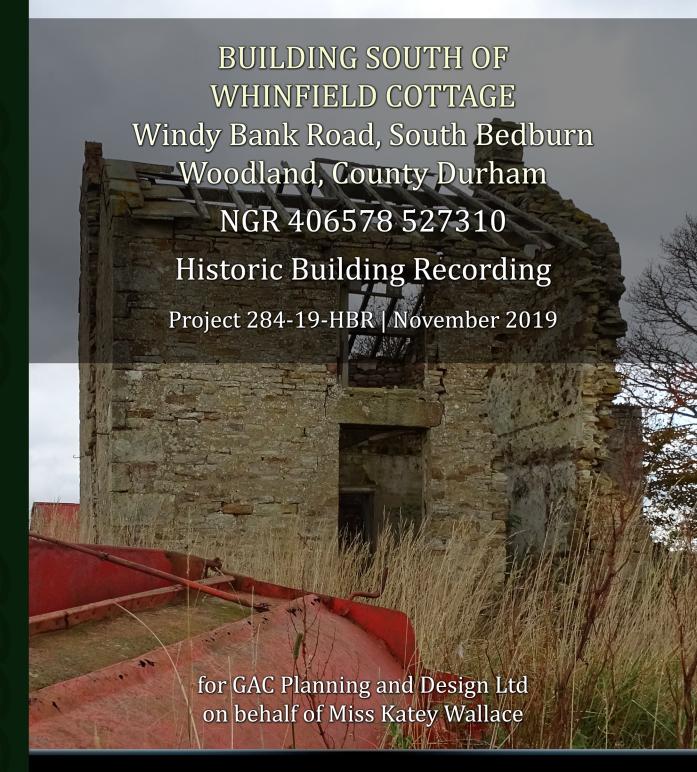
2019

County Durham

Historic Building Recording



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Historic Building Recording

Building south of Whinfield Cottage

Windy Bank Road, South Bedburn Woodland, County Durham

November 2019



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SUMMARY

Name of location: Building south of Whinfield Cottage

Address of location: Windy Bank Road, South Bedburn, Woodland, County Durham

DL₁₃ 5NH

National Grid Reference: NGR 406578 527310

Client: GAC Planning and Design Ltd

Project Type: Historic Building Recording, Level 2

Local Authority Conservation Team: Durham County Council Archaeology Section

Planning Application Reference: DM/19/01997/FPA Conditions 5 and 6

Project Site Code:WCW-19Vindomora Solutions Reference:284-19-HBRReport Author:Tony Liddell

This Report Version/Date: V1 / 19 November 2019

OASIS Identifier: vindomor1-370512

Ordnance Survey Licence Reference: 100053142

Google Earth Pro: Licensed 2015-19

CONCISE SUMMARY OF REPORT

In September 2019 Vindomora Solutions Ltd were commissioned by GAC Planning and Design Ltd on behalf of their client, Miss Katey Wallace, to undertake a scheme of historic/archaeological building recording on a derelict building south of Whinfield Cottage, Woodland, County Durham. The recording work and subsequent report forms Conditions 5 and 6 of planning application DM/19/01997/FPA, which seeks to demolish the derelict structure at the site and erect a new holiday cottage in its place. Under the NPPF the derelict building is a non-designated heritage asset, and so the historic building recording project was required to record the structure prior to work commencing. The level of recording identified by the Local Authority was a *Level 2 Historic England* equivalent survey.

The stone-built house was in place by the time the First Edition Ordnance Survey map was produced in 1857 and appears to have been a standard one room up and one room down house, likely used by an agricultural worker family. The 1857 map shows the house to the west and the lean-to building to the east, which was presumably a barn or byre, with a paddock to the southwest. By the time the 1897 Second Edition Ordnance Survey map was produced, the brick extension had been constructed along the north side of the building with external outbuildings to the east against the boundary wall with the road. By 1921 the paddock to the southwest had gone, replaced by a building (presumably a barn), with a small walled garden space added to the southeast frontage of the house. The house was abandoned in the mid 20th century and was then used as a shelter for livestock: by 1978, the roof had collapsed on the lean-to to the east.

The structure is a standard example of an early 19th century agricultural workers' accommodation building but it is in very poor condition and subject to collapse. No features remain within the structure that would require preservation.

