
MODEL FARM, THE GREEN, UPPER POPPLETON,
YORK.

REPORT ON A HISTORIC BUILDING RECORDING SURVEY
OSA REPORT NO: OSA19BR04

April 2019.

OSA

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Report Summary

REPORT NO: OSA19BR04

SITE NAME: Model Farm, The Green, Upper Poppleton

COUNTY: York

NATIONAL GRID REFERENCE: NGR SE 455580 454053

PLANNING REF NOs: 18/00947/LBC and 18/02781/LBC

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1.0 Abstract

A photographic survey was carried out by On-Site Archaeology Ltd at Model Farm, The Green, Upper Poppleton, York. The exercise comprised of a Level 2 photographic survey according to “Understanding Historic Buildings: A Guide to Good Recording Practice” (Historic England 2016) on two buildings associated with the Grade II listed cottage and barn. This was a requirement stipulated by City of York Council, Application Reference No. 18/00947/LBC and 18/02781/LBC.

The survey was undertaken during conversion and restoration of the two buildings. A number of other associated farm outbuildings were also taken into consideration during the survey as they may be subject to alterations in the future.

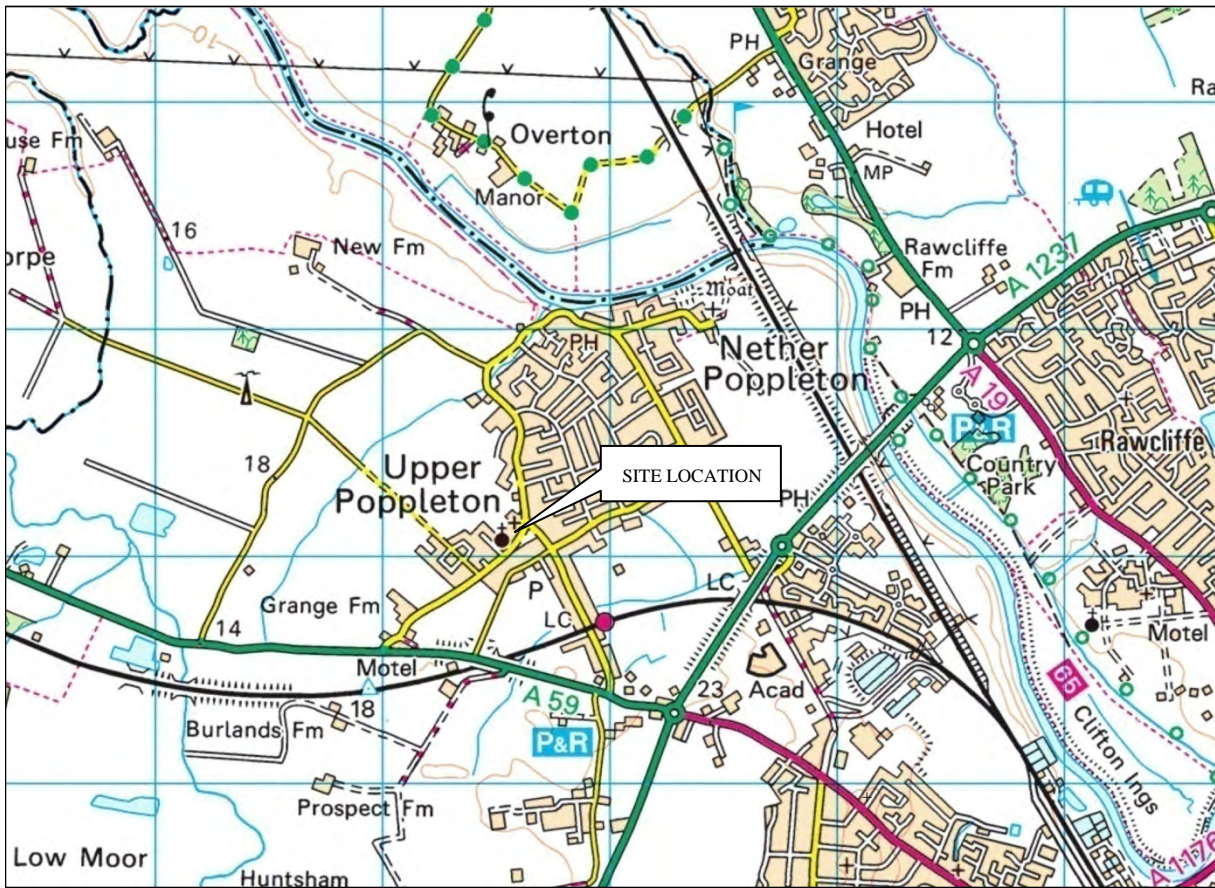


Figure 1. Site Location NGR SE 45580 454053

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2.0 Site Location

Model Farm is situated within the historic core of Upper Poppleton and within the Upper Poppleton Conservation Area fronting The Green, centred at National Grid Reference SE 455580 454053 (Figure 1). The farm complex comprises a Grade II listed cottage and barn situated on the northwest of The Green.

3.0 Historical Development

Model Farm is typical of mid-18th – 19th century farm complexes with an arrangement of parallel building ranges around an open courtyard. The first edition Ordnance Survey map of 1850 shows the farm complex with a range of buildings along the southeast, southwest and northwest with an open end to the northeast. The 1893 Ordnance Survey indicates the complex generally as it is seen today with an additional range of buildings set back along the northeast side. The Grade II listed buildings include the cottage farmhouse and adjoining barn that front onto The Green. The listing is as follows;

“List Entry Number: 1257289 - Date first listed: 27-Aug-1987.

GV II

House and barn. Mid C18 with C19 extension and C20 alterations. Brick in English garden wall bond, pantile roof, corrugated iron to barn. 2 bay central entry house with additional bay to left and barn to right. 2 storeys, 3 first-floor windows. 5-panel door beneath divided over-light flanked by C20 bow windows. 4-pane sash to extreme left. First-floor band to earlier section. First floor: 4-pane sashes throughout. Dentilled eaves course. End stacks. Barn: tall double door. Massive timber lintel. 2 rows of vents. Single-storey extension breaks forward to right. Dentilled eaves course. Ramped garden wall to either end of house. Spearhead gates and railings with dog bars to gates. Included for group value. (historicengland.org.uk).

4.0 Methodology

The architectural recording was undertaken in line with the published English Heritage guidance: “Understanding Historic Buildings. A Guide to Good Recording Practice. 2006 (reissued 2016)”. This entailed a Level 2 photographic record.

