

**HILL HOUSE FARM,
NEWTON AYCLIFFE,
COUNTY DURHAM,**

**HISTORIC BUILDING RECORDING
REPORT**

NOVEMBER 2019

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PRE-CONSTRUCT ARCHAEOLOGY

Historical Building Recording at Hill House Farm, Newton Aycliffe, County Durham

Site Code: HHN19

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HILL HOUSE FARM, NEWTON AYCLIFFE, COUNTY DURHAM

HISTORIC BUILDING RECORDING REPORT

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1. NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Forrest Park (Newton Aycliffe) Limited, to undertake historic building recording of Hill House Farm to the south of Newton Aycliffe, County Durham. The farm is centred at National Grid Reference NZ 28040 21315 (Figure 1 and 2).
- 1.2 The farm was comprised of five principal buildings: the farmhouse (Building A); a collection of three steel portal frame sheds and associated masonry (Building B); stable blocks (Building C); two steel portal frame sheds (Building D) and an additional stable block (Building E). None of the structures are either nationally or locally listed and are to be demolished to make way for a proposed 116-acre development comprising business, industrial and distribution units, a trade park and amenities including food outlets and a pub (Planning Ref. DM/19/00283/OUT). The farm dates from the early 19th century and to mitigate its loss Durham County Council Archaeology Section required a Level 2 Building Record (Historic England 2016).
- 1.3 The development of the farm has been traced by map regression. 'Hill House' farmstead first appears on the tithe map of Great Aycliffe in 1838 as an east-west aligned rectangular range of buildings with farm dwelling at eastern end and working buildings to the west. At the western end is a narrow north-south aligned range and another north-south extends southwards from the southern side of the east-west range. A large detached rectangular building is located south of the main east-west range and two small buildings to the north. The 1858 Ordnance Survey map shows the farmstead complex as largely unchanged. The structures shown on these early historic maps correspond to the main farmhouse dwelling (Building A), the original stable block with hayloft (Building C1) as well as parts of building C4 and B1.
- 1.4 By the time of the 1897 Ordnance Survey the farmstead had expanded with the detached buildings to the north now comprising a north-south range of three buildings (Building C2). The main farmstead range of buildings remains largely unchanged apart from a north-south aligned range of working buildings that has expanded to the south (Building B; sandstone wall in southwest corner).
- 1.5 The 1954 Ordnance Survey map shows a newly constructed farm building at the eastern side of the farm (Building E). By the time of the Ordnance Survey of 1967 the earlier structures at the south-western corner of the farm were demolished and the steel portal frame sheds constructed (Building B2 and B3), although elements of the earlier structures were retained (Building B1 and the western stone wall that was included in Building B2 and part of B3). Building C4 had been constructed by this time with a smaller structure (Building C3) added to the southern end of Building C1. The newly constructed stable block (Building C4) retained part of an earlier stone wall along its southern elevation; this was conceivably the same structure that appeared on the 1838 tithe map and first edition Ordnance Survey.

- 1.6 The building recording undertaken has demonstrated that Hill House Farm has not survived in its original form and has been extended and remodelled from at least 1896. Building A, the farmhouse, featured numerous modern extensions to the northern, eastern and southern elevations. Evidence of the roof being raised was also noted on the western gable end. No original internal features survived within the farmhouse apart from the chimney breasts on the eastern and western gable ends.
- 1.7 Elements of the western range of buildings also survived within Building B; the western and southern walls of Building B1 with the eastern and northern walls surviving at ground level only. This structure was one of the original farm buildings and can be seen on the tithe map and the 1858 Ordnance Survey map. Part of the westernmost range of the north-south orientated buildings also survived; a sandstone wall that had been retained along the western elevation of Building B2 and B3. A stone wall in building B2/3 dates from the original farm with the southern section of stone wall along the western side of Building B2 being added by 1896.
- 1.8 Building C1 represents a stable block with hay loft above with the southern wall of C4 representing an ancillary structure for the farm; both elements can be seen on the 1838 tithe map. By 1897 Building C2 had been constructed adding a hemmel/shelter shed with associated hayloft to the north. At some point in the late 19th century, buildings C1 and C2 were raised as shown by the different type and size of brickwork observed in the upper elevations of structure C1 and a slight brick scar in structure C2.
- 1.9 A stone wall in the southern elevation of C4 was originally part of a single-storey farm building that can be seen on the early historic maps that survived until at least 1946, however, by 1967 the roof had been removed and the structure extended upwards by an extra storey. The northern wall had been demolished and a larger stable block constructed (Building C4). Buildings D and E were both constructed in the 20th century.

2. INTRODUCTION

2.1 Project Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Forrest Park (Newton Aycliffe) Limited, to undertake historic building recording of Hill House Farm, Newton Aycliffe, County Durham (Figure 1 & 2). The farm is centred at Ordnance Survey National Grid Reference NZ 28040 21315. An outline planning application (DM/19/00283/OUT) seeks permission for the formation of an industrial and trade park (Use Class B1 (c)/B2/B8) with ancillary office space, Hotel (Use Class C1), Pub (Use Class A4) and roadside restaurant and retail units (Use Class A1/A3/A5) with petrol station and associated infrastructure including parking and landscaping.
- 2.1.2 For the area to the east of the site planning permission was granted under application reference DM/15/03726/FPA for access improvement works, formation of new access road, regrading of land to facilitate development and erection of electrical substation and associated infrastructure. This development has largely been completed with the substation erected and site regrading works undertaken.
- 2.1.3 The outline planning permission (DM/19/00283/OUT) was approved subject to several conditions relating to the historic environment. A desk-based assessment and archaeological trial trenching evaluation have already been undertaken. Condition 6 required that Hill House Farm be recorded prior to demolition. A Written Scheme of Investigation was prepared by Pre-Construct Archaeology (PCA 2019) and approved by Durham County Council Archaeology Section (DCCAS) prior to works commencing. The recording was undertaken on 18th and 21st October 2019. The historic building recording work was undertaken to Historic England's Level 2 standards (Historic England 2016) which comprised a photographic record externally and internally and measured plan of the building and archival research.
- 2.1.4 At the time of writing, the site archive, comprising photographic records, is housed at the Durham Office of PCA, The Rope Works, Broadwood View, Chester-le-Street, Durham, DH3 3AF. When complete, the Site Archive will be deposited with the Archaeological Data service archiving service. The Online Access to the Index of Archaeological Investigations (OASIS) reference number for the project is: preconst1-371686.

2.2 Site Location and Description

- 2.2.1 The overall proposed development consists of a largely rectangular shaped parcel of land located to the south of Newton Aycliffe in County Durham. The site covers approximately 55.15 hectares (ha) and comprises agricultural fields including the farmstead of Hill House Farm. A small portion of the site (2.4ha), adjacent to the A167, has been recently regraded to create development plateaux's while an electricity substation has been installed. There is a level change across the wider site, with the land falling approximately 15m in a southerly direction. The site is bound by existing industrial and distribution units to the north, the Stockton & Darlington Railway to the west, agricultural fields to the south and a combination

of Newton Park Services, A1(M) and the A167 to the east. An existing access from the Newton Park Service Road provides vehicular access.

- 2.2.2 Hill House Farm was located within the northeast part of the overall proposed development at NGR NZ 28040 21315. The farm dates from the mid-19th century, however, it has been remodelled with numerous extensions added during the latter part of the 19th century through to the modern period. Five main building groups were noted during the historic building recording. These comprised Building A (the farmhouse), Building B (three steel portal frame sheds with original masonry elements retained), Building C (stable block with later 19th-century extension to the north and 20th century extensions to the west and south); Building D (two 20th-century steel portal frame sheds) and Building E (a 20th-century stable block).

3. PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (general) Regulations 1992. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.
- 3.1.2 An outline planning application (DM/19/00283/OUT) for the proposals was submitted to Durham County Council who approved the scheme. In accordance with Condition 6, it required a programme of historic building recording of Hill House Farm before it was demolished in order to compile a permanent archive record of the structure.
- 3.1.3 The Level 2 historic building recording was carried out in compliance with the codes and practice of the Chartered Institute for Archaeologists (CIfA) and followed the relevant CIfA standard and guidance document (CIfA 2014). PCA is a CIfA 'Registered Organisation'. The work was also undertaken according to Management of Research Projects in the Historic Environment (MoRPHE) – The MoRPHE Project Managers' Guide, Project Planning Notes and Technical Guides 2006 (www.historicengland.org.uk/publications).

3.2 Legislation and Planning Guidance

- 3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 (revised 2019). The conservation of heritage assets in a manner appropriate to their significance is one of the Core Principles underlying the NPPF.
- 3.2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that if regard is to be had to the development plan, decisions should be made in accordance with the development plan unless material considerations indicate otherwise. In accordance with advice within the National Planning Policy Framework (NPPF), the policies contained therein are material consideration that should be taken into account in decision making. Planning law requires that application for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material planning consideration. The Sedgefield Borough Local Plan (SBLP) and Great Aycliffe Neighbourhood Plan (GANP) are the statutory development plans in force and the starting point for determining applications as set out in Paragraph 12 of the NPPF.