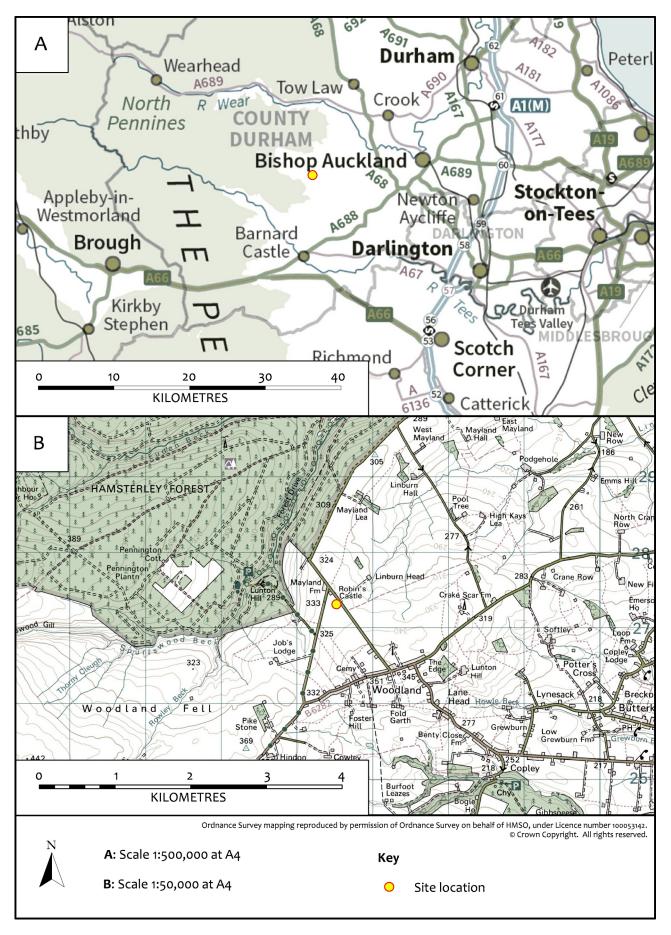


Figure 1. Location of the site, regionally.

1. SCOPE OF PROJECT



Plate 1. Aerial view of the site as recorded in 2018 (dataset © 2009 Google Earth Pro).

1.1 Project location

- 1.1.1 The site is located at directly south of Whinfield Cottage farm, Windy Bank Road, South Bedburn, Woodland, County Durham (centred at NGR 406578 527310). The site lies in a small plot of scrubland, surrounded by fields to the west and south, with Windy Bank Road directly to the east and Whinfield Cottage to the north.
- 1.1.2 The site lies at an average of 335m OD (Ordnance Datum, above sea level).

1.2 Circumstances of the Project

- 1.2.1 In September 2019 Vindomora Solutions Ltd were commissioned by GAC Planning and Design Ltd on behalf of their client, Miss Katey Wallace, to undertake a scheme of historic/archaeological building recording on a derelict building south of Whinfield Cottage, Woodland, County Durham. The location of the development site can be viewed regionally on Figure 1 and locally on Figure 2.
- 1.2.2 The recording work and this subsequent report forms Conditions 5 and 6 of planning application DM/19/01997/FPA, which seeks to demolish the derelict structure at the site and erect a new holiday cottage in its place. Under the NPPF the derelict building is a non-designated heritage asset, and so the historic building recording project was required to record the structure prior to work commencing. The level of recording identified by the Local Authority was a Level 2 Historic England equivalent survey.

1.2.3 Archaeological and historical research objectives are built into developer funded archaeological schemes of work. This is the result of a number of English Heritage national policy frameworks: Exploring our Past (1991), Frameworks for our Past (1996), Research Agenda (1997) and Policy Statement on Implementation (1999). The research priorities proposed initially to have potential direct relevance to this project are set out in Shared Visions: North East Regional Research Framework for the Historic Environment (2006), in particular:

Post-medieval: PMviii - Industrial intensification

- 1.3 Written Scheme of Investigation
- 1.3.1 The Written Scheme of Investigation (WSI) for this project was produced by Tony Liddell, Principal Archaeologist for Vindomora Solutions Ltd and approved by Emma Watson, Archaeology Assistant for Durham County Council (Version 2, dated 21st October 2019).
- 1.4 Timetable of works
- 1.4.1 The inspection and survey of the building was undertaken on 30th October 2019.
- 1.4.2 The results of the inspection and survey were compiled into this report during the week commencing the 6th November 2019, with the report finalised on Tuesday, November 19, 2019.
- 1.5 Professional standards
- 1.5.1 All work undertaken was in accordance with the Institute for Archaeologists' Code of Conduct (CIfA 2014) and their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (CIfA 2014). The following English Heritage / Historic England standards were also adhered to: Measured and Drawn Techniques and practice for the metric survey of historic buildings (second edition, 2009) Conservation Principles Policies and Guidance (2008) and Understanding Historic Buildings A guide to good recording practice (2016). Standards were also in accordance with the British Archaeologists' and Developers' Liaison Group's Code of Practice (1988) and Durham County Council's Standards for all Archaeological Work in County Durham and Darlington (Version 2, 2019).
- 1.6 Health and safety
- 1.6.1 Standard PPE was utilised for health and safety purposes throughout the fieldwork. All issues of on-site health and safety were undertaken in accordance with the Vindomora Solutions Limited Health and Safety Manual (updated 2018). To prevent lone working within a derelict structure, Ivan Carter-Becker of GAC Planning and Design Ltd also attended the fieldwork session.
- 1.7 Archive
- 1.7.1 A full archive has been compiled in line with the specification and current UKIC and English Heritage Guidelines. The project code is **WCW-19** (Whinfield Cottage Woodland 2019). Vindomora Solutions support the **O**nline **A**cces**S** to the Index of Archaeological Investigation**S** project (OASIS). As a result, this report will be made available to the project under the unique identifier **vindomor1-370512**.