The survey involved a full photographic scheduled of a stable block (B1) located to the north end of the rear northwest range of buildings and the southwest range of low agricultural buildings and former pigsty (B2) (Figure 2). This was a requirement stipulated by City of York Council, Approve Listed Building Consent, Planning (Listed Buildings and Conservation Areas) Act 1990, Application Reference No. 18/00947/LBC.

A number of other associated farm outbuildings were also taken into consideration during the survey as they formed elements of the historic farm complex and may be subject to alteration at some point in the future. These included B3 and B4 stables, B5 barn and B6 animal shed and storage building (Figure 2). These buildings will be briefly summarised within this report.

The photographs have been related to floor plans. Photographs have been indicated from where within or without a building the subject lay, and from where the views or details were taken. All photographs include a 2m, 1m and 0.5m scales. Images were captured using a digital SLR camera Canon EOS 100D fitted with an 18-55mm lens with a resolution of 18 mega pixels. A full list of images taken is presented within Appendix 1.



Figure 2. Model Farm building locations.

5.0 Results

B1 – Stable

Exterior (Figures 2 and 3)

The stable comprised of a two storey red brick building constructed in English garden wall bond with a pitched corrugated asbestos roof and guttering with downpipes (Plates 1 and 2). The southeast elevation fronting into the courtyard had two boarded up window openings with wooden frames, brick lintels and stone sills at first floor level (Plate 3). At ground level there were two wooden sash window openings with upper eight (left side) and six light panes (right side), also with brick lintels and stone sills. Central was a doorway opening with a wooden stable door and above four light fanlight and brick lintel. At the base of the door was a stone step. The northeast gable end had a boarded up central window opening at first floor level with a brick lintel (Plate 4). The southwest elevation was mostly masked by the lower building B3. The northwest elevation was mainly obscured by modern barn structure and vegetation (Plate 5). A construction joint between B1 and B3 was clearly seen on both the southeast and northwest elevations (Plate 6).

Interior (Figure 4)

B1 interior had first and ground floors. The first floor was only accessed through stable B3 first floor and was only partly accessed due to unsound flooring. The first floor had wooden trusses, rafters and base plates (Plates 7 and 8). The walls were of plain brick with a boarded window opening with a wooden lintel on the northwest elevation and two boarded window openings with wooden lintels on the southeast elevation (Plates 9, 10 and 11). The southwest elevation had a central narrow doorway opening with a wooden lintel (Plate 12). This opening appeared to have been a modified from an earlier window opening of B3 prior to construction of B1. The wooden floor had an opening within the southern corner from which access could have been gained from the ground floor via ladder steps (removed) (Plate 13).

B1 ground floor had whitewashed walls with wooden ceiling beams and was currently used as an office with a carpeted floor (Plates 14 and 15). Four wooden beams supported above storey floor rafters (Plate 16). Notches within overhead beams appear to mark the vertical and horizontal divisions of the former horse wooden stalls. Two putlogs were located on the northwest elevation probably associated with scaffolding during the construction of the stable block. Located within the southern corner of the ceiling was an opening up to the first floor (Plate 17). The southeast elevation had two window openings with bull-nosed reveals and wooden lintels (Plate 18). These openings flanked a central stable door also with bull-nosed reveals. Stable details included wooden tack hooks on the southeast and northeast walls and a small water-piped metal water trough within the southern corner of the room (Plates 19 and 20).

*B2 – Southwest range**Exterior (Figures 2 and 3)*

The southwest range comprised of a single storey red brick building a mono pitched pan-tiled roof (recently installed) (Plates 21 and 22). The only visible elevation was the southwest that fronted the courtyard. The northwest half of the elevation was undergoing conversion and restoration with only a small portion of the original walling surviving with a doorway opening to the northwest (Plate 23). The surviving brick work displayed a patchwork of different alterations with a small opening with a stone lintel and sill, probably a former feeding hatch. The southwest half of the elevation had three window openings with wooden sash windows and a doorway opening (Plate 24). To the northwest of the doorway was a bricked up former doorway/window opening. It is clear that this elevation has under gone a number of alterations throughout the years and its original configuration has changed considerably.

Interior (Figure 5)

The northwestern half of B2 interior was bare with different patchwork of brick. Within the southwest elevation was the shadow of an internal wall and two bricked up window openings (Plates 25). The southeast elevation had a small bricked up opening and a possible former doorway opening (Plate 26). The northeast elevation was a reflection of the external elevation with a patchwork of brick with a small feeding hatch (Plate 27). The northwest elevation was

formed by the earlier constructed stable B4 (Plate 28). The construction joined between the two builds could be clearly seen (Plate 29). The southeastern half of the range was part way through conversion and restoration and original wall elevations were exposed. Again these elevations displayed a patchwork of different brick with a blocked up doorways within the northwest southeast and northeast elevations (Plates 30 and 31). Small blocked up openings were visible within the southwest and northwest elevations (Plate 32).

B3 and B4 – Stables

Exterior (Figure 3)

These stable block buildings appear to be of a contemporary build forming part of northeast to southwest range to the northwest of the cottage. The stables were constructed in red brick in English garden wall bond with dentilated brickwork eave with a pitched corrugated asbestos roof and guttering (Plates 33 and 34). At first floor level on the southeast elevation B3 had a doorway and a window opening. B4 first floor level had a small loft door and a bricked up window opening. At ground floor level B3 had two stable doorway openings with brick lintels and a double doorway opening with a wooden lintel. Located between the two single doorway openings was the shadow of and brickwork remains of stepping that would have led to the first floor door (Plate 35). B4 at ground level had a single doorway opening and was constructed against by B2. The northwest elevation B3 had a doorway and a window opening with a stone sill (Plates 37, 38 and 39). B4 at first floor level had no openings. At ground floor level B3 had doorway opening and ventilation holes. B4 had a blocked doorway opening (Plate 39). Adjacent building B1 was constructed up against the northeast elevation.

