel/granary, which are Grade II listed. Therefore, the development has the potential to impact upon the setting and view of and from a group of listed buildings and a known archaeological site.

8.3 Changes to ground conditions as a result of changes to the drainage regime, which could affect archaeological remains

8.3.1 The proposed development is likely to involve intrusive groundworks, including the formation of access, parking areas and general landscaping, all of which could involve alterations to ground levels, and the excavation of service and foundation trenches. Therefore, it is possible that the scheme could alter ground conditions at the site due to changes to the drainage regime. Technical details of the proposed foundation design would have to be consulted, along with geotechnical data pertaining to the sequence of below ground deposits, to elucidate this matter further.

8.3.2 In summary, it is possible that buried archaeological remains, if present at the site, could be affected by the development proposal in this respect.

8.4 Loss of landscape features, structures and areas with historic and cultural associations

8.4.1 The study site does not lie within a Conservation Area, but contains substantially complete farm buildings of the broad period of agricultural development of 1750-1880, and overall is considered to be a farmstead group which is strongly representative of the character and development of regional farming and vernacular traditions, including Grade II listed elements developed or built specifically for crop storage and processing and/or the management of cattle. The development proposals involve conversion to new use of the building stock, with the exception of the walls of a former outbuilding and associated fold yard, which are to be demolished. The scheme must therefore pay close regard to the historic and landscape significance of the group of buildings as a whole.

8.4.2 In summary, while it is envisaged that the proposed development will entail retention of the majority of the original structural fabric of the farm buildings, including the listed elements, all aspects of their conversion to new use must be undertaken to appropriately high standards of design and implementation with due regard to the historic and landscape significance of the overall farmstead group.

8.5 Other possible impacts, such as noise, vibration, compressions and other changed ground conditions

- 8.5.1 The groundworks and construction programme associated with the development proposals will have a short-term impact, in terms of noise and vibration, on the immediate environment of the study site.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1 Conclusions

9.1.1 Archaeological Remains

- 9.1.1.1 Assessment of the known archaeological resource for the area leads to the conclusion that there is moderate potential at North Brenkley Farm for sub-surface remains from the various prehistoric eras and the Romano-British period. If present, sub-surface remains of these periods would probably survive best in the small, previously undeveloped areas of the site.
- 9.1.1.2 The existing hamlet of Brenkley stands on the site of a medieval village that first appears in documentary records in the mid 13th century and North Brenkley Farm almost certainly occupies some or all of the land occupied by the north row of the original village. Therefore the potential for archaeological remains of the medieval period at the site is considered high. While development of the study site would not affect any Scheduled Monuments and the site does not lie within a Conservation Area, the medieval village core of Brenkley appears within the list of '*Sites and Areas of Archaeological Interest*' in the Newcastle UDP.
- 9.1.1.3 There is some potential for earlier post-medieval remains within the farm complex, most likely derived from earlier phases of building and associated activity. Later post-medieval sub-surface archaeological remains may also be present in open areas of the site, although any such remains are likely to be of generally low archaeological significance, again related to various farming activities.

9.1.2 Historic Standing Buildings

- 9.1.2.1 In terms of the standing buildings, this project has aimed to assess the character and significance of the farmstead and its landscape setting and, through a comprehensive recording programme, has aimed to understand both the construction and development of the buildings and determine their condition prior to demolition/conversion.
- 9.1.2.2 The earliest structural fabric in the existing farmstead may derive from the time of the 17th century division of the original Brenkley estate into Brenkley West and East Farms, the site itself probably being a significant component of Brenkley West Farm. The vast majority of the building stock at the site derives from the broad period of agricultural development of 1750-1880 and the main structural elements can be dated more closely to the late 18th-mid 19th century. As a group, the complex is an excellent example of a developed linear farmstead on the South East Northumberland Coastal Plain and has high architectural significance in the vernacular range at a county/regional level. Having remained in use as a working farm, incorporating farmhouse and farm cottage dwellings, the buildings in the main range are generally well-maintained, all with replacement roofs. Within the group as a whole, the only building to be in lesser condition is the cart-shed outbuilding, which can be considered, at best, stable but with structural damage, including a dilapidated roof.