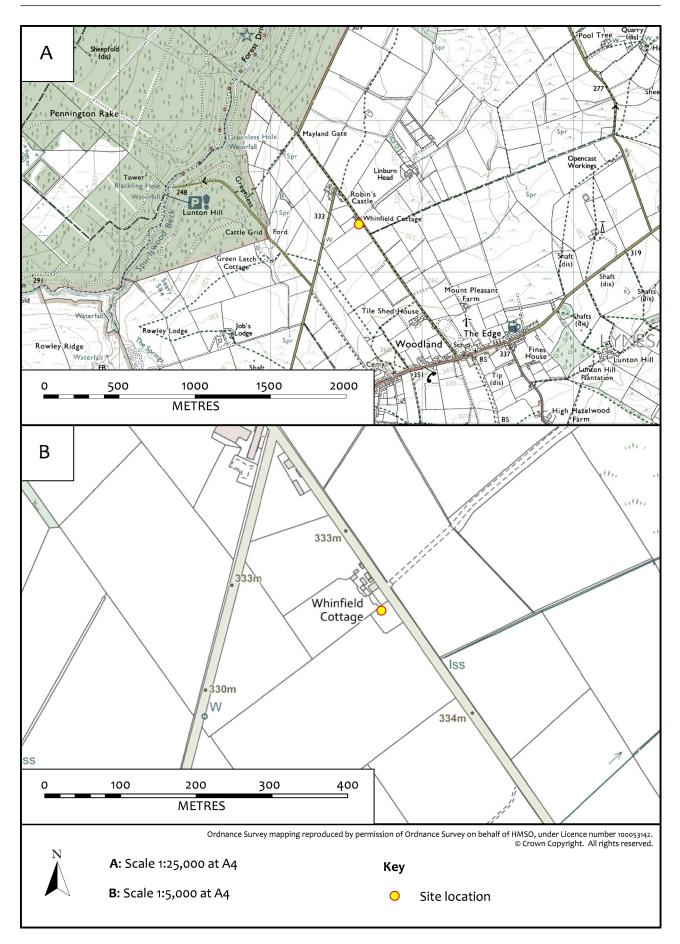


Figure 2. Location of the site, locally.

2. BACKGROUND

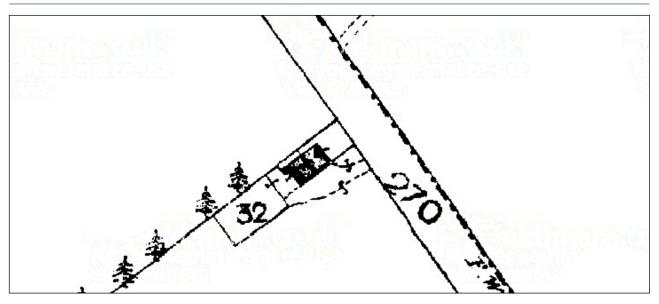
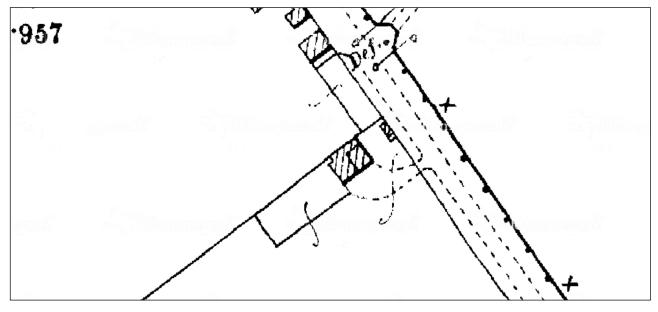


Plate 2. Extract from the 1857 Ordnance Survey map showing the stone building on site without the brick lean-to on the northern side.

2.1 The cottage and outbuildings

- 2.1.1 The stone-built cottage was already built by the time the 1857 Ordnance Survey was produced (see *Plate* 2), which shows the cottage on the west and the lean-to barn on the east side. At that time there were no buildings to the north of the field wall, and there was a paddock to the southwest. Two tracks lead to the site from Windy Bank Road: one led to the barn and the other to the paddock. There was also a gate between the garden west of the cottage and the paddock.
- 2.1.2 By the time the 1897 Ordnance Survey map was produced (see *Plate 3*), the building had taken on the external form we see now, with an extension built along the northern wall. Further small





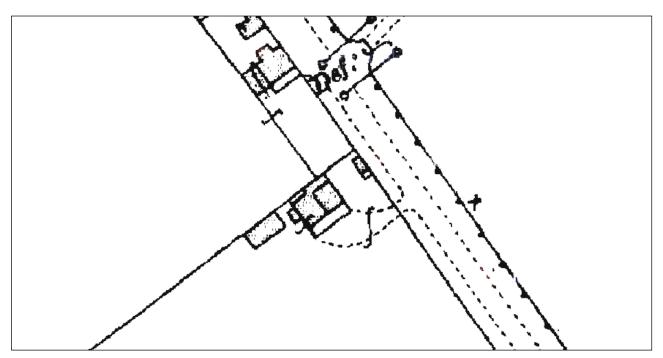


Plate 4. Extract from the 1921 Ordnance Survey map.

buildings had been built externally, against the eastern boundary wall with the road, presumably either a coal bunker or an earth netty.

