

THE GRAPES INN, EBBERSTON,
NORTH YORKSHIRE

PRELIMINARY
ARCHITECTURAL APPRAISAL

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CONTENTS

EXECUTIVE SUMMARY

1	INTRODUCTION	1
2	BACKGROUND INFORMATION	3
3	SITE DESCRIPTION	5
4	PRELIMINARY CONCLUSIONS	12
5	BIBLIOGRAPHY	17
6	ACKNOWLEDGEMENTS	19

Appendices

- 1 Photographic catalogue
- 2 Listed Building description
- 3 EDAS methods statement

EXECUTIVE SUMMARY

In January 2008, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Sharrock Rymer Building Design Ltd, on behalf of their clients Admiral Taverns Ltd, to undertake a preliminary architectural appraisal of The Grapes Inn in Eberston, North Yorkshire (NGR SE8972683080). The work was requested by the Building Conservation Officer at Ryedale District Council to inform a planning application and Listed Building consent to refurbish the property. The objectives of the work were to describe the architectural structure and character of building, and to provide an understanding of the architectural and historical development of the complex. The appraisal does not attempt to comment on the nature or suitability of the proposed refurbishment works.

Based on the surviving structural evidence, and comparison with other sites, the following sequence of development is proposed for The Grapes. There was a single storey house present on the site during the 17th century, but the structural evidence for its original form is conflicting. It may have been a three-cell hearth-passage house that was very substantially altered during the 18th century, or a two-cell house in the hearth-passage tradition but with a gable entry, or an uncommon example in this area of a much altered two-cell lobby-entry house. On balance, it is considered that it was a two-cell house in the hearth passage tradition with a gable entry.

This 17th century house could have been altered during the early or mid 18th century, but the existing structural evidence suggests that the main phase of works took place in the late 18th century. The house was re-fronted and raised to two storeys at this time, and a stable / byre was added to the east end. It may be that it first became an inn at this date, to take advantage of increased coach traffic to Scarborough which took place in the second half of the 18th century. Further additions, both internal and external, were made in the mid to late 19th century. A cellar was created in the latter part of the 20th century, along with several additions to the rear of the inn.

1 INTRODUCTION

Circumstances of the Project

- 1.1 In January 2008, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Sharrock Rymer Building Design Ltd, on behalf of their clients Admiral Taverns Ltd, to undertake a preliminary architectural appraisal of The Grapes Inn in Ebberston, North Yorkshire (NGR SE8972683080). The work was requested by the Building Conservation Officer at Ryedale District Council to inform a planning application and Listed Building consent to refurbish the property. The objectives of the work were to describe the architectural structure and character of The Grapes Inn, and to provide an understanding of the architectural and historical development of the complex. The appraisal does not attempt to comment on the nature or suitability of the proposed refurbishment works.

Site Location and Description

- 1.2 The Grapes Inn is located on the south side of the main A170 Pickering to Scarborough road at the eastern end of the Vale of Pickering, on a slight rise to just beyond the north-west end of the historic core of Ebberston village (see figures 1 and 2). The front (north) elevation of the inn is separated from the road only by a narrow footpath, while to the west there is a lane, marked as "Cross Gate" on historic maps. To the east of the site, there is a small former beer garden and an area of car parking, with a yard to the south.
- 1.3 The buildings considered by this appraisal comprised The Grapes Inn, an attached house to the east, an attached rear range running along Cross Gate, and a small detached outbuilding.

Methodology

- 1.4 The work undertaken for the appraisal was defined by an EDAS method statement (see Appendix 3). Two main elements were involved, a preliminary site inspection and photographic record, and the collation of a limited amount of secondary documentary material. The latter included readily available maps and regional architectural and archaeological studies, which are referenced in the bibliography below.
- 1.5 The site visit was carried out on the 30th January 2008. A preliminary inspection and photographic record was made of the entire interior and exterior of the Inn and its associated buildings, noting any information relevant to their structural development. These notes and photographs form the basis of the following appraisal report.
- 1.6 At time of the site visit, the inn was not occupied and all areas of the buildings were made accessible by the owners and prospective tenants, although some were still partly furnished, with modern wall coverings obscuring original wall surfaces. The photographs took the form of high quality digital prints, and a number are included in this report for illustrative purposes; smaller thumbnail prints are included in Appendix 1, together with a catalogue and plan showing the photographic location points.
- 1.7 There was no requirement to produce any new drawings of the site as part of the architectural appraisal. However, the existing ground floor plan provided by

Sharrock Rymer has been used to prepare a 1:100 ground floor plan showing features of historic interest such as plinths, blocked openings, construction joints etc. It should be noted that this new plan remains schematic, and has been produced for interpretative purposes rather than being an accurate record of the building.