Interior (Figures 6 and 7)

B3 first floor had wooden flooring with rendered whitewashed walls with wooden trusses and rafters (Plate 40). The northwest elevation had a doorway and a window opening (Plate 41). Located in the floor between the doorway and window was a high sided wooden opening. The northeast elevation had a narrow doorway opening leading to B1 first floor (Plate 42). The southeast elevation had window opening and a doorway opening above wooden steps leading down to the ground floor (Plate 43). B3 ground floor had whitewashed walls with wooden ceiling beams supporting the above storey floor rafters (Plates 44 and 45). The northwest elevation had a doorway opening with a metal lintel (Plate 46). Located to the side of the doorway was an electric operated thresher machine. The southeast elevation had a double and single doorway openings, the single doorway had bull-nosed reveals. Also located on the southeast elevation were wooden steps leading to the first floor.

B4 interior had whitewashed walls with wooden trusses and rafters (Plates 47 and 48). Originally this building had a first floor but this had been removed, evidence of this could be seen at first floor level. The northwest elevation had blocked up doorway and a small water-piped metal water trough within its northern corner (Plates 49 and 50). Located on the southeast elevation was a loft door and blocked window openings at first floor level and a stable door at ground floor level.

B5 – Barn

Exterior (Figure 3)

The barn was constructed in red brick in English garden wall bond with dentilated brickwork eaves with a pitched corrugated iron roof and guttering (Plate 51). Located on the southeast elevation was a central tall double door with a large thick wooden lintel (Plate 52). Flanking the doorway were rows of brick ventilation holes. To the northeast side was a small single storey shed. The northeast gable elevation had a high window opening with a hinged wooden shutter (Plate 53). Below the window was a later intrusion of a small opening and three rows of brick ventilation holes. To the southeast was the small extension. The northwest elevation had a central ground floor doorway opening and a high window opening with a hinged wooden shutter to the southwest (Plate 54). This elevation also had three rows of brick ventilation holes. Construction joins between the cottage and the barn could be clearly defined on both the southeast and northwest elevations. Tie plates were visible on both these elevations where both buildings join each other.

Interior (Figure 3)

B5 interior was one large space lower ground level rendered whitewashed walls with wooden trusses and rafters (Plates 55 and 56). Located within the southeast elevation was the large central tall barn door and on the opposing elevation a small central doorway opening and a higher first floor level window opening (Plates 57 and 58). The northeast elevation had a high central loft window and a later intrusion of a small opening. The southwest elevation formed the northeast wall of the cottage and appeared to have been constructed against by the barn. With the exception of the southwest elevation the brick ventilation holes were seen throughout.

B6 – Animal and storage sheds

Exterior (Figure 2 and 9)

B6 formed a separate northwest to southeast range set back from courtyard to the northeast. This range comprised of a single storey with two main cells that probably once formed open fronted cart storage sheds (Plate 59). B6 was constructed in red brick in English garden wall bond with a pitched pan-tiled roof. The southwest elevation had a long continuous wooden lintel (possibly re-used) at roofline level with a wide opening to the northwest with bull-nosed sides (Plate 60). This opening appeared to have been reflected to the southeast where the former opening was in-filled in with modern breeze blocks window and doorway openings (Plate 61). To the southeast was a roofless low extension with a doorway and window opening (Plate 61).

Interior (Figure 9)

Both of the cell interiors were similar with whitewashed walls with wooden trusses and rafters (Plate 62). The southeast cell had modern low breeze block divisions and a long wooden feeding rack along the northeast elevation (Plate 63).

6.0 Conclusions

The northeast to southwest range B3 and B4 are potentially the earliest phase of buildings on site, probably contemporary with the construction of the cottage, representing the earliest layout of the farm complex. This is reflected by similar thin brick type used on both the cottage and B3 and B4. Elements of the thin brickwork are seen within B2 that butts B4 and the lower half of B5 the barn, which butts up to the cottage. This suggests B2 and the lower half of B5 were built shortly after the construction of cottage and B3 and B4. It may be possible that B5 was an earlier single story building prior to its conversion into a barn when a thicker brick was introduced into the upper half of its construction. The small extension to the southwest of the B5 was also probably built during the conversion of the barn. B1 is also has a similar thicker brick type as used on the upper half of B5 and probably constructed during the same phase of build. The roof trusses within all the buildings surveyed appear to be contemporary. This suggests a possible programme of re-roofing the older buildings B3 and B4 during a period when B1, B5 or B6 were being constructed. B6 building range is of a later 19th century date as indicated by historical mapping appearing as part of the complex by 1891.

The recording exercise has provided the opportunity to prepare a photographic record of the historic elements of the existing complex during its conservation and restoration.

7.0 Consulted Sources

Brunskill, R.W. (1990). *Brick Building in Britain*.

English Heritage. 2006. (Reissue date: May 2016). *Understanding Historic Buildings. A Guide to Good Recording Practice*.

8.0 Appendix 1 ~ Photographic Register.

| Frame No. | Description | Initials | Date |
|---------------------------|------------------------|----------|----------|
| Digital download 03/04/19 | | | |
| 1 – 42 | B1 first floor | BMcC | 03/04/19 |
| 43 – 80 | B3 first floor | BMcC | 03/04/19 |
| 81 – 117 | B3 ground floor | BMcC | 03/04/19 |
| 118 – 167 | B1 ground floor | BMcC | 03/04/19 |
| 168 – 192 | B4 ground floor | BMcC | 03/04/19 |
| 193 – 232 | B2 ground floor NW | BMcC | 03/04/19 |
| 233 – 266 | B2 ground floor SE | BMcC | 03/04/19 |
| 267 – 296 | B5 ground floor | BMcC | 03/04/19 |
| 297 – 314 | B1 exterior | BMcC | 03/04/19 |
| 315 – 354 | B1 & B3 exterior | BMcC | 03/04/19 |
| 355 – 383 | B3 SE exterior | BMcC | 03/04/19 |
| 384 – 405 | B2 NE exterior | BMcC | 03/04/19 |
| 406 – 421 | B5 NW exterior | BMcC | 03/04/19 |
| 422 – 436 | B5 NE exterior | BMcC | 03/04/19 |
| 437 - 447 | B5 SE exterior | BMcC | 03/04/19 |
| 448 – 449 | B5 shed | BMcC | 03/04/19 |
| 450 – 484 | B6 interior & exterior | BMcC | 03/04/19 |

9.0 Appendix 2 ~ Plates.



Plate 1. B1 exterior looking west (image no. 298).



Plate 2. B1 exterior looking south (image no. 300).



Plate 3. B1 exterior looking NW (image no. 314).



Plate 4. B1 exterior looking SW (image no. 303).



Plate 5. B1 exterior looking SE (image no. 349).