- 9.1.2.3 The easternmost portion of the main range of farmstead buildings, comprising conjoined byre, threshing barn and hemmel with upper granary, are Grade II listed buildings. The presence of such buildings, designed specifically for crop storage and processing and/or the management of cattle, reflect the increase in agricultural productivity require to sustain the massive population rise from 1750 onwards. The threshing barn contains trace evidence of the mechanisation of crop processing that took place in the region from the early 19th century, as further increases in output were required.
- 9.1.2.4 Of the main standing structures at the site, all are to be converted for new use as residential dwellings, with the exception of the roof-less walls of a former outbuilding and associated fold yard, which are to be demolished as part of the proposed scheme. For the main elements of the scheme, involving conversion to residential use, English Heritage guidelines regarding the conversion of traditional farm buildings are to be followed closely.

9.2 Recommendations

9.2.1 Archaeological Remains

- 9.2.1.1 Where archaeological features, as identified by a DBA, are likely to be encountered, strategies should be developed to deal with them. PPG16 states that, where preliminary research suggests survival of archaeological remains,

"...it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.

*Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight, which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken."*³⁰

The same document continues,

"Local planning authorities can reasonably expect developers to provide this information as part of their application for sites where there is good reason to believe there are remains of archaeological importance. If developers are not prepared to do so, the planning authority may wish to consider whether it is appropriate to direct the applicant to supply further information under the provisions of Article 4 of the Town and Country Planning (Applications) Regulations 1988."

- 9.2.1.2 Field evaluations should aim to provide information of sufficient quality and detail that reasoned and informed decisions may be made with regard to the preservation, or not, of buried archaeological material and upstanding buildings.

³⁰ Department of the Environment 1990, paragraph 21.

9.2.1.3 Some form of archaeological evaluation of the site may be considered necessary in the light of the conclusions of the assessment. Such an evaluation may comprise one or more of the following procedures:

- geophysical survey;
- surface artefact collection ('fieldwalking');
- archaeological trial trenching;
- archaeological 'watching brief'.

9.2.1.4 Geophysical survey would not be a suitable method for determining whether or not archaeological remains are present at the site, due to the standing buildings and hard surfaces.

9.2.1.5 Surface artefact collection would not be practicable due to current land use. 'Fieldwalking' is only of use across recently ploughed, harrowed or drilled fields, preferably after a period of weathering has taken place.

9.2.1.6 The high potential for sub-surface archaeological remains of medieval date at the site, could be used as justification for preliminary site investigation by trial trenching. However, the extent of large-scale ground reduction to be conducted in association with the scheme, for example in preparation of formation levels and during overall landscaping, should be the deciding factor in the requirement for such work. With regard to the identification and recording of any sub-surface archaeological remains that could be present, archaeological monitoring ('watching brief') of development groundworks, with archaeological recording of any exposures, may in fact be appropriate response to the development proposals.

9.2.2 Historic Standing Buildings

9.2.2.1 Like any conversion or adaptation scheme involving buildings of architectural and historic interest, there is a balance to be struck between incorporating the practical requirements of new use, in this case as residential dwellings, and protecting the special character and significance of the farms buildings. These broad guidelines, adapted from a summary of good practice for the conversion of traditional farm buildings, English Heritage³¹ should be followed:

- The overall aim should be to retain as much of the historic fabric as possible, with reuse of material wherever possible, including historically significant hard landscape materials, such as setts and cobbles.
- Wherever possible, traditional materials should be used for conversion and repair work, taking into account local characteristics and methods.
- In terms of design, the open character of many farm building interiors should be respected in conversion proposals.
- Openings should be maintained in their original form wherever possible and the formation of new openings should be minimised. Since many farm buildings are essentially semi-industrial in character, 'domestic' window styles should be avoided.
- The character of the roof form should be retained and new insertions, such as roof lights, should be minimised wherever possible.