- 2.1.3 By 1921 (see *Plate 4*) the paddock to the southwest was gone, with a barn or similar outbuilding in place. A small walled garden/space had also been built against the southern elevation.
- 2.1.4 In 1978 another edition of the Ordnance Survey was released (not shown here due to copyright) showing the main house and barn to the southwest intact, but the lean-to barn on the east side of the house was by then derelict. Discussion with the client suggests that the building had not been inhabited since at least the 1960s.
- 2.1.5 Throughout the historic mapping, no name was given to the building. On the 1978 map, the farm buildings directly adjacent to the north are named Whinfield Cottage, but again the building under scrutiny is not named. The 1939 England and Wales Register has a William and Elizabeth Dent living at Whinfield Cottage, and further back in 1894 farmer James Lowe was living at the cottage according to Whellan's Directory. Following the thread of James Lowe, the 1891 census shows him living in an unnamed building and the 1901 census as living on the 'Lane' for Woodland.
- 2.1.6 It does seem *likely* (though not definite) that the building under study was the original Whinfield Cottage, suggested by the records dating between 1891 and 1901: a name that then passed to the adjacent farm complex to the north when the original building fell out of use in the mid 20th century.

3. THE BUILDING RECORDING



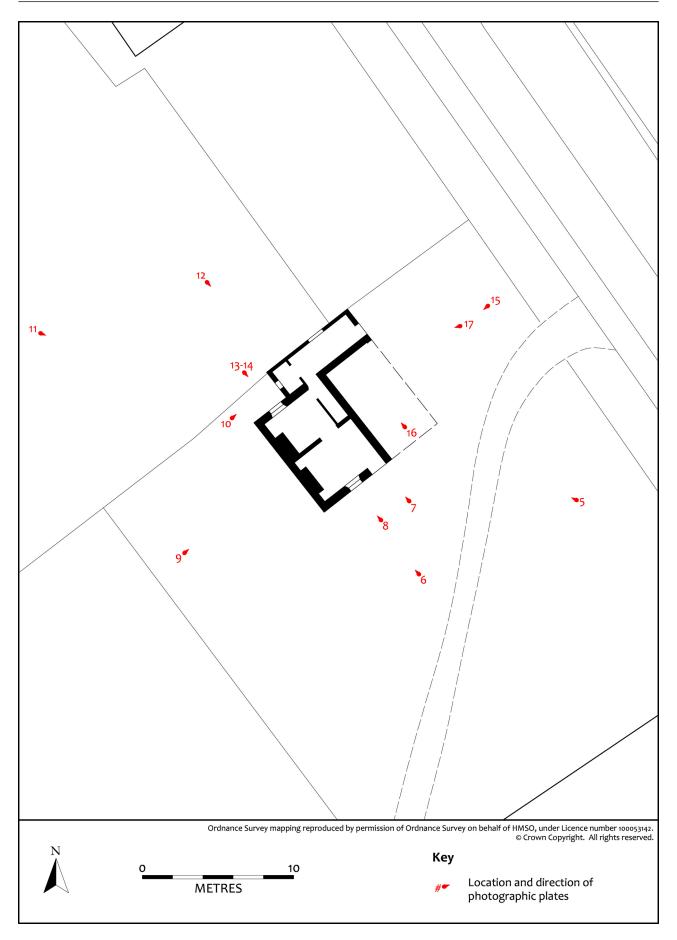
Plate 5. View of the building from the southeast (frame WCW004).

3.1 Introduction

3.1.1 The following chapter of the report contains a selection of relevant photographs to adequately illustrate the written record. Figures 3 and 4 show the location and direction of each photograph plate referenced in this text, while a full index of images (including those not used in this text) can be found in Appendix 1, which relates to images contained within the photographic archive accompanying this report.

3.2 External

- 3.2.1 The building is aligned southeast-northwest, with its primary elevation facing south-east.
- 3.2.2 South-east facing elevation: The south-eastern elevation was the primary facade of the building, holding the front door in the eastern extent of the wall and one large window on the ground floor as well as a further window above on the first floor. The wall's construction comprised thin partially coursed slabs of stone with occasional rubble and measured 0.48m thick with a rubble core.
- 3.2.3 The southern corner of the building sported quoins (see *Plate 6* for reference), but the north-eastern extent of the facade had collapsed above the line of the ground floor external door to its full height (see *Plate 7* for detail). As such no evidence of a potential window on the first floor above the door remained. The partial remains of the stone door jambs could be seen. The first floor window roughly centrally located within the elevation had a stone lintel (see *Plate 8* for



 $\label{lem:figure 3.} \textbf{Location and direction of the external photographic plates in this section.}$



Plate 6. The primary south-eastern elevation (frame WCW002).