- 3.2.3 The SBLP was adopted in 1996 and was intended to cover the period to 2006. However, NPPF paragraph 213 advises that Local Plan policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. Notwithstanding this, it is considered that a policy can be out-of-date if it is based upon evidence which is not up to date/is time expired depending on the circumstances. As the GANP was adopted after the publication of the Framework, its policies are considered consistent with the framework.
- 3.2.4 SBLP Policy E18 seeks to protect or enhance the character or appearance of conservation areas by not normally allowing development proposals which would detract from their character and appearance. Policy GANP CH4 sets out that new developments should seek to avoid any significant adverse impacts on heritage assets and the Conservation Area of Aycliffe Village or impact on setting. These policies are considered broadly consistent with the NPPF in this respect, however it is recognised that Part 16 sets out that Local Planning Authorities should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance whilst recognising that some harm may be appropriate when weighed against the public benefits of a scheme.
- 3.2.5 These policies reflect the requirement of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 requires that special regard must be paid to the desirability of preserving the listed building or its setting or any features of special architectural interest which it possesses. The heritage assets within closer proximity of the site and thereby requiring consideration to be given to the impacts of the development in this instance include the line of the Stockton and Darlington Railway located on the western Boundary of the site and which is considered a non-designated heritage asset. The Aycliffe Village Conservation Area contains a number of listed buildings. These comprise: Grade I Listed Church of St Andrew Aycliffe, c.690m to the north of the site and Grade II listed Crossing Keeper's Cottage c. 420m to the south of the site. Approximately 350m southeast of the site is Coatham Mundeville medieval village, fishpond and areas of rig and furrow Scheduled Monument and Coatham Mundeville Conservation area. There are also numerous listed buildings in Coatham Mundeville including Coatham Hall Farmhouse (Grade II), Coatham Hall (Grade II), the Foresters Arms (Grade II) and Glebe Farmhouse (Grade II). To the southwest of the site, beyond the Stockton and Darlington Railway, Whiley Hill Farm, Sockburn Farm and Dean Head Farm are all visible on the first edition Ordnance Survey map of c. 1860 and are considered non-designated heritage assets.
- 3.2.6 In reviewing the development proposals, the Council's Design and Conservation officer advises that due to the existing topography, vegetation and plan form of the area, there is limited indivisibility between the site and Aycliffe Village Conservation Area. Therefore, there would be no adverse impact on the setting of the conservation area and associated listed buildings in this respect.
- 3.2.7 In terms of archaeology, the NPPF sets out the requirements for an appropriate programme of archaeological investigation, recording and publication to be made. The site has been

evaluated through trial trenching. DCCAS advises that as a result of this work, further evaluation will be required within the indicated phase 6, along with the recording of Hill House Farm prior to demolition. A conditional approach was therefore recommended to ensure that appropriate evaluation and recording was undertaken before the commencement of development within these areas of the site. Overall, it was considered that the development would not adversely impact or detract from the character and appearance of any identified heritage asset. The development is therefore, considered to comply with SBLP Policy E18, GANP Policy CH4 and Part 16 of the NPPF in this respect.

- 3.2.8 The outline planning application (DM/19/00283/OUT) was approved subject to the completion of a Section 106 Legal agreement to secure funds towards off-site biodiversity mitigation works and a temporary bus service as well as a targeted recruitment and training scheme. The approval was also subject to a number of conditions relating to archaeology. Condition 7 requires archaeological investigations on remains found during the evaluation. This is a later phase of works. Condition 6, however, required the recording of Hill House Farm prior to demolition:

6. Archaeology (Building Recording)

No demolition shall commence until an appropriate programme of building recording/analysis in accordance with a written scheme of investigation (WSI) has been submitted to and approved in writing by the Planning Authority. Development shall thereafter take place in accordance with the written scheme of investigation.

Reason: To safeguard any archaeological interest in the site, and to comply with part 16 of the National Planning Policy Framework. Required to be a pre-commencement condition as the archaeological investigation/mitigation must be devised prior to the development being implemented.

- 3.2.9 A Written Scheme of Investigation for a Level 2 Historic Building Recording of Hill House Farm was prepared by Pre-Construct Archaeology (2019) and approved by DCCAS prior to the recording work commencing at the site.

4. METHODOLOGY

4.1 Aims and Objectives

- 4.1.1 The principal aim of the historic building recording was to undertake a programme of recording in order to provide a better understanding and to compile a permanent archive record of the structure. This was to be undertaken to Historic England's Level 2 standards (Historic England 2016).
- 4.1.2 Specific research objectives to be addressed by the project have been formulated with reference to an existing archaeological research framework, Shared Visions: The North-East Regional Research Framework for the Historic Environment (NERRF) (Petts and Gerrard 2006), which highlights the importance of research as a vital element of development-led archaeological work. It sets out key research priorities for all periods of the past allowing commercial contractors to demonstrate how their fieldwork relates to wider regional and national priorities for the study of archaeology and the historic environment. The aim of NERRF is to ensure that all fieldwork is carried out in a secure research context and that commercial contractors ensure that their investigations ask the right questions.
- 4.1.3 The post-medieval resource assessment in the NERRF highlights the work of the North-East Vernacular Architecture Group in carrying out extensive survey of vernacular farmhouse and related structures and focuses on areas of the North-East. Previous research has made it evident that the pace of agricultural change in the later post-medieval period was hastened by widespread experimentation and innovation and many of these individuals also built model farms, of which in County Durham, there are notable early (c. 1750) examples, such as on the Raby Estate.
- 4.1.4 The NERRF identifies the following key research priorities within the research agenda for the post-medieval period which is of direct relevance to this project:
- **PMviii. Industrial intensification 1790-1830.** *In terms of academic priorities, it is noted how the period between 1790 and 1830, which was the peak of industrial intensification and innovation, was also important for agricultural innovation, including the adoption of the first gin-gangs and later stationary steam engines. It goes on 'This period must be a focus be a focus for in depth research, not only into industrial production and manufacture, but also into major contemporary developments in agriculture, including stockbreeding, enclosure and vernacular architecture'. In terms of strategic priorities, it is stated that 'Detailed survey of farm buildings and associated infrastructure, such as stock pens and enclosures, should be a priority. Where necessary, good examples of early 19th-century farm buildings should be added to Local lists...'*
- 4.1.5 In addition to the above, the document *Historic Farmsteads, Preliminary Character Statement: North East Region* (English Heritage 2006) highlights the mid-18th to late 19th century as the

most important period of farm building development in the region, with reorganisation and enlargement of holdings undertaken due to the demands of an increasing urban population. This period also saw substantial improvements in animal husbandry with the need for associated housing, particularly for cattle.

4.1.6 Specific research objectives of the project are:

- To provide a permanent record of the standing buildings of historical and archaeological interest at the site;
- To provide an appropriate level of analysis of the complex, supported by an appropriate degree of background research;
- To establish where possible from the work described above, a more precise date of origin for the complex.

4.2 Documentary Research

4.2.1 A search of relevant cartographic, primary and published sources was carried out at the Local Studies Section Newton Aycliffe Library, Durham County Record Office and the Special Collections Durham University Library. A sequence of Ordnance Survey maps and other historic plans were compiled to illustrate the development of the site (Figures 3 to 7). The results of the historical research are presented in Section 5 of this report.

4.3 On-Site Recording

4.3.1 Recording comprised compilation of a photographic, drawn and written record of the existing buildings at the site to Level 2 standard as defined by Historic England. The work was also undertaken in accordance with '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (ClfA 2014). A visual examination was made of the existing buildings with a written account giving the precise location of the structures and its features, a summary descriptive statement, building materials, possible dates, a summary of the plan form, function, age and development sequence.

4.3.2 A detailed photographic record was also compiled. This consisted of:

- General views of the buildings;
- All external elevations (excluding modern farm buildings), including details of openings and other features;
- Constructional details, including any details which might help to phase the structure or allow interpretation of its construction;
- General views of accessible internal parts of the buildings (excluding modern farm buildings), along with details of structural elements of interest, original fixtures and fittings, etc.

4.3.3 The photographic record was compiled using a digital SLR camera of at least 10 megapixels. The setting, all exteriors, selected interior and architectural details was recorded photographically. Photographs included a legible graduated metric scale. The photographic record is accompanied by a photographic register detailing location and direction of shot. A selection of plates can be found within Appendix 2.

4.3.4 No plans or elevation drawings were available of Hill House Farm. A measured plan was produced of the farm using a Leica Disto and hand tapes (Figure 8 to 11). Sketch plans of the buildings were compiled and are included in this report. No elevations were of sufficient detail to warrant their reproduction in CAD.

4.3.5 The fieldwork was conducted over two days on 18th and 21st October 2019.

4.4 Project Archive

4.4.1 The project archive is currently held at the Durham Office of Pre-Construct Archaeology Limited in Chester-le-Street, under the site code HHN19. Copies of this report will be lodged in the Local Studies library in Newton Aycliffe and an appropriate museum or repository agreed with the curator.

4.4.2 The site archive, to include all project records and material produced by the project, will be prepared in accordance with the Chartered Institute for Archaeologists '*Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives*' (CIfA 2014). On completion of the project, PCA will arrange for the archive to be deposited in accordance with Durham County Council guidance document '*Building and Structure Recording Archives Durham County Council Guidance*' (Durham County Council 2017) that states '*for all born digital building and structure recording archives (where the primary method of data capture is digital devices) the preferred method of archiving will be via the Archaeological Data Service archiving service*'.

4.5 Guidance

4.5.1 All works were undertaken in accordance with standards set out in:

- CIfA (2014) *Standards and guidance for the archaeological investigation and recording of standing buildings or structures*
- English Heritage (now Historic England) (2005) *The presentation of historic building survey in CAD*
- Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*
- DCCAS (2019) *Standard for all Archaeological Work in County Durham and Darlington*

- SYAS (2018) *Yorkshire, The Humber & The North East: A Regional Statement of good Practice for Archaeology in The Development Process*

5. HISTORICAL BACKGROUND

- 5.1 No structural remains are noted on the site on Speed's map of 1611, Armstrong's map of 1768 or Greenwood's map of 1820 however, by 1838 the tithe map of Great Aycliffe shows Hill House. The buildings of the farmstead comprised a linear east-west aligned rectangular range with attached working buildings to the west. Detached working buildings are also depicted located to the north and south of the main east-west aligned linear range of buildings. The land was in the possession of James Watson, occupied by Francis Robinson and was recorded as a combination of arable and grass pasture. The Ordnance Survey of 1858 (Figure 3) shows no changes to the farm although garden plots have been marked out to the east of the farm which also contained two ponds and an orchard in the southeast corner.
- 5.2 The farm retains its original layout on the Ordnance Survey of 1895 however, by the Ordnance Survey of 1897 (Figure 4) the north-easternmost detached working buildings had been expanded and now comprised a north-south aligned range formed by three buildings. The main east-west aligned farmstead range of buildings remains largely unchanged with the exception of the north-south aligned range of attached working buildings that has been extended to the south. Two additional small structures are also noted along the southern boundary of the farm and a pump had been installed to the east.
- 5.3 The Ordnance Survey of 1946 (Figure 5) depicts a new building at the northwest corner of the site as well as an extension to the west of the north-eastern range of detached working buildings along with the addition of a smaller structure to the south of these. The Ordnance Survey of 1954 (surveyed 1940 to 1953; Figure 6) is heavily stylised, however, it does show a newly constructed north-south aligned rectangular working building at the eastern margin of the farmstead.
- 5.4 By the time of the Ordnance Survey map of 1967 (Figure 7) major change to the farmstead buildings has taken place with the earlier attached working buildings forming the westernmost part of the main linear east-west aligned range demolished and steel portal frame sheds constructed. Furthermore, it would appear that by this time Building C4, a steel portal framed shed (stable block), had been constructed and adjoined to the western side of working buildings C1 and C2 with a smaller structure (Building C3) added to the southern gable end of Building C1. The newly constructed stable block (Building C4) retained part of an earlier stone wall along its southern elevation; this was conceivably the same structure that appeared on the tithe map and first edition Ordnance Survey.
- 5.5 By the time of the Ordnance Survey map of 1973 (not reproduced in the figures) the farm buildings remained largely unchanged with the exception of the addition of newly constructed sheds at the north-western part of the farmstead. by the time of the Ordnance Survey map of 1992 (not reproduced in the figures) the layout had substantially changed with the westernmost steel portal framed shed expanded to the north and a further large steel portal

framed shed constructed adjoining the north-south aligned rectangular working building at the eastern margin of the farmstead.