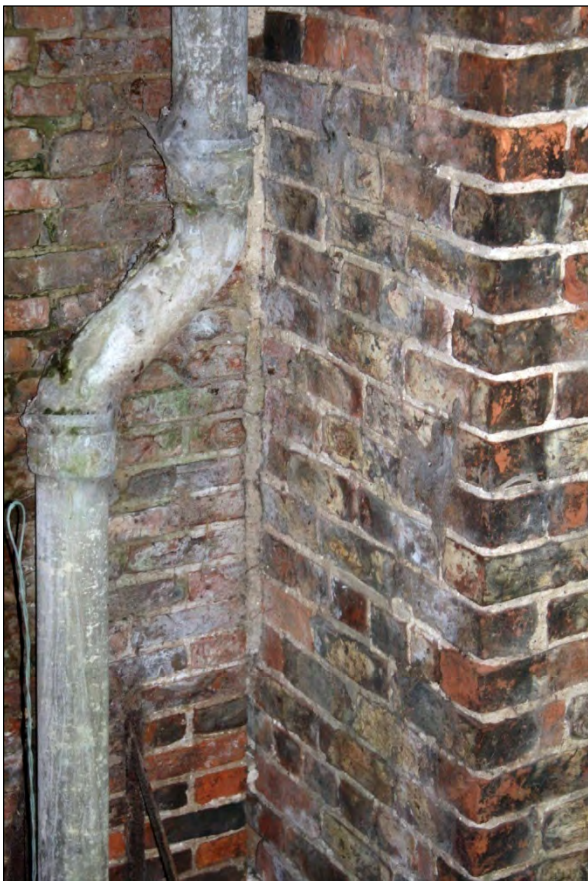


Plate 6. B1 exterior join with B3 looking east (image no. 342).



Plate 7. B1 interior looking NE (image no. 008).



Plate 8. B1 interior looking east (image no. 023).



Plate 9. B1 interior looking NE (image no. 002).



Plate 10. B1 interior looking east (image no. 014).



Plate 11. B1 interior window detail looking SE (image no. 038).



Plate 12. B1 interior doorway looking SE (image no. 058).



Plate 13. B1 interior first floor. Floor opening looking SE (image no. 035).



Plate 14. B1 interior ground floor looking east (image no. 123).



Plate 15. B1 interior ground floor looking north (image no. 124).

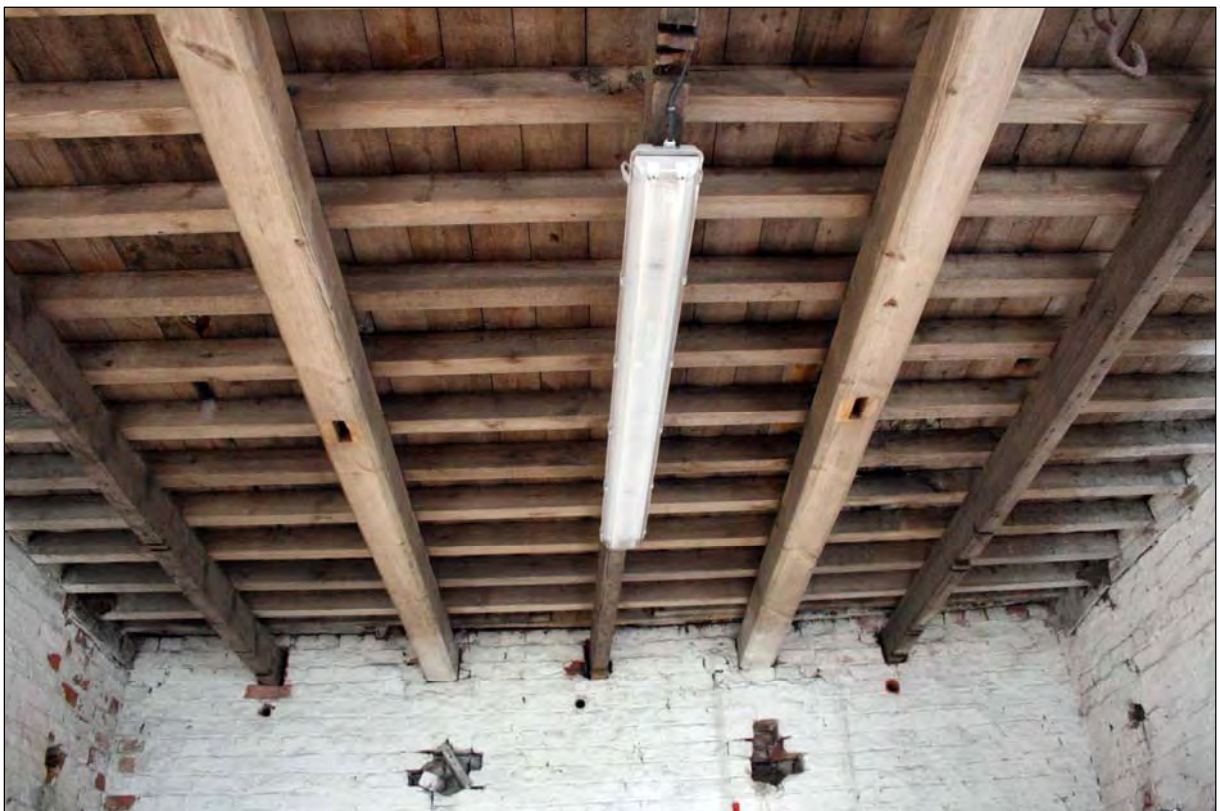


Plate 16. B1 interior ground floor rafter details looking NE (image no. 130).



Plate 17. B1 interior ground floor opening in ceiling looking south (image no. 157).



Plate 18. B1 interior ground floor looking NW (image no. 153).



Plate 19. B1 interior ground floor tack detail looking west (image no. 161).



Plate 20. B1 interior ground floor small water trough looking south (image no. 165).



Plate 21. B2 exterior looking west (image no. 387).



Plate 22. B2 exterior looking SE (image no. 388).



Plate 23. B2 exterior NW looking southwest (image no. 398).



Plate 24. B2 exterior looking west (image no. 387).



Plate 25. B2 interior NW looking west (image no. 253).



Plate 26. B2 interior NW looking southeast (image no. 240).



Plate 27. B2 interior NW looking north (image no. 262).



Plate 28. B2 interior NW looking NE (image no. 247).



Plate 29. B2 interior NW looking west (image no. 249).