Plate 7. The collapse and door jamb (detail) (frame WCW006).



Plate 8. The windows (detail) (frame WCW005).



- detail), with the sill resting atop the stone lintel for the ground floor window. The sill for the ground floor window had partially collapsed but its form was still visible.
- South-west facing elevation: As with the south-east facing elevation, the south-western wall 3.2.4 comprised primarily thin stone slabs of stone with occasional rubble infill. Both corners sported quoins, and within the ground floor toward the northwest a small infilled window with stone lintel could be seen.
- 3.2.5 As can be seen on *Plate* 9, this wall had suffered a catastrophic collapse, with a shear running from the eaves to only a metre off the ground floor surface, suggesting that the southern corner of the building is subsiding. When the wall had collapsed at its apex, the remains of a later brick chimney could be seen.



Plate 9. The south-west elevation (frame WCW007).

Plate 10 (right). The south-west elevation of the brick extension (frame WCW008).

- 3.2.6 On the northern side of the building was the late 19th century brick extension. The southwest facing elevation can be seen in *Plate* 10. The bricks are in English Garden Wall bond, specifically Scottish bond (five rows courses of stretchers with a header course above and below).
- 3.2.7 The remains of a small window can be seen on *Plate 10* with a degraded brick header arch over.
- 3.2.8 North-west facing elevation: The north-west facing elevation can be seen on *Plate*11. Due to the built nature of the modern Whinfield Cottage site directly to the north,



Plate 11 (below). The north-west elevation (frame WCW009).





Plate 12. The north-west elevation of the main house (frame WCW010).

- a direct angle of view was not possible. As such, the photography for this elevation was taken from the open field to the northwest.
- 3.2.9 As previously noted, a brick extension had been added to the building in the late 19th century, constructed in English Garden Wall bond. The north-western view shows us this was in *lean-to* style with a small window in the south-west facing elevation (see *Section 3.2.7*) and a large window in the north-west facing elevation, positioned slightly off centre to the northeast.
- 3.2.10 With reference to the main house, the corners sport quoins with the construction stone slabs and rubble as per the previously described elevations. There were also patches of degraded render. There were two main windows, one on the ground floor (see *Plate 13*) with the first floor window directly above (see *Plate 14*). These windows had timber lintels. The remains of a further potential smaller window on the first floor could be seen above the brick extension roofline, marked by stone lintels. From this angle, it could also be noted that the eastern 'barn' attached to the house on the historic mapping appeared to not be keyed into the main structure, suggesting that the house was built first with the barn a later addition.



Plate 13. The north-west elevation ground floor window (frame WCW011).



Plate 14. The north-west elevation first floor window (frame WCW011).

Plate 15. The north-east elevation (frame WCW015).





Plate 16. The internal south-facing wall of the lean-to (frame WCW017).

- 3.2.11 North-west facing elevation: The main north-eastern elevation of the main house was rendered (see *Plate 15*) above the roof line for the lean-to 'barn'. Historic mapping shows that the barn was derelict by at least 1978. Where the north-western elevation would have been within the 'barn' it can be seen to be constructed of rubble and slabbed stone, roughly coursed and repaired in a number of places. Voids relating to the timber structure of the lean-to can be seen within the wall, and Plate 17 shows the internal south-east facing wall of the structure, which can be seen to butt the main house and was not keyed in.
- 3.2.12 The northeastern extent of the northern extension can be seen on *Plate 17*. The elevation was constructed of rendered stone with a brick relieving arch over a central doorway. The rubble stub of the remains of the collapsed northeastern wall of the barn could be seen on the southeastern corner of the wall section.







Plate 18. The internal north-west facing wall of Room A (frame WCW025).



- 3.3 Internal
- 3.3.1 For ease of description, the building was split into four areas internally. As there was no ceiling remaining on the ground floor as thus no actual floor for the upper level, any features noted on the upper floor will be described within their respective ground floor area.
- 3.3.2 Room A: This area would have been the primary living area for the house on the ground floor, with a large window in the southeast wall as well as the main entrance (see *Plate 18*). Internally, the walls on both floors were rendered, though most of the render had fallen from the upper floor walls. The joist holes for the ceiling/floor were visible in the southeast and northwest walls.
- 3.3.3 The southwestern wall of the area contained a large brick-built chimney, which contained the remains of a fireplace on the ground floor

Plate 19. The chimney and suspended upper floor hearth (frame WCW018).