- 5.6 In the late 20th/early 21st century the farmhouse was split into three dwellings. Part of the farm remained active until the summer of 2019. Hill House Farm is to be demolished late 2019.

6. BUILDING DESCRIPTION

6.1 Introduction

- 6.1.1 Hill House Farm is to be demolished during the construction of an industrial and trade park. The buildings are of historic interest as they date from the mid-19th century. The mid-18th to late 19th century is highlighted as the most important period of farm building development in the region, with the reorganisation and enlargement of holdings undertaken due to the demands of an increasing urban population (English Heritage 2006). This period saw substantial improvements in animal husbandry with the need for associated housing, particularly for cattle.
- 6.1.2 Hill House Farm is comprised of five buildings (Figure 2); Building A (the farmhouse), Building B (three steel portal frame sheds with some retained original masonry); Building C (stable blocks); Building D (two steel portal frame sheds) and Building E (stable block).
- 6.1.3 A plan of the Hill House Farm building can be found in Appendix 1: Figure 2 with each of the buildings shown individually in Figures 8 to 11. No plan has been produced of Building D as it is of 20th century origin (Building E has only been included to show plate locations). A selection of Plates can be found in Appendix 2 with external plate locations on Figure 2 and internal plate locations on the corresponding building figures (Figures 8 to 11).

6.2 Building A: Farmhouse (Figure 8)

Exterior

- 6.2.1 The farmhouse was located at the southeast corner of the farm and comprised a rectangular brick-built range approximately 8m north to south by 17.64m east to west (Plate 1). The two-storey property featured a welsh slate roof with three brick chimney stacks located at the eastern and western gables and one located centrally. The southern and north-western half of the structure was gabled with a flat felt roof extension on the northeast side.

Northern elevation

- 6.2.2 The northern elevation can be split into two parts. The eastern part of the elevation had a flat felt roof extension with modern porch at the front (Plate 2). The porch was constructed in brick with uPVC sliding doors. Four uPVC windows were also noted on the eastern side; one at ground level and three on the first floor. The structure was rendered so further architectural details could not be ascertained.
- 6.2.3 The western part of the elevation of the northern elevation did not have a flat roofed extension with the slate roof continuing to the edge of the structure. The lower courses of brick at ground floor level were partially rendered therefore the bonding was not observed. No render was present across the upper course of brick which were in English Garden Wall bond (Plate 3). A uPVC door and window were observed at ground level with an additional three uPVC windows on the first floor. The central window comprised a double brick arch above.

Eastern elevation

- 6.2.4 A modern porch was noted on the eastern extension c. 4.6m north/south by 1.40m east/west (Plate 4). The structure was comprised of brick with uPVC door and window and cement tiles on the lean-to roof. Additional uPVC windows were also noted; one on the ground floor and two on the first floor. On the ground floor a recess was observed adjacent to the porch within the original build of the property. This store was approximately 0.6m deep with timber doors.

Southern elevation

- 6.2.5 The southern elevation also featured a modern porch extension located centrally that was brick-built with a flat felt roof (Plate 5). The porch had a wooden door and several timber framed windows. Double doors leading into the eastern part of the house was located at the eastern end of the southern elevation. An additional entrance was also observed at the western end comprising a uPVC double door leading to the end property. Several uPVC windows were noted on the ground floor with an additional four uPVC windows on the first floor.

Western elevation

- 6.2.6 The western elevation of the farmhouse was not rendered therefore various phases of construction could be observed. The lower 48 brick courses on the northern side of the western elevation had been repointed with a sandy cementitious mortar. Lime mortar was recorded within the upper courses (Plate 6). Two infilled windows were also recorded including one observed on the ground floor and the other observed on the first floor; in both cases the sill and lintels had been removed. A brick roof-line scar for an additional building was also observed on the western elevation that probably represents one of the earlier working buildings of the farmstead that appeared on tithe map of 1838 and 1858 Ordnance Survey map (Figure 3) and subsequently demolished sometime in the latter part of the 20th century. Brick scars were also observed on both sides of the property towards the roof line as it would appear the eaves were raised at some point to add additional height to the first-floor rooms.

Interior

- 6.2.7 Twenty-one rooms were recorded within the farmhouse; these comprised ten rooms on the ground floor and eleven rooms on the first. Room numbers were numbered A1.1-A1.10 on the ground floor and A2.1-A2.11 on the first floor. No original features were noted throughout the property as the dwelling had been modernized throughout the 20th and 21st century.

Room A1.1

- 6.2.8 Room A1.1 was located along the northern edge of the building on the western side. Access was gained through the uPVC door on the northern elevation. This room functioned as a small kitchen with a stairwell on the western side of the room to the upper level (Plate 7). The kitchen area was approximately 2.56m north/south by 2.57m east/west. The stairwell was

2.56m north/south by 2.05m east/west. Two windows were noted in this room; one adjacent to the door in the kitchen and the other in the stairwell.

Room A1.2

6.2.9 Room A1.2 was located in the northwest corner of the property. This featured a small 2.97m east/west by 2.51m north/south room (Plate 8). No original features were observed as the last tenants to the property had installed insulation panels across every wall and ceilings. This was a recurring problem in the western section of the building.

Room A1.3

6.2.10 Room A1.3 was situated at the southwest corner of the property. The room was 2.93m north/south by 3.65m east/west and had a double uPVC to the outside (Plate 9). A smaller uPVC window was located to the west of the door. The original chimney breast was obscured in this room on the western wall by modern plaster boarding.

Room A1.4

6.2.11 Room A1.4 was located along the northern wall of the farmhouse within the centre of the structure. Access was gained from the modern porch extension along the northern exterior wall. This vestibule also contained a small kitchen area to the west. The room was approximately 3.5m north/south by 4.2m east/west (Plate 10).

Room A1.5

6.2.12 Room A1.5 was to the south of A1.4 and comprised a corridor c.3.7m north/south by 1.3m wide. On the eastern side of the room was a staircase approximately 1m wide that granted access to the first-floor rooms (Plate 11). To the west of this room was A1.7 and to the south A1.6.

Room A1.6

6.2.13 This room was part of the modern porch extension on the southern side of the property. Part of the northern end of the room lay within the original footprint of the farmhouse with the porch extending the room to the south. The dimensions were approximately 2.9m north/south by 2.5m east/west (Plate 12). Two stone flags were noted within the centre of the room with a small rectangular recess in one side. This was perhaps the original threshold into the farmhouse prior to the modern porch being installed.

Room A1.7

6.2.14 Room A1.7 was to the west of A1.5 and comprised a large square room approximately 5.6m east/west by 4.6m north/south. Along the southern wall were two modern uPVC windows. A fireplace was noted on the eastern wall although this appeared to be a 20th-century addition to the original chimney breast (Plate 13).

Room A1.8

6.2.15 Room A1.8 was the modern extension to the eastern elevation of the farmhouse (Plate 14). The modern porch was 4.63m north/south by 1.17m wide and projection out of the southern elevation of the building by approximately 1.1m. It was conceivably added to the property when the farmhouse was split into three dwellings.

Room A1.9

6.2.16 Room A1.9 was in the southeast corner of the farmhouse. The square room was approximately 4.7m north/south by 4.9m east/west (Plate 15). A small alcove was noted along the eastern wall that represented the former location of a fireplace (Plate 16). Along the western wall of the room was a staircase that led to the rooms on the first floor. A set of double doors were also noted along the southern wall granting access to the gardens to the south of the property.

Room A1.10

6.2.17 Room A1.10 was within the flat roofed northern extension to the farmhouse in the northeast corner and functioned as a kitchen (Plate 17). To the south was room A1.9 and to the west Room A1.4. The small kitchen area was approximately 4.9m east/west by 2.6m north/south and featured a small window in the eastern wall and a larger uPVC window in the northern wall.

Room A2.1

6.2.18 Room A2.1 was located above Room A1.1 and comprised a small square landing c. 2.5m east/west by 2.61m north/south (Plate 18). A window was noted in the stairwell with Room A2.2 to the east, Room A2.3 to the west and Room A2.4 to the south.

Room A2.2

6.2.19 This room was located along the northern central section of the farmhouse and comprised a rectangular room c. 4.45m east/west by 2.5m north/south (Plate 19). A modern uPVC window was noted on the northern wall.

Room A2.3

6.2.20 Room A2.3 was located in the northwest corner of the farmhouse and comprised a 2.8m east/west by 2.6m north/south bathroom (Plate 20). A modern uPVC window was noted along the northern wall.

Room A2.4

6.2.21 Room A2.4 comprised a bedroom in the southwest corner of the farmhouse (Plate 21). The room was approximately 3.9m east/west by 4.6m north/south with a large uPVC window on the southern wall. A chimney breast was noted on the western wall however, this had been blocked up and the fireplace no longer present (Plate 22).

Room A2.5

6.2.22 Room A2.5 comprised the landing and stairwell above Room A1.5. This room was approximately 4.8m north/south by 2.3m east/west (Plate 23). To the west was Room A2.6 and to the north was Room A2.7. A uPVC window was noted on the southern wall with an infilled door in the south-eastern corner of the room.

Room A2.6

6.2.23 Room A2.6 was a large square bedroom to the south of landing A2.5 that was approximately 4.7m north/south and 5.2m east/west (Plate 24). A large uPVC window was noted along the southern wall.

Room A2.7

6.2.24 Room A2.7 was a small bathroom c. 2.4m east/west by 2.8m north/south (Plate 25). No original features survived within this room. A uPVC window was noted in the northern wall.

Room A2.8

6.2.25 Room 2.8 was the landing above Room A1.9. The staircase led to an L-shaped corridor with Rooms A2.10 and 11 to the north and Room A2.9 to the east. The corridor was approximately 3.23m north/south, 3.39m east/west and 1m wide (Plate 26).