- Landscape works and boundary treatments should be appropriate to the setting. The overall impact of the conversion should impact as little as possible on the landscape and the formation of new walls and enclosures should be carefully considered, with removal of old boundaries walls being avoided where possible.
- Extensions to the existing buildings should not compromise the character and setting of existing buildings, and the significance of farm buildings should not be compromised by internal sub-division.
- The installation of new services, which can have a detrimental impact on farm buildings, for example vent pipes and flues should be carefully planned.

9.2.2.2 The listed elements of the farmstead are protected under the '*Planning (Listed Buildings and Conservation Areas) Act 1990*', therefore, any works that affect the character or interest of this group (including any building erected within the curtilage of any listed building prior to 1948) requires Listed Building Consent. Any application drawings musty make clear to what extent existing fabric is being repaired and what parts of the buildings are being renewed. This also applies to existing joinery such as window frames and doors, which should be repaired rather than renewed wherever possible.

³¹ English Heritage 2006a, p35-36

10. ACKNOWLEDGEMENTS AND CREDITS

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PCA Credits

Research and report: Kate Downey (research), Aaron Goode (building photography) and Robin Taylor-Wilson (report)

Project Manager: Robin Taylor-Wilson

Graphics: Adrian Bailey

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Maps, Documents and Other Sources

Archives and Special Collections, Durham University Library, Palace Green, Durham, Durham

The computer database of material held at the **Archives and Special Collections** was searched for relevant maps, documents and photographs. The study site, however, lies beyond the scope of the collection.

Tyne and Wear Historic Environment Record, Newcastle City Council, Historic Environment Section, West Chapel, Jesmond Old Cemetery, Jesmond Road, Newcastle

The HER takes the form of paper mapping cross-referenced with indexed files containing paper entries ordered numerically. Relevant entries were photocopied during a pre-arranged appointment with Jennifer Morrison, the Archaeology Officer. A simplified version of the HER is available on-line at <http://sine7.ncl.ac.uk> and this facility was utilised during preliminary research for the DBA.

Newcastle City Library, Local Studies, Exhibition Hall, Civic Centre, Barras Bridge, Newcastle-upon-Tyne, Tyne and Wear

The **City Library, Local Studies** section was visited (this facility was being temporarily housed at Newcastle Civic Centre, during rebuilding of the City Library). Extracts from the 1st, 2nd and 3rd editions of the Ordnance Survey map were photocopied, although these were superseded by the digital copies available from the County Collections Service at Woodhorn.

Northumberland Collections Service, Woodhorn, Queen Elizabeth II Country Park, Ashington, Northumberland

Paper copies of the following historical maps were examined during the visit to the **Collections Service** and digital copies (supplied on CD) of relevant extracts were requested:

'*Plan of Brenkley Township in the Parish of Dinnington in the County of Northumberland*' (1841). The apportionment tables ('*Apportionment of the Rent Charges in lieu of Tithes....*') were also examined for information relating to land use, ownership and occupancy.

The 1st edition Ordnance Survey map (25" to 1 mile) from c. 1860.

The 2nd edition Ordnance Survey map (25" to 1 mile) from c. 1898.

The 3rd edition Ordnance Survey map (25" to 1 mile) from c. 1920.

Tyne and Wear Archives, The Discovery Museum, Blandford House, Newcastle-upon Tyne, Tyne and Wear

Prior to visiting the **Tyne and Wear Archives**, its computerised on-line catalogue at www.tyneandweararchives.org.uk was searched for relevant material.

During the visit to the Archives, information was requested for Brenkley, including Building Control Plans, but no information pertinent to the research is held at the facility.