2 BACKGROUND INFORMATION

- 2.1 As far as can be determined, given the limitations of the current appraisal, The Grapes Inn has not been the subject of any previous detailed archaeological or structural analysis. It is not, for example, included on the list of buildings recorded by the Yorkshire Vernacular Buildings Study Group (www.yvbsg.org.uk) or on English Heritage's list of photographed structures (www.viewfinder.english-heritage.org.uk). Neither is it mentioned in Pevsner (1966, 154-155), nor is it recorded on English Heritage's National Archaeological Record (www.pastscape.english-heritage.org.uk), despite it being a Grade II Listed Building (see below). However, the village does lie within the area covered by Harrison and Hutton in their regional study of vernacular architecture (Harrison & Hutton 1984), as well as the Royal Commission on the Historical Monuments of England's survey of houses of the North York Moors (RCHME 1987).
- 2.2 Ebberston is noted as a pre-existing settlement in the 11th century Domesday Book, being part of the larger manor of Pickering (Harrison & Roberts 1989, 75-76). The regular alignment of plots running back from the north-south aligned main street and a parallel back lane (to the east) (see figure 3) is characteristic of a planned medieval settlement, and many of the villages along the northern edge of the Vale of Pickering originated at the spring line; the north-south aligned streets gave access to the moors and woods to the north and the marshes and meadows to the south (RCHME 1987, 5). The original north-south plan form was then modified by a later, more important, east-west road and many villages have later extensions based on this new alignment. To date, no firm conclusions as to when these planned villages originated has been provided, although current opinion is that they represent the post-Conquest re-ordering of earlier settlements (Allerston 1970; Sheppard 1976; Harrison & Roberts 1989, 86). What is clear is that Ebberston was a sizable village in the medieval period, with an estimated population of some 300 people and 87 houses in the mid 14th century (Allerston 1970, 101); in 1301-02 the village contained two smiths, two skinnners, a tanner, a weaver, a carpenter and a carrier (Russell 1923). It is not clear whether all of these people were settled in the main village, or whether some were nearer the isolated Norman church located further to the north-west.
- 2.3 The 1st edition Ordnance Survey 1854 6" map (see figure 3) marks the "The Grapes (Inn)" and essentially shows a building with a narrower central section flanked by wider return at either end; the west return runs slightly further to the south than the eastern one. There is a medium-sized detached building to the east and another smaller one to the south, set at one corner of a small enclosure. At this date, Cross Cuts (lane) separates the site and the building immediately to the west; this had probably been the case for some considerable time and it is possible that the southward continuation of the route as a footpath represents another medieval back lane leading to the mill. The later Ordnance Survey map of 1893 shows that the western return extends further to south than previously.
- 2.4 The local trade directories show that the Thorpe family were at The Grapes for much of the 19th century. In 1823, 1840, 1855 and 1879 it was Francis Thorpe - in 1823 Francis is described as a joiner and glazier as well as a victualler, and in 1879 he is described as a carpenter (Baines 1823, 436; White 1840, 457; Slater 1855, 591; Post Office 1879, 139). In 1890 Francis and Richard Thorpe occupied the building as both joiners and victuallers (Bulmer 1890). In 1905

The Grapes Inn was occupied by John Maum while in 1913 it was held by Thomas Boggett (Scarborough Gazette & Directory; Kelly 1913, 90). The Inn achieved some local notoriety in the 19th century, when George Osbaldestone, the notorious sporting "Squire of England" who lived at nearby Ebberston Hall, used to barter his furniture for drink at The Grapes; the Inn finally sold the last of his pieces in the 1920s ([www.ebberston.com/page 6.html](http://www.ebberston.com/page%206.html)).

- 2.5 The Grapes Inn (but not the attached house to the east) is a Grade II Listed Building of Special Architectural or Historic interest. It was first listed on the 5th February 1986 (www.imagesofengland.org.uk), and the Listed Building description appears as Appendix 2.