Room A2.9

6.2.26 Room A2.9 was a large bedroom in the southeast corner of the farmhouse c. 4.74m north/south by 5.12m east/west (Plate 27). The chimney breast rose from the lower level, but no fireplace was noted within the room. The infilled doorway from landing A2.5 was noted in the southwest corner of the room and uPVC windows were observed along the southern and eastern walls.

Room A2.10

6.2.27 Room A2.10 was located in the northeast corner of the farmhouse and was approximately 2.6m north/south by 2.58m east/west (Plate 28). uPVC windows were noted on the northern and eastern walls.

Room A2.11

6.2.28 Room A2.11 was approximately 2.29m east/west by 2.6m north/south (Plate 29). A small uPVC window was noted on the northern wall of the bathroom. No original features were observed.

6.3 Building B: Three steel portal frame sheds with some original retained masonry (Figure 9)

6.3.1 Building B was located at the southwest corner of the farm and comprised mainly modern components (Building B4 and the majority of Buildings B2 and B3) however, some original structures do survive incorporated within the steel portal frame sheds.

Building B1

- 6.3.2 Building B1 is one of the original components of Hill House Farm and can be seen on early historic mapping (Figure 3 to 7). This structure was originally part of an original range of attached working buildings that would have adjoined the western elevation of the farmhouse (Building A). Only elements of the western and southern walls remained (Plate 30) with the northern and eastern walls demolished to ground level (no remains survived of the east-west range that adjoined Building B1 to Building A).
- 6.3.3 The southern wall was in a poor condition and as observed was 5.5m long (east/west) and c. 0.36m thick (Plate 31). The bricks forming the inner face of the structure had for the most part collapsed with only the core of the wall remaining. Based on the surviving masonry elements observed it is likely that the wall was built in English Garden wall bond and was bonded with a light greyish pink lime mortar. Four ventilation slits were apparent within the southern elevation however the central section had been truncated and infilled with concrete blocks (this measured approximately 1m wide by c. 2.5m high).
- 6.3.4 The western wall survived for 10.69m north/south (Plate 32). Twelve ventilation slits were noted in the wall although the majority of these were blocked up with either foam insulation board or wooden batons. Within the central section of the wall was a large blocked up doorway approximately 1.3m wide and 2.2m high. Above the blocked-up doorway was a flat segmental brick arch.

Building B2

- 6.3.5 Building B2 was a roughly L-shaped structure c. 17.65m east/west by 18.89m north/south. Externally the structure was comprised of concrete blocks and brick walls rendered in cement with a hipped asbestos roof set on a steel frame (Plate 33). Sandstone masonry was noted in the lower external courses of the western wall suggesting that Building B2 may have used part of the original farmsteads working buildings for its foundations (Plate 34). This sandstone wall survived for approximately 32.4m north-south and ends at the boundary of the modern steel portal frame shed B4. The sandstone masonry elements observed here probably represent elements of the working buildings depicted on the tithe map of 1838 and subsequent Ordnance Survey maps (Figures 3-7).
- 6.3.6 Internally Building B1 had a concrete floor, concrete rendered walls with exposed brickwork at upper levels with steel supports for asbestos roofing sheets (Plate 35 & 36).

Building B3

- 6.3.7 The external sandstone wall continued from Building B2 along the length of B3 represents the only potential original element of the structure (Plate 37). Unfortunately, due to overgrown vegetation along the western wall as well as dumps of manure and asbestos sheeting internally, the structure could not be investigated. From the observable remains it is clear that Building B3 is modern and comprises a steel portal frame shed with asbestos sheeting roof (Plate 38).

Building B4

- 6.3.8 Building B4 was a modern steel portal frame shed and was not included within the building recording (Plate 39).

6.4 Building C: Stable blocks (Figure 10)

- 6.4.1 Building C is located at the centre of the farm and can be divided into four main components (Figure 2; Plate 40). These comprise the original farmstead working building (Building C1); an extension to building C1 to the north comprising a shelter shed/hemmel (Building C2); an extension to the south of the C1 (Building C3) and a modern extension to the west (Building C4) of which elements of its southern wall probably represent the earlier working buildings of Hill House Farm as depicted on the tithe map of 1838 and subsequent Ordnance Survey maps (Figures 3-7) .

Building C1

- 6.4.2 Building C1 was approximately 11.43m north/south and c. 4.90m east/west and was built of brick in English Garden wall bond with a pantile roof. It first appeared on the tithe map of 1838 and is depicted on all subsequent Ordnance Survey maps.

Exterior

- 6.4.3 On the ground floor four doorways were observed each measuring c.1m wide. The lintel from the southernmost entrance has been removed with concrete lintels present in the 2nd and 4th doorways (from south to north). The third doorway retains its original segmental brick arch (Plate 41). An iron doorjamb was observed in all doorways that housed the stable doors that are no longer present. On the first floor two square timber framed openings were observed.
- 6.4.4 A change in the brick building material was observed approximately 34 courses above ground level with larger bricks used for the upper 24 courses. This suggests either the structure was originally a single-storey building and was extended upwards adding a first floor or alternatively the upper floor collapsed and the change in the brick building material represents the rebuilt section. Based on the material used it is likely the uppermost part of this building was constructed sometime during the 19th century. To the north of Building C1 is the later addition of Building C2 that has been keyed into the original masonry of Building C1. The internal elevation of Building C2 shows clearly that Building C2 is butting up against the earlier Building C1.
- 6.4.5 On the southern elevation an infilled doorway was evident at ground level with a second on the first floor also blocked-up (Plate 42). This upper door would have conceivably been a pitching opening for the hayloft on the first floor.
- 6.4.6 The northern elevation of building C1 was mostly obscured by Building C2 (Plate 43) although a lime render was noted in one area. The western elevation was obscured by render on its

lower courses however, a second pitching hole was recorded on the first floor as well as a blocked-up window (Plate 44).

Interior

6.4.7 Internally, the floor was mostly obscured by mounds of hay however small patches could be seen at the southern end comprising imprinted concrete with drainage lines (Plate 45). A timber staircase was observed at the southern end of Building C1 however, the timbers were heavily degraded and due to health and safety constraints the first floor of the building (including Building C2) could not be accessed.

6.4.8 Two modern timber partitions were noted in Bays three and four however no original internal features were recorded.

Building C2

6.4.9 Building C2 was located to the north of Building C1 and comprised a brick built hemmel/shelter shed with a corrugated metal roof approximately 12.2m north/south by 5.65m east/west (Plate 46). The structure first appeared on the Ordnance Survey of 1897 (Figure 7) so must have been constructed between 1895 to 1896 (when the 1897 OS map was surveyed) as it does not appear on the 1895 edition.

Exterior

6.4.10 Externally the eastern elevation featured three large brick archways with wooden stable doors. The southern archway was 2.48m wide, the central archway was 2.42m wide and the northern archway was 1.45m wide (all three were 2.19m high). Above each archway was a window opening on the first floor with stone lintels and sills. The window did not remain in the southern window frame however, sash windows were observed in the central and northern.

6.4.11 Similarly, to Building C1, a change in brick building material was noted approximately 33 brick courses up from ground level however, at the northern end of the building the scar was raised to almost roof height with the original bricks used in the initial constructed observed to their full height. This suggests that the roof and upper storey collapsed at some stage and was then repaired rather than a first floor being added to the structure at a later date.

6.4.12 The northern elevation of Building C2 featured a window with concrete sill and lintel however, the original sash window did not survive (Plate 47). The western elevation was partially obscured by Building C4 however, a blocked-up pitching hole was noted on the first floor into the hayloft and a boarded-up window (Plate 48).

Interior

6.4.13 As mentioned above, the first floor of Building C4 could not be accessed due to the poor condition of the timber staircase in Building C1. On the ground floor the southern archway on the eastern elevation led into a 317m north/south by 4.96m east/west stable with dirt floor (Plate 49). The central and northern archways led into a larger stable area with central

partition approximately 8.51m north/south by 4.96m east/west with a compact dirt floor noted throughout (Plate 50).

Building C3

- 6.4.14 Building C3 was a small ancillary structure added to the southern elevation of Building C1 approximately 4.7m east/west by 2.7m north/south (Plate 51). Historic map regression suggested that this structure appeared at the end of the 19th century (Ordnance Survey of 1897; Figure 4). The roof has long since collapsed and only the southern wall survived (the northern wall formed by Building C1 and the western by C4). The sandstone wall of Building C4 (that can be seen in Plate 51) was part of an original farm structure and is discussed within the description of Building C4 below.

Building C4

- 6.4.15 Building C4 was located on the western side of Buildings C1 and C2 and first appeared on the Ordnance Survey of 1967 (Figure 7). The structure was roughly L-shaped and had been used as a stable block. As the structure was modern it was not recorded in detail with only areas containing parts of the earlier farmstead being noted (Plate 52 & 53).
- 6.4.16 Along the southern exterior wall of the stable block was a section of sandstone wall with doorway and window in the south-eastern corner (Plate 54, 55 & 56). It would appear that this was part of an earlier working building that was depicted on the tithe map of 1838 and the Ordnance Survey of 1858 (Figure 3) and survived until the Ordnance Survey of 1967 (Figure 7). The wall was 0.40m thick, 2.29m high and survived for 9.06m east/west. It was reused as part of the new stable block with the western and northern walls demolished during the construction of Building C4.

6.5 Building D: Two steel portal frame sheds

- 6.5.1 At the north-eastern corner of Hill House Farm were two steel portal frame shed comprising steel frame and asbestos sheeting roof. The sheds were constructed in the late 20th century and first appeared on the Ordnance Survey of 1992 (not reproduced in the figures). As they were of modern origin, they were not included in the historic building recording (Plate 57).

6.6 Building E: Stable block (Figure 11)

- 6.6.1 Building E was a stable block located on the eastern side of Hill House Farm (Figure 2; Plate 58). It was constructed between 1939 to 1953 and first appeared on the Ordnance Survey of 1954 (Figure 6) therefore does not fall within the remit of this historic building recording survey. The building was constructed in brick stretcher bond with an asbestos sheet roof. A large double door was noted on the southern and northern walls with windows on the western and eastern elevations (Plate 59 & 60). Internally, the main section of the stable block comprised stalls for horses (Plate 61; the wooden partitions had been removed prior to the survey and stacked in the corner of the building). At the south-eastern corner of the structure

were four rooms. These comprised a storage area (Plate 62); two workshops/storage rooms (Plate 63 & 64) and an additional store at the rear (Plate 65).