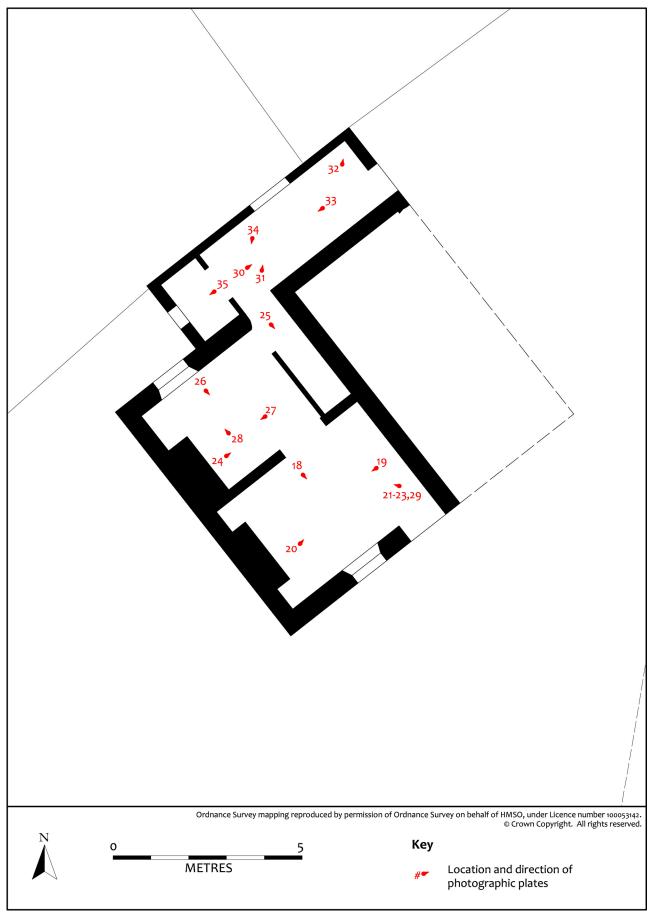


Figure 4. Location and direction of the internal photographic plates in this section.



Plate 20 (left). The northeastern wall of Room A (frame WCW024).

(blocked) as well as a fireplace on the first floor (see Plate 19). The chimney and its associated fireplaces were not original to the structure, rather they were later insertions likely put in place in the latter half of the 19th century. Now in very poor condition, the stack itself is collapsing, and the first floor fireplace with a visible stone lintel and frame could be seen to be full of fallen debris. The hearth for the first floor fireplace remains suspended on a brick plinth. The collapse noted in the outer wall (see Section 3.2.5) is aligned against the back of the brick chimney insert, suggesting that the construction of the chimney caused a weakness in the wall structure and a fault line for the collapse to follow.

3.3.4 The northeast wall of Room A shows little detail (see *Plate 20*) other than the scar of the ceiling/floor level.



Plate 21 (below). The northwestern wall of Room A, ground floor (frame WCW020).



Plate 22. The northwestern wall of Room A, upper floor (frame WCW021).

3.3.5 The internal northwestern wall was constructed of brick and was a later insert, likely constructed at the same time as the chimney on the southwestern wall. Rendered at ground floor level, it

contained a door with a wooden frame and lintel through into Room B. The upper floor showed that the wall only continued across half of the floorspace at that height, suggesting a large open area on the northeastern side.

3.3.6 From the internal view of the roofing structure, the remaining timbers while relatively stable presently are likely to be easily dislodged by any strong winds or other adverse weather conditions (see *Plate 23*).







Plate 24 (above). The timber framed staircase in Room B (frame WCW033).

- 3.3.7 Room B: The northeast wall of this room was taken up by the remains of a timber staircase up to the first floor, with a under-stair cupboard below (see *Plate 24*). The staircase was in a dangerous condition as can be seen in *Plate 25*. The timber panelling for the staircase had also formed a ground floor wall, with a doorway from the main room lying to the north of the staircase. The first floor appeared to be partly rendered, with no features of interest visible.
- 3.3.8 The southeast wall of the room as noted in Room A was a later brick construction and remained partially rendered on the upper floor (see Plate 26) and fully



Plate 25 (right). The timber framed staircase in Room B (frame WCW035).



Plate 26. The first floor southeast wall of Room B (frame WCW030).

Plate 27. The fireplace in Room B (frame WCW027).

rendered on the ground floor. The ground floor also contained a timber framed door leading into Room A.

- The southwest wall contained a chimney on 3.3.9 the ground floor constructed of brick with a stone lintel and frame and a timber mantle (see Plate 27). The structure had fallen completely on the upper floor with no trace remaining, and it was noted that as with the other brick internal constructions this was a later addition, though in this case the chimney had not been tied into the main wall and was in the process of 'peeling' away. Further evidence of this feature being a later addition to the structure lies in the location of the blocked window noted in the outer wall (see Section 3.2.4) which lies behind the chimney.
- 3.3.10 The northwest wall is partially rendered and holds timber framed windows on the ground and upper floor, along with the precarious remains of the ceiling/floor



Plate 28. The ground floor window in Room B (frame WCW031).



Plate 29. The blocked upper floor window in Room B, taken from Room A (frame WCW021).

beams and their slots. The upper floor also contains the remains of a further small blocked window (noted externally in Section 3.2.10) as can be seen on Plate 29.