Aerial Photograph Collections

The catalogue of APs held by the **Museum of Antiquities, University of Newcastle**, was examined on-line at www.museums.ncl.ac.uk/archivelindex. The catalogue did not list any APs for the area of the study site.

The collection of APs held by the **Historic Environment Section, Newcastle City Council**, Civic Centre, Barras Bridge, Newcastle was examined during a pre-arranged appointment with Ian Ayris, the Historic Environment Manager, who was also consulted regarding potential industrial aspects of the project. A vertical photograph from 1974 showing the site and its environs was scanned and emailed to PCA for inclusion in this report.

A search for relevant material was also requested within the AP collection held by **English Heritage** at the **National Monuments Record**, Swindon. This collection did not hold any APs showing the area of the study site.

Other Websites

Countryside Quality Counts website: www.countryside-quality-counts.org.uk. This was consulted for geological and topographical information regarding the study area.

Keys to the Past website (the online Sites and Monuments Record (SMR) for County Durham and Northumberland): www.keystothepast.info. This was consulted for SMR information for sites within a c. 1.5km radius of the study site but lying within Northumberland.

MAGIC website: www.magic.gov.uk/website/magic/. MAGIC is a partnership project involving six government organisations including English Heritage and Natural England. The website is essentially an interactive map collecting information on key environmental schemes and designations.

Natural England website: www.naturalengland.org.uk/. This incorporates information compiled for the 'Countryside Quality Counts' project, including information on geology, topography and landuse for the various landscape character areas in North east England.

Planning Portal website: www.planningportal.gov.uk. This was consulted for information regarding local planning policy relating to archaeology and the historic built environment.

Structural Images of the North East website: www.sine.ncl.ac.uk. This is a comprehensive collection of images celebrating the structural heritage of North East England.

Other sources

The following online resources were consulted as part the research for this report:

Countryside Quality Counts website: www.countryside-quality-counts.org.uk. This was consulted for the geological background of the study area.

Derwentside District Council website: www.derwentside.gov.uk. This was consulted for district planning policy regarding heritage.

Durham County Council website: www.durham.gov.uk. This was consulted for county planning policy regarding heritage.

Durham Mining Museum website: www.dmm.org.uk. This was consulted for information on Burnhope Colliery.

Keys to the Past website (the online SMR for County Durham): www.keystothepast.info. This was consulted for additional County SMR information.

North East History website (part of the website of The Northern Echo): www.northeasthistory.co.uk. This was consulted for general information about Burnhope.

APPENDIX A
CATALOGUE OF TYNE AND WEAR HER ENTRIES

APPENDIX A: CATALOGUE OF TYNE AND WEAR HER ENTRIES

HER NO.	NGR	SITE TYPE/PERIOD	NOTE
176	2092/7422	Enclosure/Roman	Gardener's Houses, rectilinear enclosure
1322	1955/7542	Enclosure/Roman	New Horton Grange, rectilinear enclosure
1323	2293/7503	Enclosure/Roman	Seven Mile House Farm, ditched enclosure
1327	2170/7510	Quern/Roman	Brenkley, bun-shaped quern
1329	2186/7510	Village/Medieval	Brenkley village, Brenkley
1333	2085/7350	Village/Medieval	Mason village, Mason
1334	2178/7515	Cornmill/Medieval	Brenkley Mill, Brenkley
1337	2075/7340	Settlement/Medieval	Dinnington village, Dinnington
1338	2178/7150	Manor House/Medieval	Brenkley manor, Brenkley
4853	2240/7430	Colliery/Modern	Brenkley Colliery Incline and Workshops
5561	2187/7400	Anti-Aircraft Defences/Modern	Brenkley Searchlight Battery TT125, Brenkley
6957	2082/7462	Colliery/Early Modern	Seaton Burn Colliery, Mason Pit
7730	2099/7434	Quarry/Early Modern	Dinnington, quarry
7750	2140/7484	Flint Scatter/Prehistoric	Brenkley, flint scatter
7751	2060/7440	Cultivation Marks/Post-medieval	Gardener's Houses, ridge and furrow
7752	2060/7410	Mineral Pit/Post-medieval	Gardener's Houses, bell pits
7753	2070/7460	Mineral Pit/Post-medieval	Gardener's Houses, bell pits
8012	1970/7470	Flint Scatter/Prehistoric	Fox Covert, flints
8906	2189/7516	Agricultural Buildings/Post-medieval	North Brenkley Farm, granary, byres and lofts