Plate 30. B2 interior SE bricked up doorways looking southeast (image no. 217).



Plate 31. B2 interior SE bricked up doorway/window looking NW (image no. 223).



Plate 32. B2 interior SE bricked up small opening looking northeast (image no. 226).



Plate 33. B3 and B4 exterior looking west (image no. 355).



Plate 34. B3 and B4 exterior dentilated eave looking NE (image no. 371).



Plate 35. B3 exterior step remains looking west (image no. 379).



Plate 36. B3 and B4 exterior looking south (image no. 317).



Plate 37. B3 and B4 exterior looking NE (image no. 332).



Plate 38. B3 and B4 exterior SW looking southeast (image no. 329).



Plate 39. B3 and B4 exterior NE looking southeast (image no. 337).



Plate 40. B3 interior first floor looking SW (image no. 044).



Plate 41. B3 interior first floor looking west (image no. 067).



Plate 42. B3 interior first floor looking SW (image no. 044).



Plate 43. B3 interior first floor loft door looking south (image no. 080).



Plate 44. B3 interior ground floor looking north (image no. 081).



Plate 45. B3 interior ground floor looking SW (image no. 091).



Plate 46. B3 interior ground floor thresher machine left of door looking west (image no. 104).



Plate 47. B4 interior looking SE (image no. 191).



Plate 48. B4 interior looking west (image no. 169).



Plate 49. B4 interior blocked door looking north (image no. 183).



Plate 50. B4 interior small water trough looking north (image no. 184).



Plate 51. B5 exterior looking south (image no. 406).



Plate 52. B5 exterior looking NW (image no. 440).



Plate 53. B5 exterior looking west (image no. 426).



Plate 54. B5 exterior looking southeast (image no. 410).



Plate 55. B5 interior looking NE (image no. 281).



Plate 56. B5 interior looking SW (image no. 296).



Plate 57. B5 interior looking east (image no. 296).



Plate 58. B5 interior looking north (image no. 288).



Plate 59. B6 exterior looking east (image no. 450).



Plate 60. B6 exterior NW looking north (image no. 458).



Plate 61. B6 exterior SE looking northeast (image no. 459).



Plate 62. B6 interior NW looking north (image no. 467).



Plate 63. B6 interior looking NW (image no. 478).

10.0 Appendix 3 ~ Figures.



Figure 3. External image locations B1, B2, B3, B4 and B5.

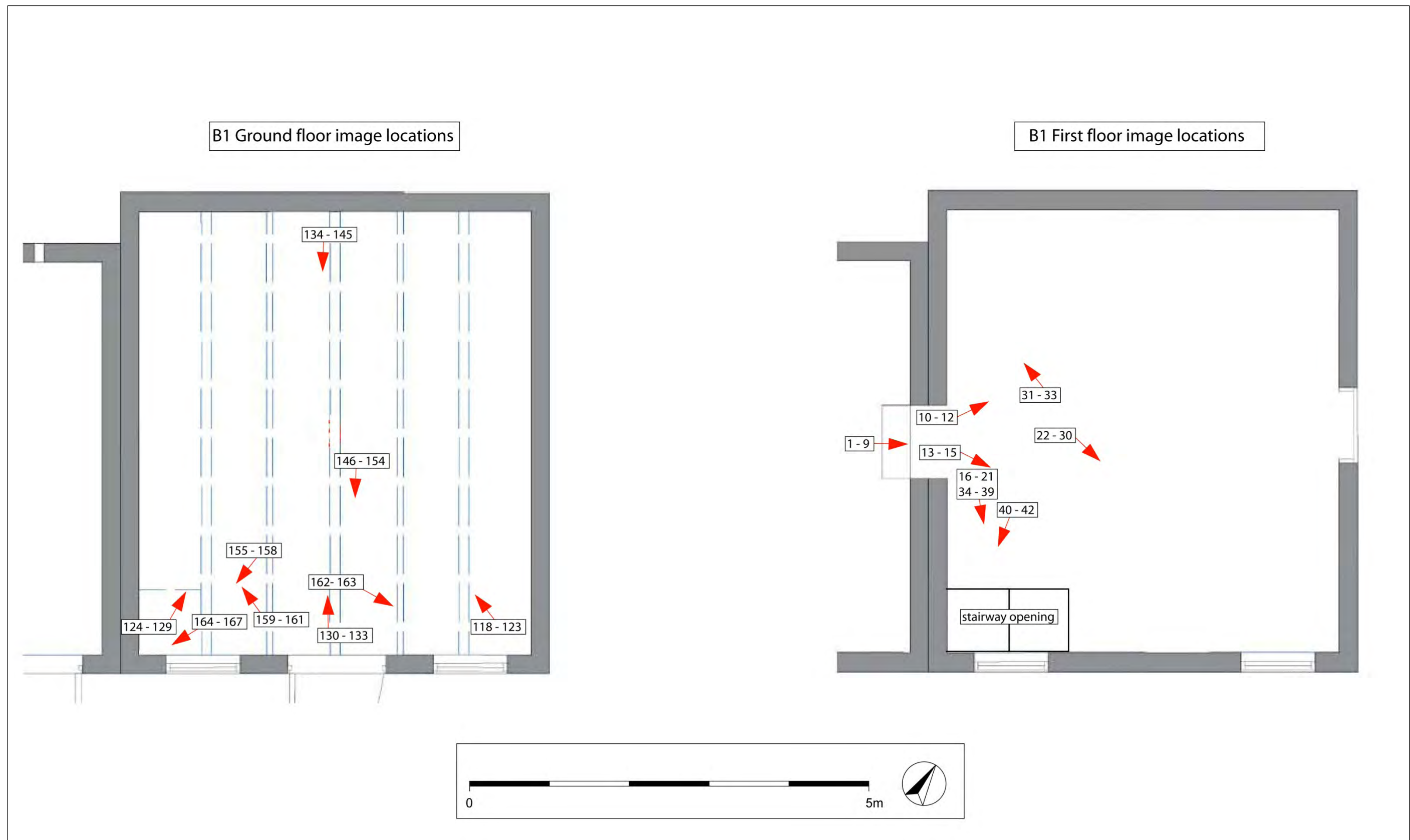


Figure 4. B1 first and ground floor image locations.