7. CONCLUSION

- 7.1 The principal aim of the historic building recording was to undertake a programme of recording in order to provide a better understanding and to compile a permanent archive record of the structure. This was undertaken to Historic England's Level 2 standards (Historic England 2016).
- 7.2 Hill House Farm comprised five principal buildings: the farmhouse (Building A); a collection of three steel portal frame sheds and associated masonry (Building B); stable blocks (Building C); two portal steel frame sheds (Building D) and an additional stable block (Building E). None of the structures are either nationally or locally listed and are to be demolished (Planning Ref. DM/19/00283/OUT).
- 7.3 The farm first appeared on the tithe map of Great Aycliffe in 1838 but was not depicted on Greenwood's map of 1820. The farm is shown as a linear range with attached working buildings to the south and further smaller detached working buildings located to the north and south of the main linear range. The land was in the possession of James Watson and occupied by Francis Robinson. It was recorded as a combination of arable and pasture farmland. The Ordnance Survey map of 1858 (Figure 3) shows no changes to the farm although garden plots have been marked out to the east of the farm which also contains two ponds. The structures shown on these early historic maps correspond to the main farmhouse (Building A), the stable (Building C1) as well as parts of building C4 and B1. By the Ordnance Survey of 1895 the farm had retained its original layout, however by 1897 (Figure 4) the farm extended to the north (Building C2) and southwest (Building C; sandstone wall in southwest corner).
- 7.4 The Ordnance Survey of 1946 depicts a new building at the northwest corner of the site as well as an extension to the rear of Building C2. The Ordnance Survey of 1954 (Figure 6; surveyed 1940 to 1953) is heavily stylised, however it does show a newly constructed farm building at the eastern side of the farm. This is conceivably Building E. By the time of the 1967 Ordnance Survey map the earlier structures at the southwestern corner were demolished and the steel portal frame sheds constructed (Building B2), although parts of the earlier structures were retained (Building B1 and the western stone wall that was included in Building B2 and part of B3). Furthermore, it would appear that Building C4 had been constructed by this period adjoined to the western side of buildings C1 and C2 with a smaller structure (Building C3) added to the southern gable end of Building C1. The newly constructed stable block (Building C4) retained part of an earlier stone wall along its southern elevation; this was conceivably the same structure that appears on the tithe map and first edition Ordnance Survey (Figure 3).
- 7.5 It is clear that the Hill House Farm has not survived in its original form and has been extended and remodelled from at least 1896. The farmhouse (Building A) features numerous modern extensions that reflect its conversion into three separate dwellings. Evidence of the roof being

- raised was also noted on the western gable end as well as brick scars that show the location of former farm buildings that did not survive the remodelling. No original internal features survived within the farmhouse apart from the chimney breasts on the eastern and western gable ends.
- 7.6 Fragmented remains of the western range of working buildings also survived within Building B. Both the western and southern walls of Building B1 date from the original farm with the northern and eastern walls surviving at ground level only. This structure is depicted on the tithe map of 1838 and the Ordnance Survey 1858 (Figure 3). Moreover, the lower courses of the western wall of buildings B2 and B3 are also original and comprised sandstone masonry that has been reused as the foundation of the western elevation of the steel portal frame sheds. The stone wall in building B2/3 date from the original part shown on the early historic maps with the southern section of stone wall along the western side of Building B2 being added by 1896 (when the Ordnance Survey of 1897 was revised).
- 7.7 In Building C both structure C1 and part of the southern elevation of C4 represent structural elements of the original farmstead buildings. Building C1 represents a stable with hayloft above with the southern wall of C4 representing an ancillary structure of the farm. Both of these can be seen on the tithe map 1838 and first edition Ordnance Survey of 1858 (Figure 3). By 1897 Building C2 had been constructed adding a hemmel/shelter shed to the north. Pitching openings were noted on the southern elevation of Building C1 as well as the western elevation of C1 and C2. The addition of these large openings on the first floor indicated that a hayloft was present in both C1 and C2. Unfortunately, due to the condition of the staircase in Building C1, the hayloft could not be surveyed.
- 7.8 At some point in the late 19th century buildings C1 and C2 were raised as evidenced by a change in the brick building materials observed in the upper elevations of Building C1 and Building C2 (smaller bricks were used in the lower courses). This was perhaps a repair to the first floor rather than a planned extension as original brickwork can be seen on the northeast corners of C2 at higher levels suggesting the upper floor had collapsed at some point. The stone wall in the southern elevation of C4 was originally part of a single storey farm building that can be seen on the early historic maps that survived until at least 1946, however, by 1967 the roof had been removed and the structure extended upwards by an extra storey. Moreover, the northern wall had been demolished and a larger stable block constructed (Building C4). Buildings E and D were both constructed in the 20th century.
- 7.9 The North-East Regional Research Framework for the Historic Environment (NERRF) (Petts and Gerrard 2006), which highlights the importance of research as a vital element of development-led archaeological work. It sets out key research priorities for all periods of the past allowing commercial contractors to demonstrate how their fieldwork relates to wider regional and national priorities for the study of archaeology and the historic environment.

- 7.10 The post-medieval resource assessment in the NERRF highlights the work of the North-East Vernacular Architecture Group in carrying out extensive survey of vernacular farmhouses and related structures and focuses on areas of the North-East. Previous research has made it evident that the pace of agricultural change in the later post-medieval period was hastened by widespread experimentation and innovation and many of these individuals also built model farms, of which in County Durham, there are notable early (c. 1750) examples, such as on the Raby Estate.
- 7.11 The document *Historic Farmsteads, Preliminary Character Statement: North East Region* (English Heritage 2006) highlights the mid-18th to late 19th century as the most important period of farm building development in the region, with reorganisation and enlargement of holdings undertaken due to the demands of an increasing urban population. This period also saw substantial improvements in animal husbandry with the need for associated housing, particularly for cattle.
- 7.12 Although Hill House Farm was built after the major industrial intensification of the post-medieval period between 1790 and 1830 (Petts & Gerrard 2006) it does show the reorganisation and enlargement of the farmstead to reflect the increasing demands of the urban population. Furthermore, the addition of hemmel/shelter shed C2 and the addition of stable blocks C4 and E reflects the substantial improvements in animal husbandry with the need for associated cattle housing.
- 7.13 No further work is required on the information recovered during the historic building recording, with the Site Archive (including this report), forming the permanent record of Hill House Farm.

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9. ACKNOWLEDGEMENTS AND CREDITS