3.3.11 Room C: This area forms the main space within the northern brick extension. The structure was a single storey lean-to, with the inner southeastern wall formed by the stone northwestern wall

of the main house and attached barn. The northeastern wall was also constructed of stone, with a single door set with a timber lintel and three courses of brick fill above (see *Plate* 30). The northwestern wall was of brick with degraded render over, with a large window set within it (see *Plate* 31).

in the northeast corner of the structure was a brick chimney column (see Plate 32). The column appears to have been constructed against the northwestern edge of the stone wall holding the external door, with the northwestern wall of the extension then butted against it. Neither the stone northeast or the brick northwest wall were keyed into the column: as such the structure is falling to the north away from the walls. Rather than a fireplace, the



Plate 30. The late 19th century extension looking northeast (frame WCW039).



Plate 31. The window within the northwestern wall of the extension (frame WCW042).

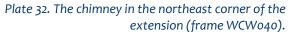




Plate 33. The late 19th century extension looking southwest into Room D (frame WCW038).



Plate 34. The southern corner of Room C, granting access to Room B (left door) and Room D (right door) (frame WCW036).

- chimney serviced a stove which was no longer present.
- 3.3.13 As well as the external access in the northeast wall, the lower southeast wall also held a doorway through to the base of the staircase and Room B. The door was set in a timber frame with an overlight, with the western wall curving southwest from the doorway into Room B.
- 3.3.14 Room D: This was a small room at the southwestern end of the late 19th century extension. The room had a single window in the southwest wall (as noted in Section 3.2.9) and was rendered. The render bore scars of shelving, suggesting the room's use as storage.



Plate 35. Room D looking southwest (frame WCW037).



4. DISCUSSION



Plate 36. The house from the southeast (frame WCW001).

4.1 Overview

- 4.1.1 The stone-built house was in place by the time the First Edition Ordnance Survey map was produced in 1857 and appears to have been a standard one room up and one room down house. The 1857 map shows the house to the west and the lean-to building to the east, which was presumably a barn or byre, with a paddock to the southwest. By the time the 1897 Second Edition Ordnance Survey map was produced, the brick extension had been constructed along the north side of the building with external outbuildings to the east against the boundary wall with the road. By 1921 the paddock to the west had gone, replaced by a building (presumably a barn), with a small walled garden space added to the southeast frontage of the house. The house was abandoned in the mid 20th century and was then used as a shelter for livestock: by 1978, the roof had collapsed on the lean-to to the east.
- 4.1.2 The structure is a standard example of an early 19th century agricultural workers' accommodation building but it is in very poor condition and subject to collapse. No features remain within the structure that would require preservation.

4.2 Phasing

4.2.1 Based upon the historic mapping and examination of the structure, a basic phase plan can be produced for the building. This can be seen on Figure 5.

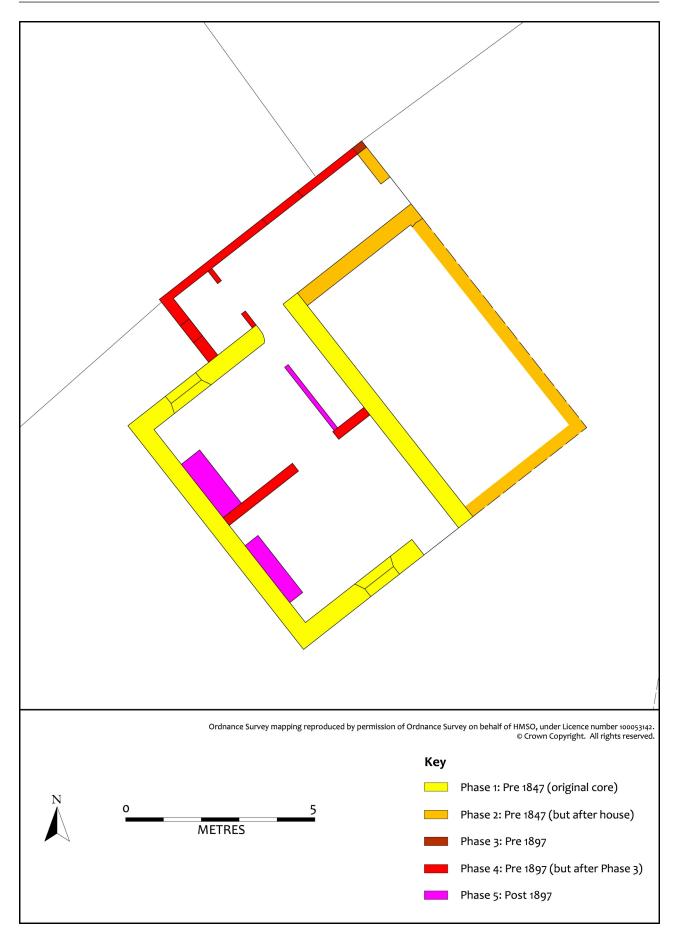


Figure 5. Phase plan of the building's development.