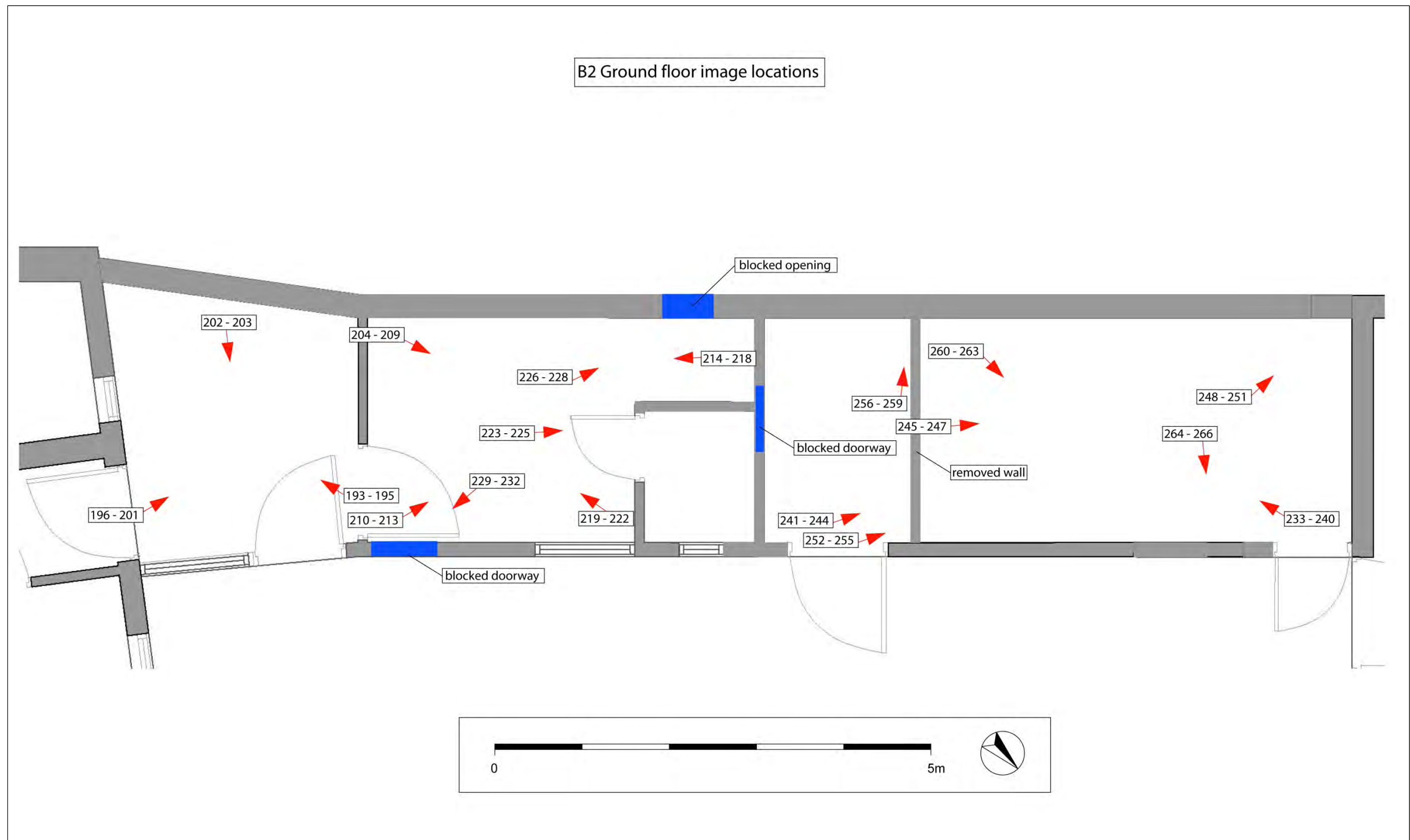


Figure 5. B1 internal image locations.