APPENDIX B
BUILDING RECORDING: COLOUR PLATES



Site plan showing plate reference numbers
Scale 1:400



Plate 1. Cart shed, west elevation, from the west (2m scale).



Plate 2. Cart shed, south elevation, from the south (2m scale).



Plate 3. Cart shed, east elevation, from the south-east (*2m scale*).



Plate 4. Cart shed, central bays, interior, from the east (*2m scale*).



Plate 5. Former building, west bay, interior surface, from the west (1m scale).



Plate 6. Former building, blocked opening, from the north-east (2m scale).

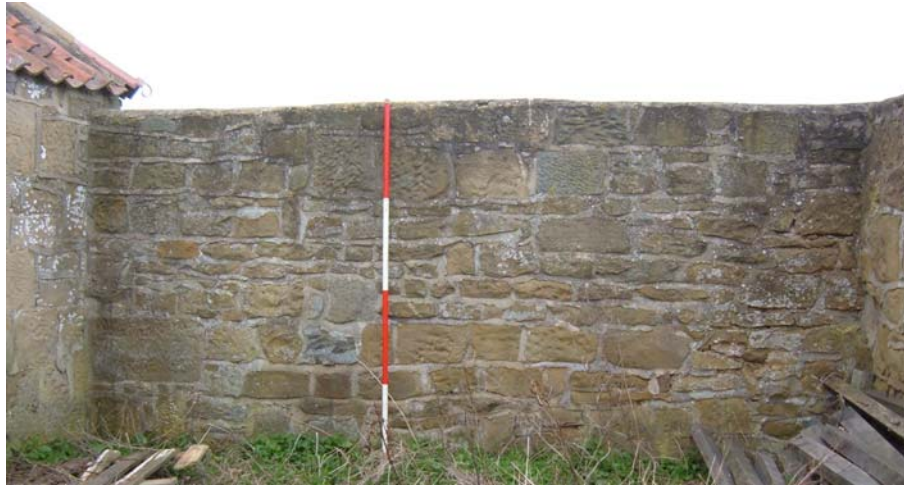


Plate 7. Former building, central bay, interior, from the south (*2m scale*).



Plate 8. Former building, central and east bays, south elevation and fold yard, west wall, exterior, from the south-west (*2m scale*).



Plate 9. Former building, east bay, interior, from the south (2m scale).



Plate 10. Former building, east bay, interior, from the east (2m scale).



Plate 11. Former building, east bay, interior, from the west (2m scale).



Plate 12. Former building, east elevation, from the east (2m scale).



Plate 13. Former building, north elevation, from the north-west (*2m scale*).



Plate 14. Fold yard, south wall, exterior, from the south-west (*1m scale*).



Plate 15. Fold yard, east wall, exterior, from the south-east (*1m scale*).



Plate 16. Fold yard, east wall, interior, from the west (*1m scale*).



Plate 17. Fold yard, south wall – east part, interior, from the north (*1m scale*).



Plate 18. Fold yard, south wall – west part, interior, from the north (*1m scale*).



Plate 19. Fold yard, north wall, interior, from the south-west (*1m scale*).



Plate 20. Fold yard, west wall, interior, from the east (*2m scale*).



Plate 21. Piggery, west elevation, from the west (*2m scale*).



Plate 22. Piggery, north elevation, from the north-west (*1m scale*).