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APPENDIX 1: FIGURES

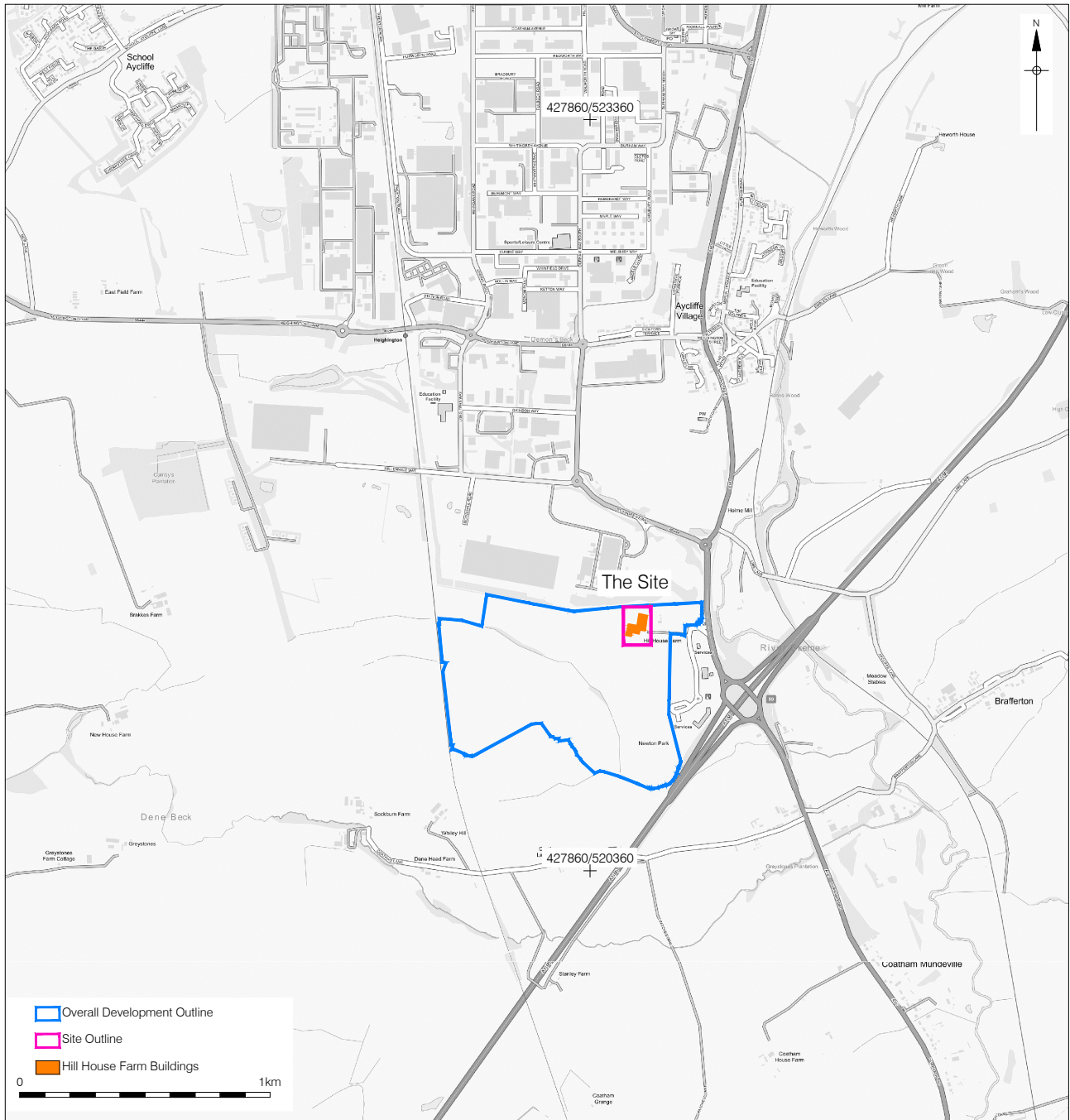
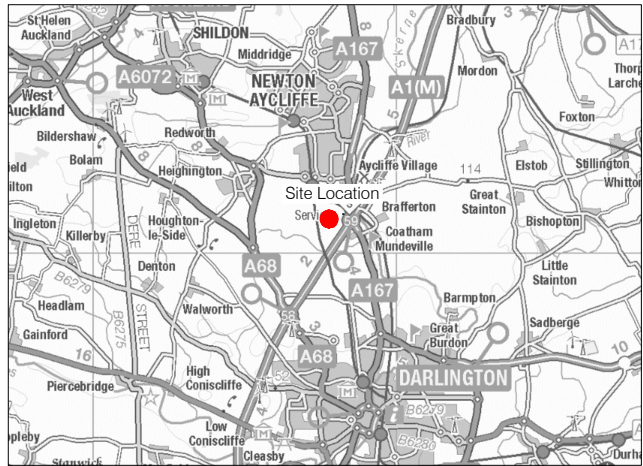
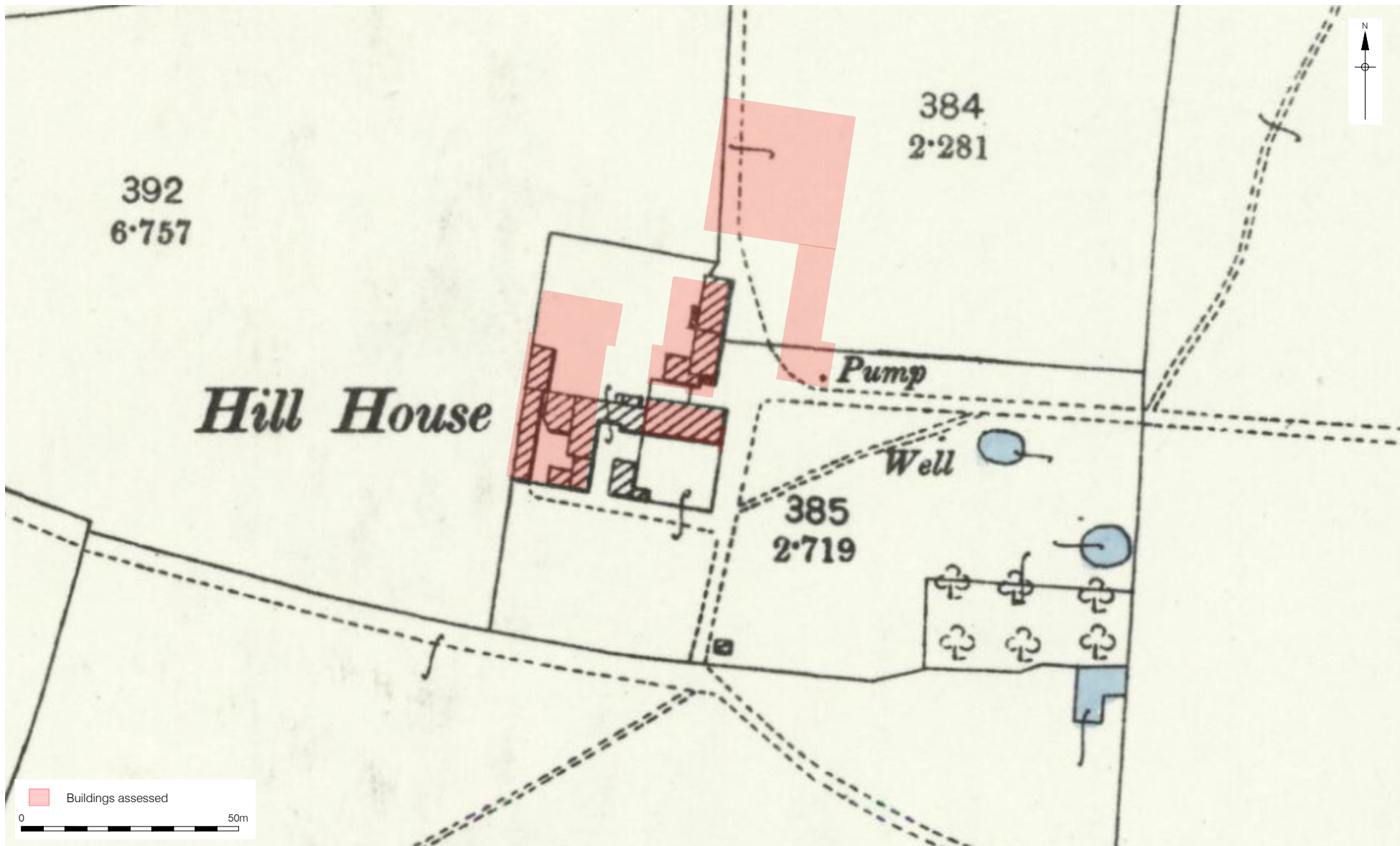




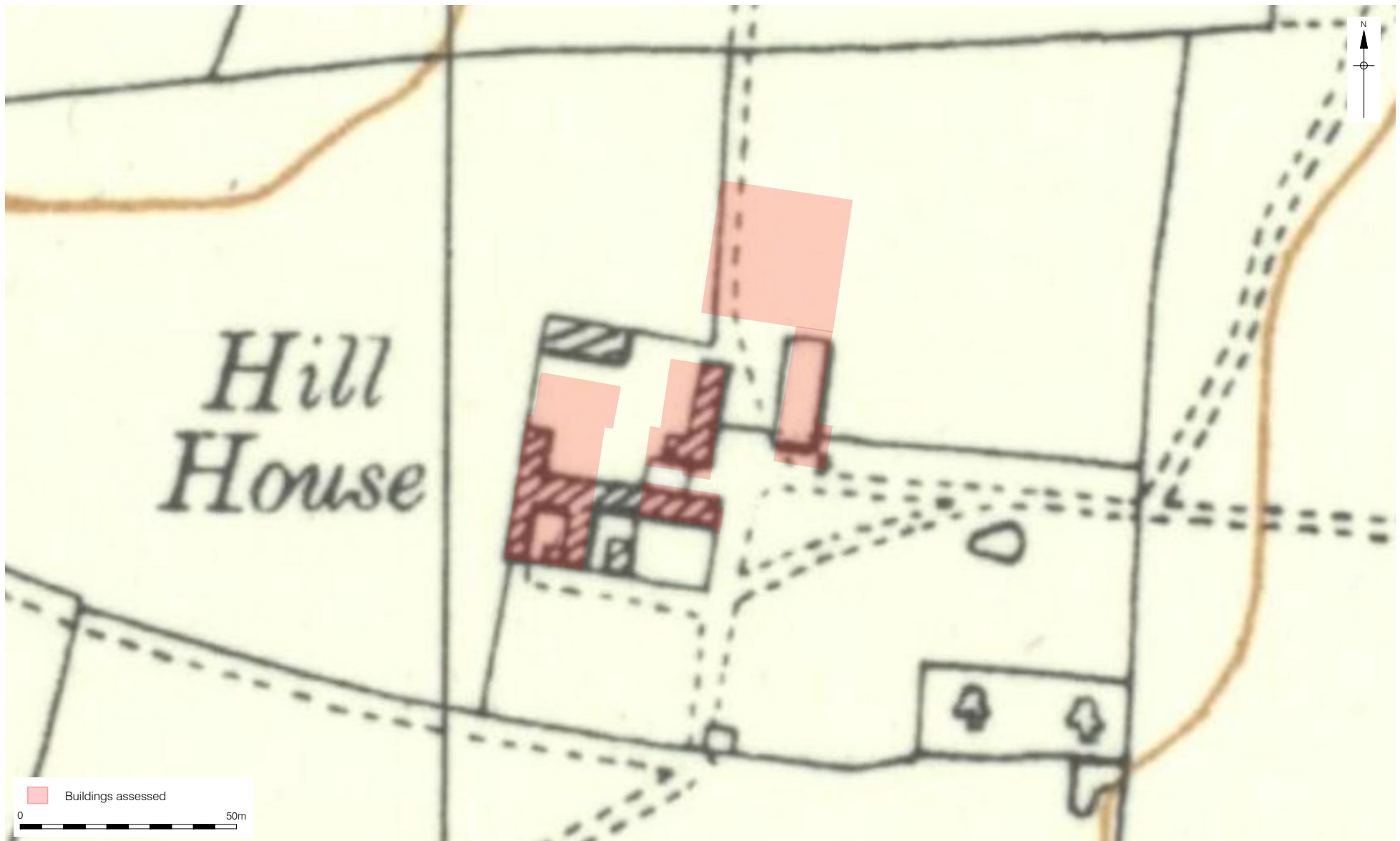
Figure 2
Detailed Site Location showing building
numbers and external plate locations
1:625 at A4



Figure 3
Ordnance Survey 1858
1:1,250 at A4









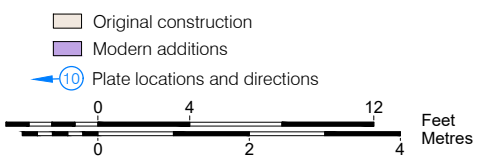


Figure 8
 Plan of Farmhouse (Building A) showing plate locations and directions
 1:100 at A3

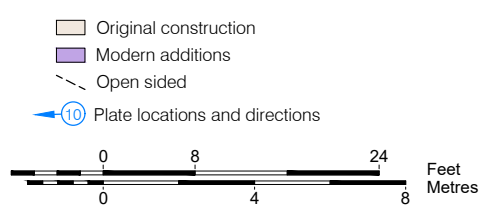
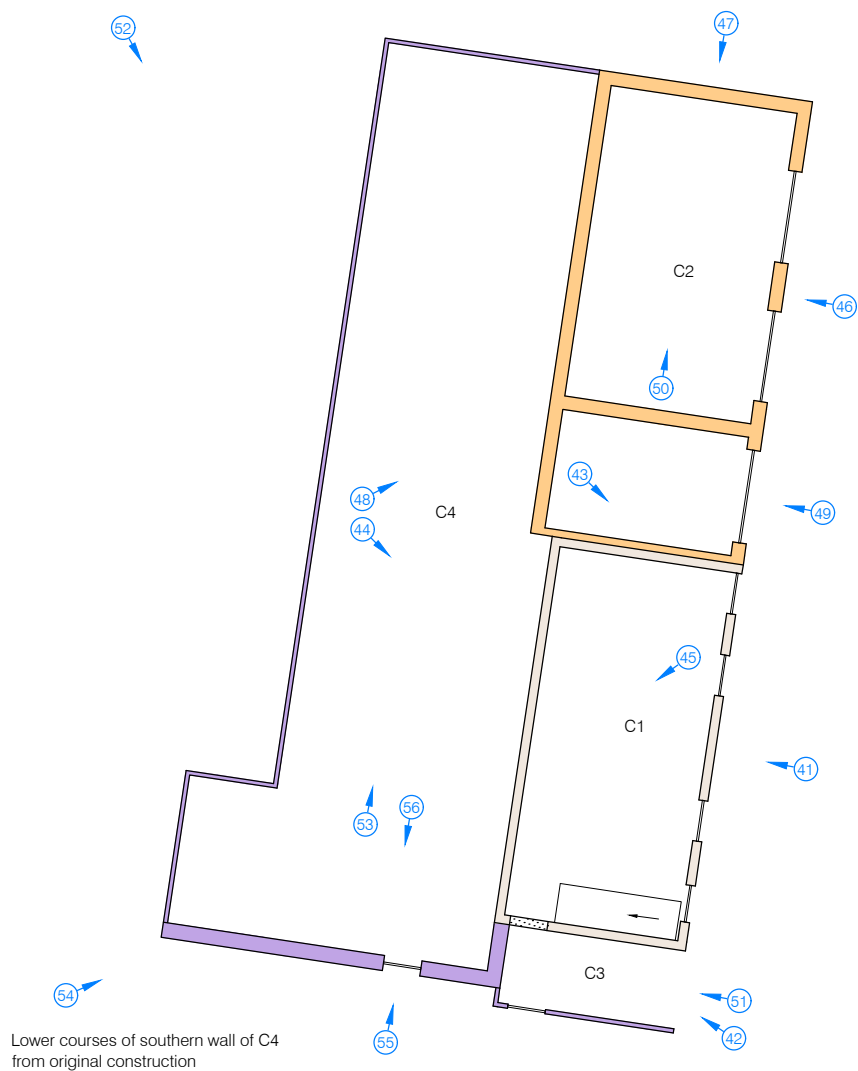