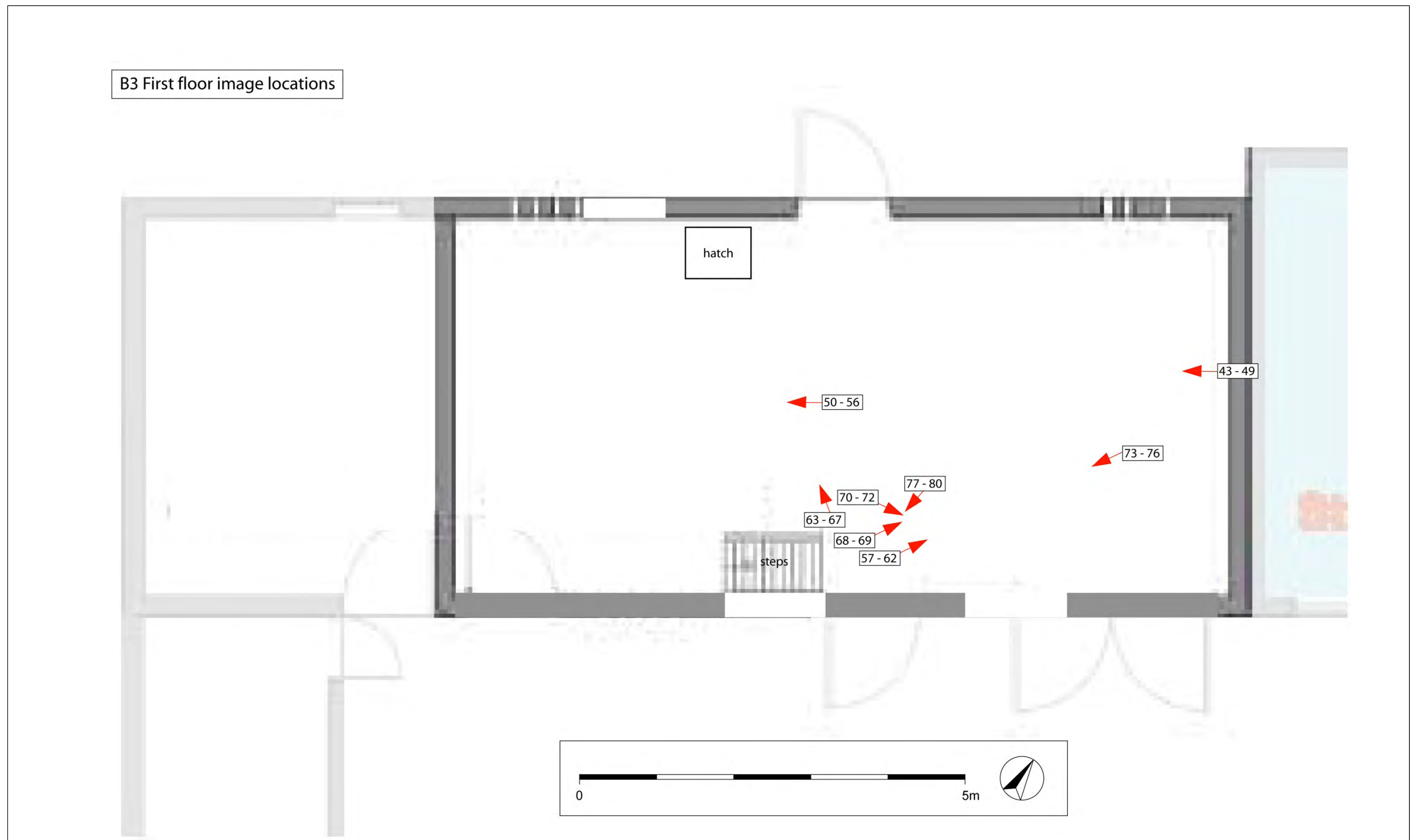


Figure 6. B3 first floor image locations.

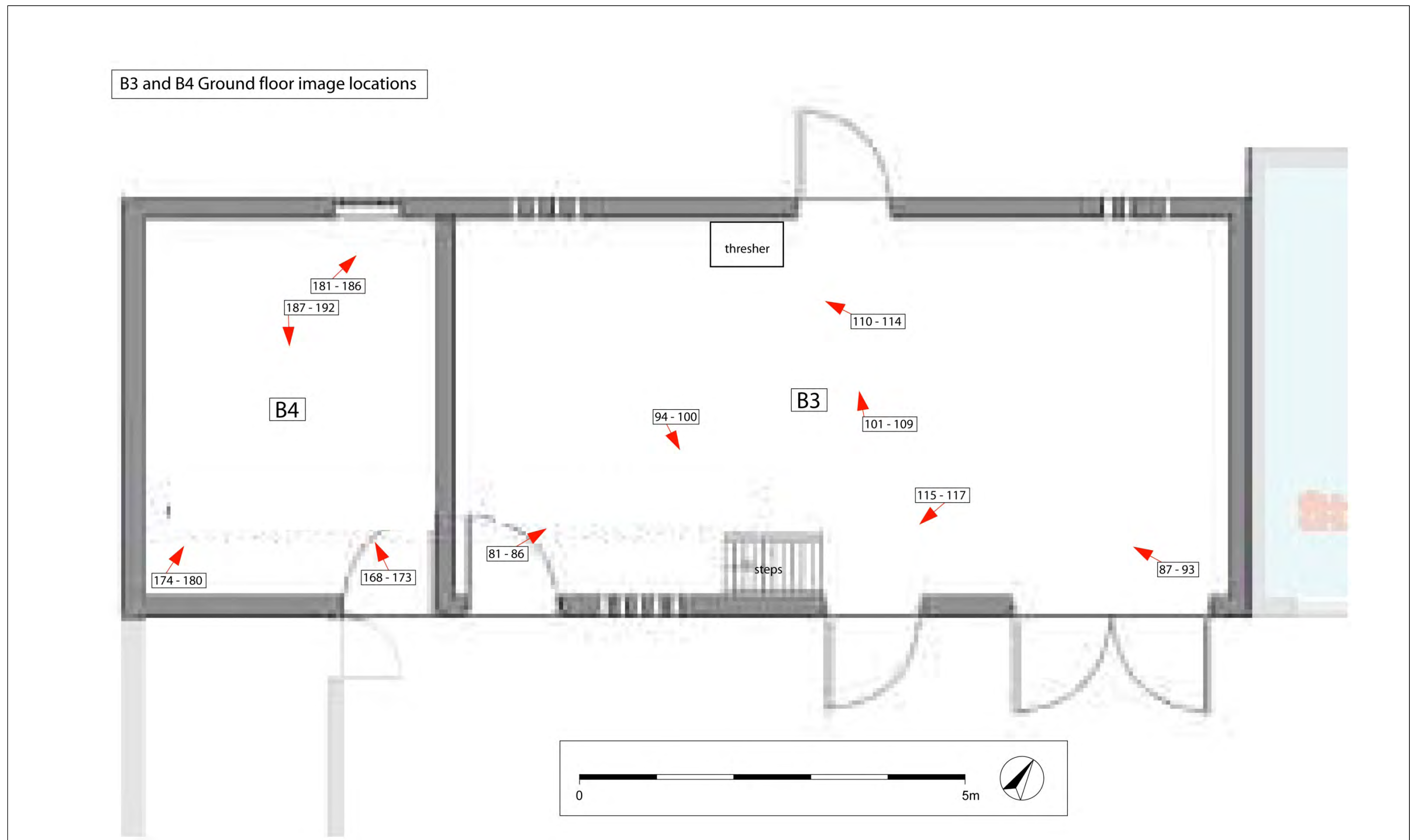


Figure 7. B3 and B4 ground floor image locations.