3 SITE DESCRIPTION

Location and Plan Form

- 3.1 As noted above, The Grapes Inn is located on the south side of the main A170 Pickering to Scarborough road, on a slight rise just outside the historic core of Ebberston village (see figure 1). To the east of the site, there is a small former beer garden and an area of car parking, with a yard to the south; at the time of appraisal, these contained no visible features of historic interest. Photographs taken in 2007 and supplied by Sharrock Rymer show several large confers in the beer garden, which have since been removed.
- 3.2 The buildings assessed by the appraisal comprised The Grapes Inn itself, an attached house to the east, an attached rear west range running along Cross Gate and a small detached outbuilding (see figure 2). Overall, the three conjoined buildings have a rough L-shape plan, and have a general north-west/south-east alignment; for the purposes of the following description, they are assumed to be aligned either east-west or north-south. Taken together, they have a maximum length (east-west) of 23.45m and a maximum width of 15.30m (see figure 4), excluding a series of modern extensions on the south side.
- 3.3 In the following description, the site has been broken down into several elements, using the following conventions and each ascribed a unique letter code: the “outbuilding” (A) refers to the small detached outbuilding located off the south-east corner of the complex, “the house” (B) is the building adjoining the east end of The Grapes Inn, “the Grapes” (C) is the inn itself, and the “west range” (D) is the range to the rear of the inn.
- 3.4 The Grapes Inn (C) has a maximum external length of c.13.20m east-west, with a single-pile plan a maximum of 5.80m in depth; the same dimensions for the house (B) are 10.70m and 5.85m respectively. The west range (D) extends for a maximum of 9.80m to the south of the inn, and is also a single room in depth. The outbuilding measures 6.10m north-south by 4.00m east-west. Approximate dates are given for surviving features wherever possible, and it should be noted that “modern” is taken to mean dating to after c.1945. Unless otherwise noted, the terms used to describe the timber elements are taken from Alcock *et al* (1996) and Campbell (2000).

Structure and Materials

- 3.5 The Grapes Inn (C) is of two storeys with an attic, and a half-sunken cellar actually occupying the west end of the ground floor of the adjacent house (see plate 4). The house (B) also rises to two storeys, but is substantially lower than the inn, as is the west range (see plate 1). The outbuilding (A) is of a single storey (see plate 2).
- 3.6 All buildings are constructed in a light brown to greyish-brown sandstone, with the very limited use of brick generally restricted to chimneystacks. The sandstone is dressed and coursed in various ways; this is described in more detail in the circulation description below, but the general distribution is as follows. The masonry comprising the north elevations of the inn and house is hammer dressed, generally well-coursed and squared, with the courses diminishing in depth towards the eaves; the quoins have fine herringbone and margin tooling, although the tooling is much rougher to the lower part of each

corner of the inn, with some resembling diagonal tooling. Strong diagonal tooling was commonly used in the region throughout the 17th century as a way of dressing building stone (RCHME 1987, 206), whilst fine herringbone tooling and more neatly coursed masonry is indicative of the mid to late 18th century or early 19th century (RCHME 1987, 207). Away from these elevations, there is a much greater use of both roughly coursed and squared rubble, and also watershot masonry. Both external and internal wall thickness vary throughout the buildings, and these are described in more detail under the circulation description below. All masonry is now set with lime mortar, with recent repointing in a cement mortar visible in several areas.

- 3.7 Internally, the structural framework of all the buildings is formed by the load-bearing external walls with timber beams running between them. The majority of the internal walls were plastered, painted and/or papered at the time of the appraisal, with no internal stripping having been undertaken. All buildings have pitched pantiled roofs; the internal roof structures, where they were visible, are discussed in the circulation description below. The inn has brick end ridge stacks and a third brick stack to the west of centre, with a brick ridge stack to the south end of the west range. The house has an east end ridge stack, with taller stacks set part way down the south roof slope to the east and west ends; all are in brick.

Circulation Description

The outbuilding (A)

External Elevations

- 3.8 The outbuilding is rectangular in plan and of a single storey, with an unevenly pitched pantiled roof, the east slope being considerably longer than the west (see plate 2). The majority is built of roughly coursed and squared rubble, with no quoins; the external walls are on average 0.45m thick. The south gable is pierced by a single modern window, which has partly disturbed the remains of an earlier, lower gable of a smaller building incorporated into the standing one; this may be the structure shown here on the 1854 6" map. The east elevation is largely blank, with a blocked doorway opening to the centre and a four-pane fixed timber casement to the north end. The north gable has been subject to a number of alterations. There is a straight joint visible towards the east end, but this does not run the full height of the gable, terminating 0.30m above ground level. Similarly, towards the west end, a ragged joint rising from ground level is associated with a projecting rubble plinth; at 1.77m above ground level, the north-west corner of the building preserves a slight inset, which continues along the west elevation. Much of the west elevation is obscured by modern dog kennels but the masonry above the level of the inset appears to be a modern rebuild. There are two doorways, each fitted with a modern plank and batten door.