Figure 9
Plan of Building B showing plate locations and directions
1:200 at A3



-  Original construction
-  Pre-1897 addition
-  Modern additions
-  Plate locations and directions

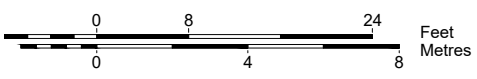
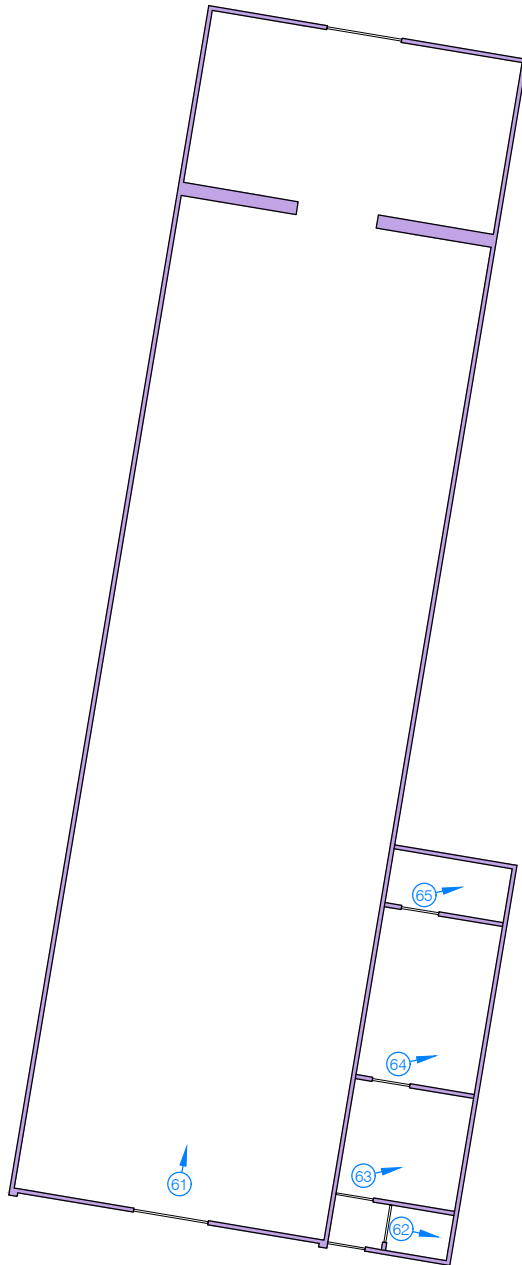


Figure 10
Stable Blocks (Building C) showing plate locations and directions
1:200 at A4