5. REPOSITORIES AND SOURCES

5.1 Repositories

Beamish Museum People's Collection. Online at http://collections.beamish.org.uk/

Britain from Above Project. Online at http://www.britainfromabove.org.uk/

British Library. Online at http://www.bl.uk/

British Geological Survey. Online at

http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

Durham Record Office. County Hall, Durham DH1 5UL

Historic England Archive. Online at http://archive.historicengland.org.uk

Keys to the Past. Online at http://www.keystothepast.info

Newcastle City Library. Local studies section, Princess Square, Newcastle upon Tyne, NE99 1DX

PastScape Project. Online at http://www.pastscape.org.uk/default.aspx

Portable Antiquities Scheme. Online at https://finds.org.uk/

Tyne and Wear Archives. Blandford House, Blandford Square, Newcastle upon Tyne NE1 4JA

ViewFinder Project. Online at http://viewfinder.english-heritage.org.uk/

Vindomora Solutions Ltd Archive. Prospect House, Prospect Business Park, Leadgate, Consett, County Durham DH8 7PW

5.2 Sources

Barnwell, P.S. and Giles, C. (1997) English Farmsteads 1750-1914. RCHME.

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APPENDIX 1: PHOTOGRAPHIC ARCHIVE

Key

Frame #: digital filename of the photograph as found on the archive disk and as labelled on Figures

6-7. On the disk the file will be prefixed with the five digit project code WCW19.

Facing: direction the photograph was taken in.

Fig: refer to Figure #

Area: The room/area the image lies within.

			_				_
Frame # F	acing	Fig	Area	Frame #	Facing	Fig	Area
001 N	1W	6	External	034	Е	7	Room B
002 N	1W	6	External	035	SE	7	Room B
003 N	1W	6	External	036	S	7	Room C
004 N	1W	6	External	037	SW	7	Room D
005 N	1W	6	External	038	SW	7	Room C
006 N	1W	6	External	039	NE	7	Room C
007 N	ΙE	6	External	040	N	7	Room C
008 N	ΙE	6	External	041	N	7	Room C
009 S	E	6	External	042	N	7	Room C
010 S	E	6	External	043	SE	7	Room C
011 S	E	6	External	044	E	7	Room C
012 S	E	6	External				
013 S ¹	W	6	External				
014 W	V	6	External				
015 S ¹	W	6	External				
016 N	1W	6	External				
017 N	1W	6	External				
018 S ¹	W	7	Room A				
019 S'	W	7	Room A				
020 W	V	7	Room A				
021 W	V	7	Room A				
022 W	V	7	Room A				
023 N	ΙE	7	Room A				
024 N	ΙE	7	Room A				
025 S	E	7	Room A				
026 S		7	Room A				
027 S'	W	7	Room B				
028 S'	W	7	Room B				
029 S	E	7	Room B				
030 S	E	7	Room B				
031 N	1W	7	Room B				
032 N	1W	7	Room B				

Room B

7

033

ΝE

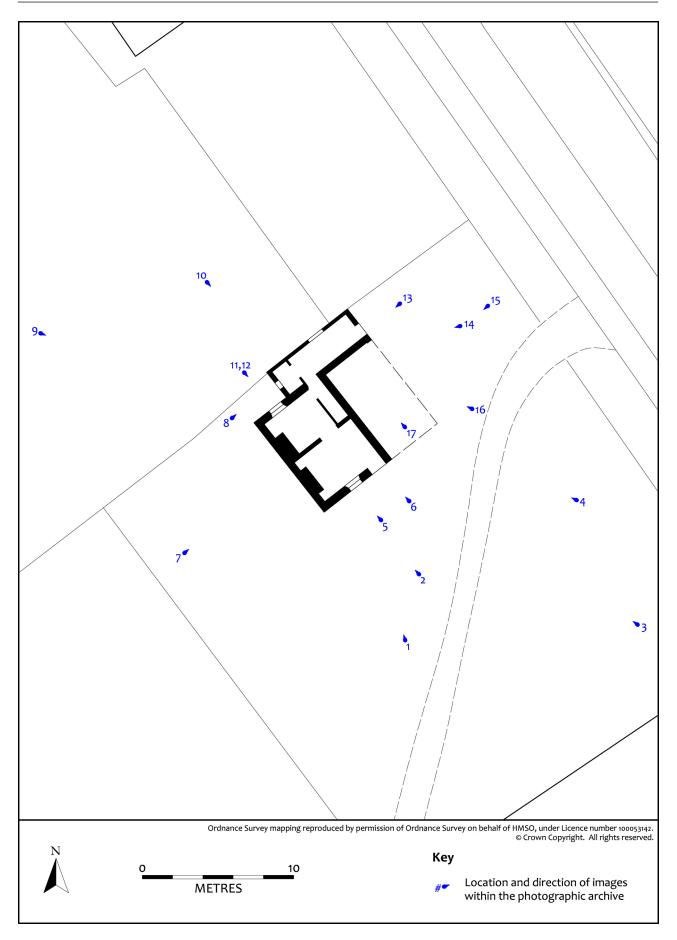


Figure 6. Location and direction of the external photographic archive images.



Figure 7. Location and direction of the internal photographic archive images.

Contact sheets



WCW19001-JPG



WCW19002-JPG



WCW19003-JPG



WCW19004-JPG



WCW19012-JPG



WCW19012-JPG



WCW19007-JPG



WCW19012-JPG



WCW19009-JPG



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