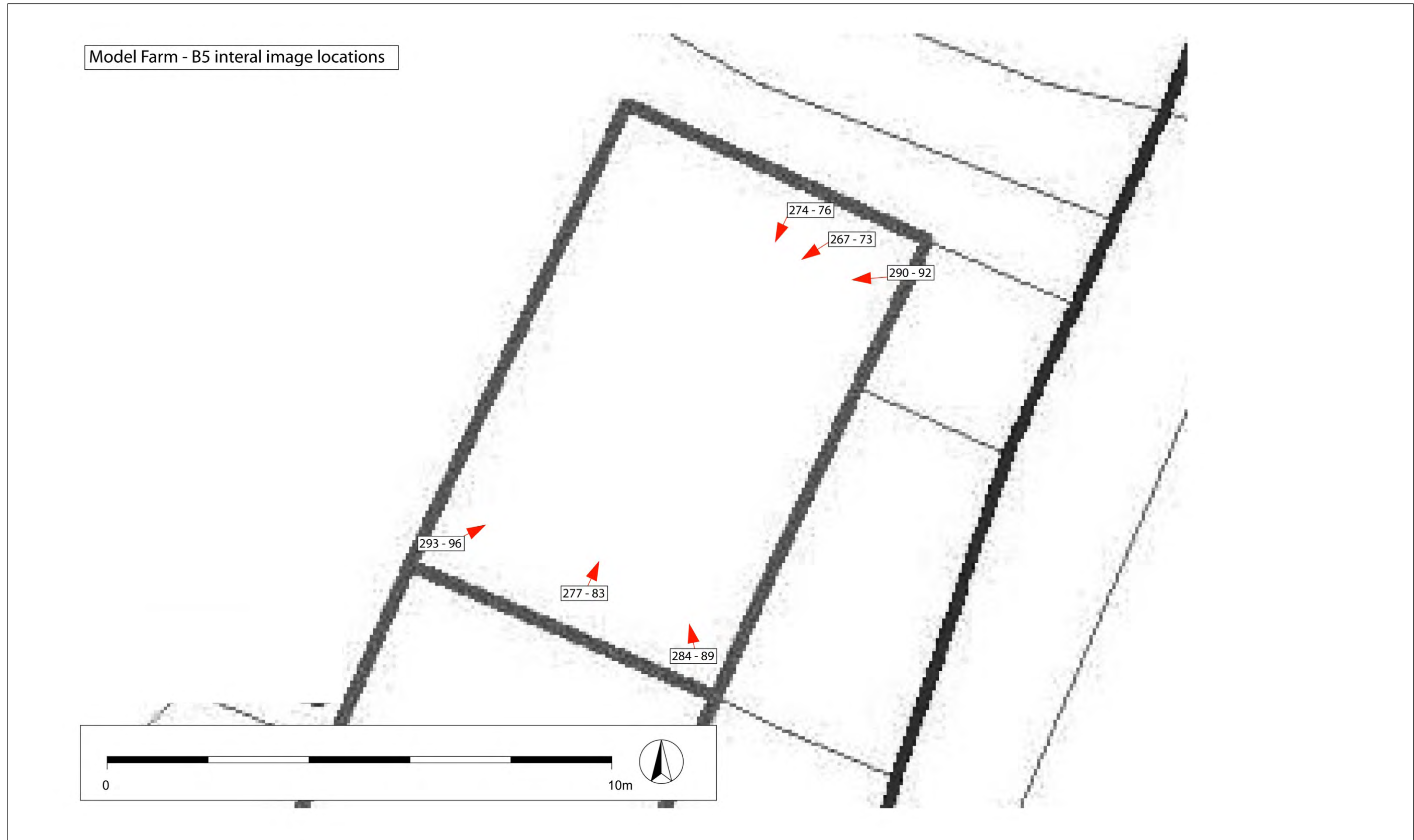


Figure 8. B5 ground floor image locations.

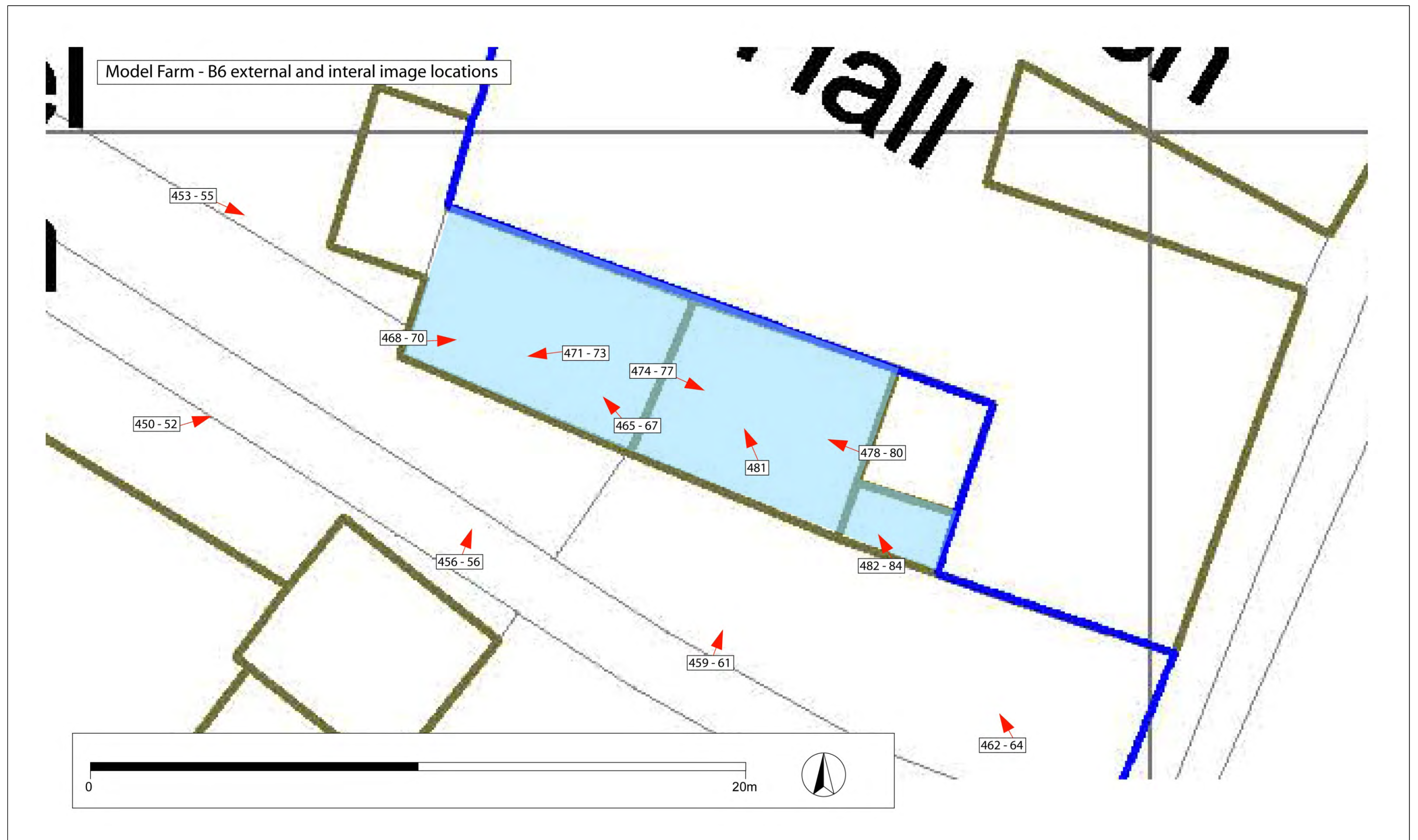


Figure 9. B6 exterior and interior image locations.