- Modern construction
- Plate locations and directions

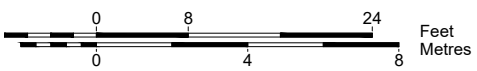


Figure 11
Plan of Building E showing plate locations and directions
1:200 at A4

APPENDIX 2: PHOTOGRAPHIC PLATES

Plate 1: Building A: Farmhouse: view northwest



Plate 2: Building A: Farmhouse: view southwest, 2m scale



Plate 3: Building A: Farmhouse: view southeast, 2m scale



Plate 4: Building A: Farmhouse: view west, 2m scale



Plate 5: Building A: Farmhouse: view north, 2m scale



Plate 6: Building A: Farmhouse: view east, 2m scale



Plate 7: Building A: Room A1.1: view northeast



Plate 8: Building A: Room A1.2: view west, 1m scale



Plate 9: Building A: Room A1.3: view north, 2m scale



Plate 10: Building A: Room A1.4: view west, 2m scale



Plate 11: Building A: Room A1.5: view south, 2m scale

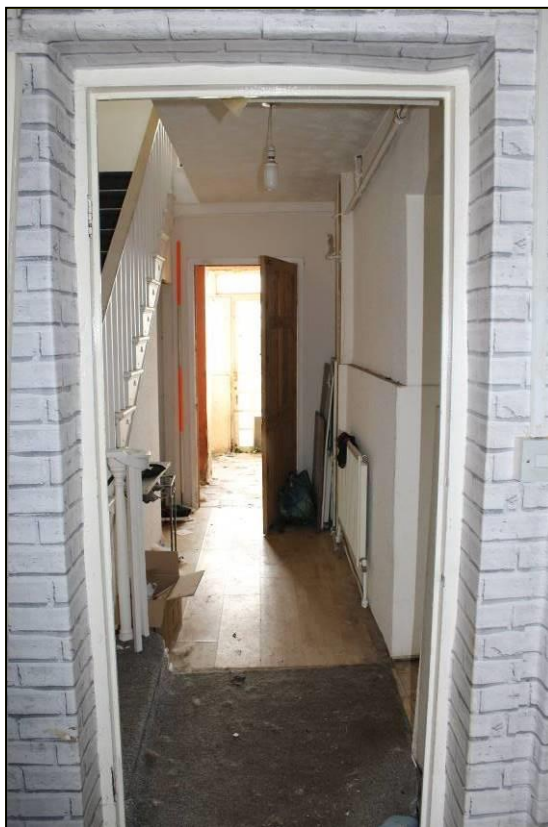


Plate 12: Building A: Room A1.6: view south, 2m scale



Plate 13: Building A: Room A1.7: view east 2m scale



Plate 14: Building A: Room A1.8: view south, 1m scale

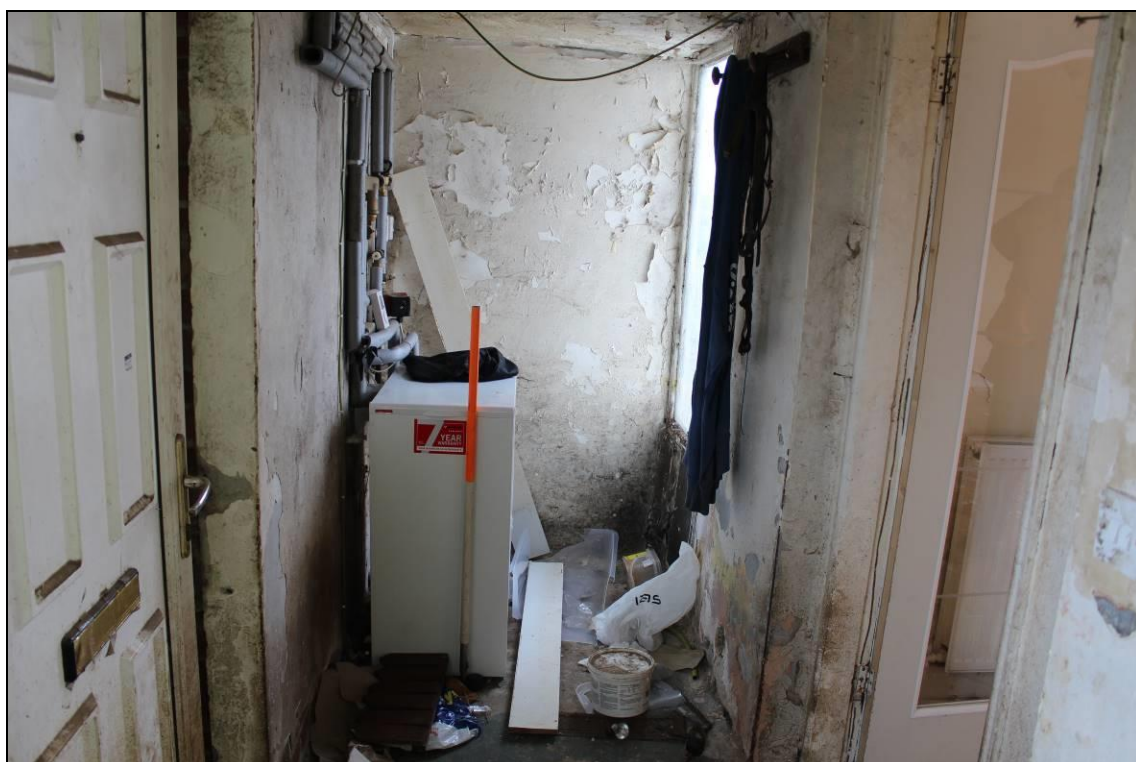


Plate 15: Building A: Room A1.9: view south, 2m scale



Plate 16: Building A: Room A1.9, chimney breast: view east, 2m scale



Plate 17: Building A: Room A1.10: view east, 2m scale



Plate 18: Building A Room A2.1 stairwell: view northeast



Plate 19: Building A: Room A2.2: view northeast



Plate 20: Building A: Room A2.3: view west, scale: 2m



Plate 21: Building A: Room A2.4: view southeast, 2m scale



Plate 22: Building A: Room A2.4: view southeast, 2m scale



Plate 23: Building A: Room A2.5: view north, 2m scale

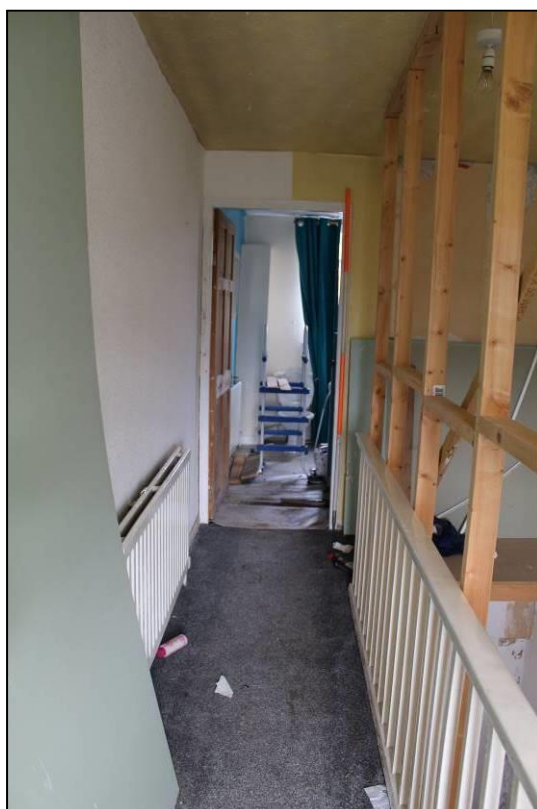


Plate 24: Building A: Room A2.6: view southeast, 2m scale

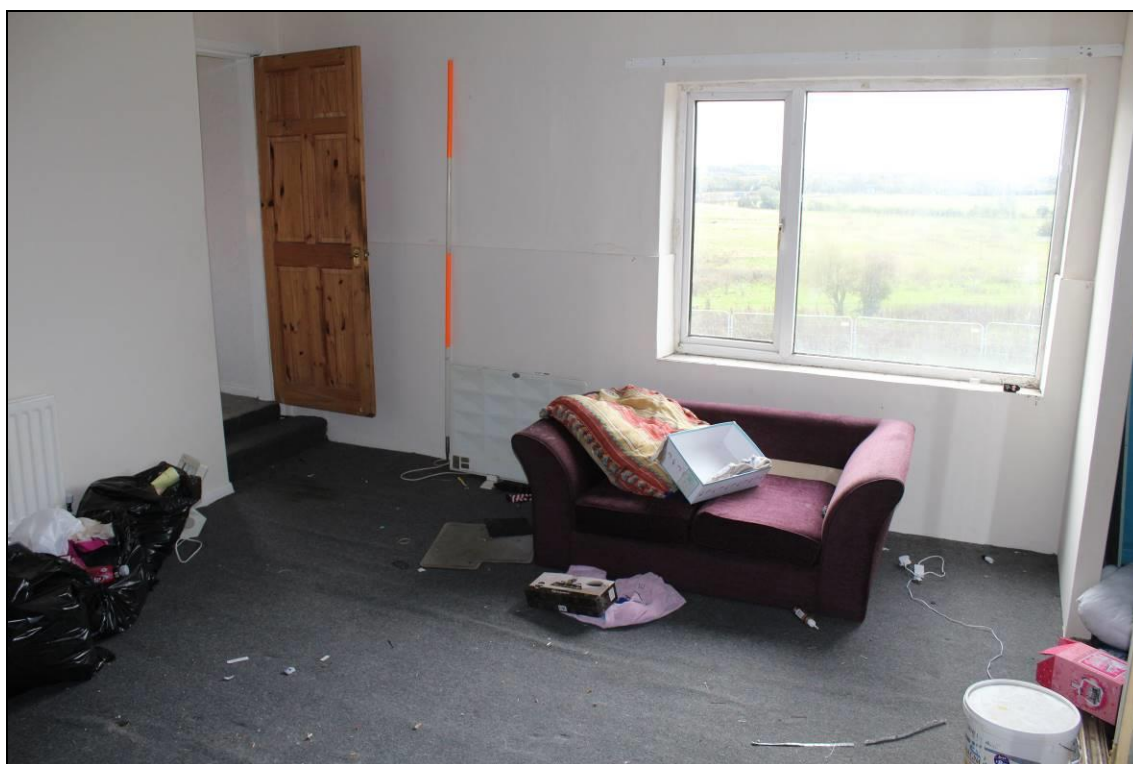


Plate 25: Building A: Room A2.7: view north, 2m scale



Plate 26: Building A: Room A2.8: view east, 2m scale

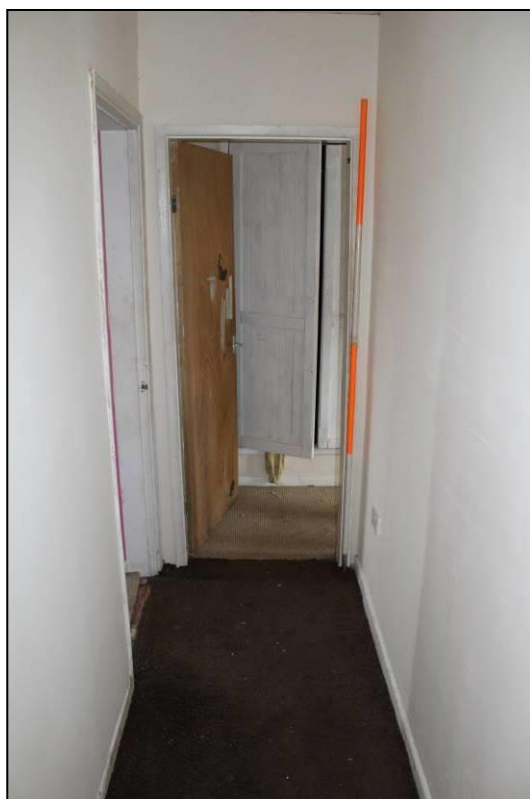


Plate 27: Building A: Room A2.9: view southwest, 2m scale



Plate 28: Building A: Room A2.10: view north east, 2m scale

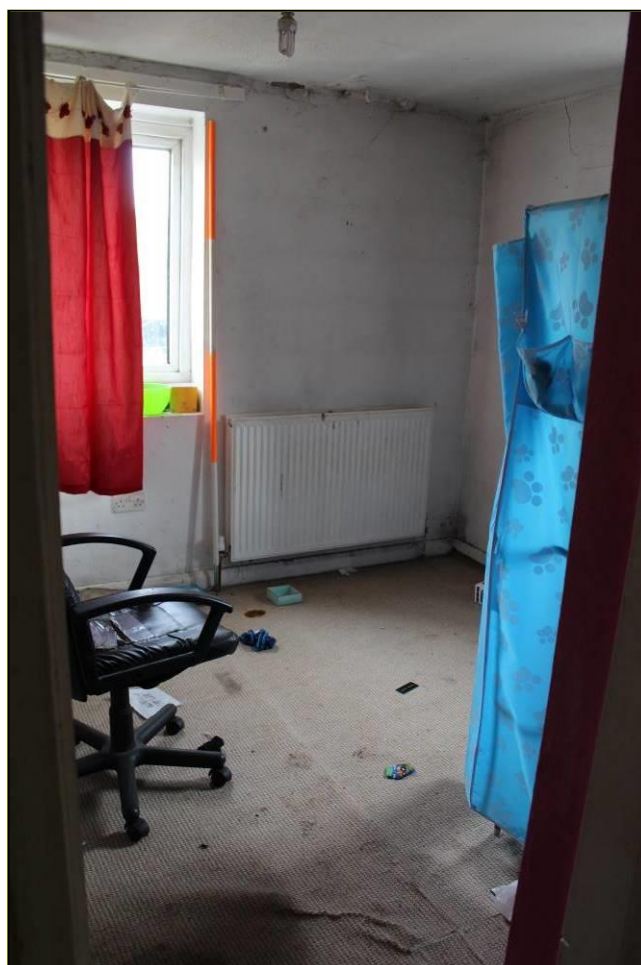


Plate 29: Building A: Room A2.11: view northwest, 2m scale



Plate 30: Building B1: view southwest, 2m scale



Plate 31: Building B1, southern elevation: view south, 2m scale



Plate 32: Building B1, western elevation: View west, 2m scale



Plate 33: Building B2: south facing elevation: view northwest



Plate 34: Western wall of Building B2 and B3, partially obscured by vegetation, view northeast



Plate 35: Building B2: interior: view north, 2m scale



Plate 36: Building B2: interior, western wall, 2m scale



Plate 37: Western wall of Building B2 and B3: view southeast



Plate 38: Building B3: Steel portal frame shed: view west 2m scale



Plate 39: Building B4: Steel portal frame shed: view southwest



Plate 40: East facing elevation of Buildings C1 (centre), C2 (right) and C3 (left): view northwest



Plate 41: Building C1: stable block with hay loft above. Note brick scar and use of different bricks just above lintels of each doorway: view west, 2m scale



Plate 42: South facing elevation of Building C1 showing blocked up doorway (ground floor) and pitching hole (first floor): view northwest, 2m scale



Plate 43: Northern elevation of Building C1: view southeast, 2m scale



Plate 44: Building C1 western elevation (taken from inside Building C4). Note first floor pitching hole into hay loft: view southeast, 2m scale



Plate 45: Building C1 internal: view southeast, 2m scale



Plate 46: Building C2, hemmel/shelter shed with hay loft above: view west, 2m scale 2m



Plate 47: Building C2, northern elevation: view south, scale: 2m



Plate 48: Building C2, western elevation (taken from inside Building C4; note blocked up pitching hole and window on first floor): view northeast, 2m scale



Plate 49: Building C2 interior (southern archway): view west, 2m scale



Plate 50: Building C2 interior (central archway and northern): view north, 2m scale



Plate 51: Building C3, (note original sandstone wall of Building C4 at rear): view west, scale: 2m



Plate 52: Building C4, west facing elevation: view southeast, 2m scale



Plate 53: Building C4 interior: view north, 2m scale



Plate 54: Building C4, south facing elevation (note original sandstone building fabric on lower courses): view northwest, 2m scale



Plate 55: Building C4, southern elevation. Original doorway and window: view north, 2m scale



Plate 56: Building C4, internal, southern exterior wall: view south, 2m scale



Plate 57: Building D: steel portal frame shed, view northeast



Plate 58: Building E: stable block, view northwest, 2m scale



Plate 59: Building E: stable block. Western elevation: view northeast, 2m scale



Plate 60: Building E: view southeast, 2m scale



Plate 61: Building E: interior stable block: view north, 2m scale



Plate 62: Building E: Small storage room: view east



Plate 63: Building E: Room on eastern side: view northeast



Plate 64: Building E: interior eastern room: view north



Plate 65: Building E: storage room: view northeast



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