Plate 23. Piggery, north elevation, entrance detail, from the west
(1m scale).



Plate 24. Piggery, south elevation, from the south-west
(2m scale).



Plate 25. Piggery, south elevation, from the south-east (2m scale).



Plate 26. Piggery, east and north elevations, from the north-east (2m scale).



Plate 27. Stable, west elevation, from the north-west (2m scale).



Plate 28. Stable, north elevation, from the north (2m scale).



Plate 29. Stable and cottage, south elevation, from the south (2m scale).



Plate 30. Stable and cottage (extensions), east elevation, from the east (2m scale).



Plate 31. Farmhouse, south elevation – west part, from the south (2m scale).



Plate 32. Farmhouse, south elevation – central part, from the south (2m scale).



Plate 33. Farmhouse, south elevation - east part, from the south (2m scale).



Plate 34. Farmhouse, north elevation - west part, from the north (2m scale).



Plate 35. Farmhouse, north elevation – central part, from the north (2m scale).



Plate 36. Farmhouse, north elevation – east part, from the north (2m scale).



Plate 37. Farmhouse, north wing, west elevation, from the west (2m scale).



Plate 38. Byre, south elevation, from the south (2m scale).



Plate 39. Byre, north elevation, from the north-west (2m scale).



Plate 40. Byre, north elevation, from the north-east (2m scale).



Plate 41. Byre, north elevation, east door, from the north (2m scale).



Plate 42. Threshing Barn, south elevation – west part, from the south (2m scale).



Plate 43. Threshing Barn, south elevation – east part, from the south (2m scale).



Plate 44. Threshing Barn, north elevation – west part, from the north (2m scale).



Plate 45. Threshing Barn, north extension, from the north-west (*2m scale*).



Plate 46. Threshing Barn, north extension, from the north-east (*2m scale*).



Plate 47. Threshing Barn, north elevation, from the north (2m scale).



Plate 48. Threshing Barn, east end, exterior surface, from the east (2m scale).



Plate 49. Hemmel/granary, south elevation – west part, from the south (2m scale).



Plate 50. Hemmel/granary, south elevation – east part, from the south (2m scale).



Plate 51. Hemmel/granary, south elevation, arch detail, from the south (2m scale).



Plate 52. Hemmel/granary, east elevation, from the east (2m scale).



Plate 53. Hemmel/granary, north elevation – east part, from the north (2m scale).



Plate 54. Hemmel/granary, north elevation – west part, from the north (2m scale).



Plate 55. Hemmel/granary, external stairs, from the north-west (*2m scale*).



Plate 56. Hemmel/granary, external water tank detail, from the west (*2m scale*).



Plate 57. Hemmel, interior, cobble surface detail, from the north (*1m scale*).



Plate 58. Granary, interior, east wall detail, from the west (*1m scale*).



Plate 59. Threshing barn (1st floor), interior, north wall detail, from the south
(1m scale).



Plate 60. Threshing barn (ground floor), interior, from the north-west
(2m scale).



Plate 61. Threshing barn (ground floor – west part), interior, south wall, from the north (2m scale).



Plate 62. Threshing barn (ground floor – west part), interior, south wall detail, from the north (2m scale).



Plate 63. Threshing barn (ground floor – west part), interior, west wall, from the north-east (2m scale).



Plate 64. Threshing barn (ground floor – west part), interior, south wall, from the north-east (2m scale).



Plate 65. Threshing barn (ground floor – west part), interior, north wall, from the south-west (2m scale).



Plate 66. Threshing barn (ground floor – east part), interior, from the west (2m scale).



Plate 67. Hemmel, interior, drainage detail, from the east (*1m scale*).



Plate 68. Hemmel, interior, north wall, from the south-west (*2m scale*).



Plate 69. Hemmel, interior, south wall, arches, from the north-east (2m scale).



Plate 70. Hemmel, interior, west wall, from the south-east (2m scale).