Interior

- 3.9 At the time of the appraisal, the only access to the interior of the outbuilding was through the doorways in the west elevation. The ground floor interior is divided into two cells of unequal size, each served by a separate doorway. The smaller south cell (A1) has most recently been used as a coal store, although the north side preserves the remains of the smaller, earlier building noted in the south gable. The larger north cell (A2) has a concrete floor, with north and west

walls of exposed blockwork. It contained no features of historic interest. Both cells have a modern softwood roof structure over.

The House (B)

External elevations

- 3.10 The house is of two storeys, rectangular in plan with a rear outshut beneath a catslide roof set at a slightly shallower pitch than the main roof of the house. Both internal and external walls average 0.55m in width, although the west wall of the kitchen is somewhat wider at 0.70m.
- 3.11 The principal elevation of the house faces north onto the road (see plate 1). It is of four bays, and built of hammer-dressed coursed squared stone with a watershot profile, rising from a slightly projecting plinth which runs the full length of the elevation; the plinth does not run parallel to the wall face above, but angles inwards towards the west end, and it is difficult to make out any relationship between it and the similar plinth beneath the inn (see below). There is a ground floor doorway to the east of centre. The existing doorway and frame are both modern, and are placed off-centre beneath a substantial stone lintel. The doorway is flanked by ground floor windows to the east and west ends of the elevation, each fitted with a 12-pane (6 and 6) opening timber casement, with projecting stone sill and flush stone lintel; both windows have recessed blockings beneath, perhaps suggesting that they were once doorways. The west end of the north elevation appears to butt that of the adjacent inn. There are four windows to the first floor, all with projecting stone sills and all, apart from the second window from the west end, retain 12-pane (6 and 6) horizontal sliding sashes.
- 3.12 The east gable of the house retains evidence apparently pointing to several phases of building or alteration (see plate 3). The majority of the ground floor is built of thinly coursed and squared rubble, much of which has been subject to modern repointing. Approximately half way across the gable, there appears to be a ragged joint at ground level, with the coursing to the north being somewhat deeper. Further south, a fragmentary line of quoins appears to mark a joint between the main body of the house (B3) and the rear outshut (B2). The north end of the gable has herringbone and margin tooled quoins rising through the full two storeys, whereas at the south end (part of the rear outshut) large edge-laid quoins with no tooling survive to the lower part. The outshut has a single modern inserted window to the ground floor, with a fish-tailed wall-tie plate over, and there is another inserted window to the main body of the house. This has disturbed an earlier and slightly larger window opening with a shallow arched brick head, which appears to be blocked by an internal chimney-breast. There is a single window to the south side of the first floor, which may also be inserted. At approximately eaves level, the masonry of the east gable changes from the thinly coursed squared rubble to a better coursed and squared stone, similar to that used in the north elevation.
- 3.13 At the west end of the house's south elevation, the ground floor of the south elevation is obscured by a modern timber structure covering a ramp to the cellar. Above this, a very low window survives to the first floor, with a 4-pane (2 and 2) opening casement to the east, adjacent to an area of brickwork. To the east of the ramp structure, the ground floor bathroom (B1) of the house is contained within a modern single storey addition, with a very gently sloping single-pitch felted roof. The addition is probably of blockwork, although the

exterior has been rendered and scored to resemble masonry. The addition butts the south elevation of the house's rear outshut. This outshut (B2) is of a single storey and is built of coursed squared stone with large edge-laid quoins to the lower parts of both ends. It contains an approximately central four-pane (2 and 2) opening timber casement with a doorway to the west.

Interior

- 3.14 At the time of the appraisal, the main access into the house was through the doorway in the south wall of the rear outshut. This doorway opens into the kitchen (B2), which also gives access to the bathroom (B1) to the west; both rooms are fitted out with modern fixtures and wall coverings. From the kitchen, there is a 0.40m step down into the lounge (B3). The lounge has a projecting chimneybreast to the east wall (which appears to block an opening on the external elevation) and an understairs cupboard to the west, but otherwise contains no visible features of historic interest. A doorway at the north end of the lounge's modern west wall leads into a small hallway (B5) serving the front door in the north elevation and also the staircase to the first floor. A recess in the west wall of the hallway may once have been a doorway leading into the west part of the house (B4), but this presumably went out of use when the inn cellar was created (see below).
- 3.15 The first floor rooms contain few features of visible interest. It is now divided into two bedrooms (B6 - east) and (B7 - central), with a bathroom (B8) to the west end, the latter now accessible only from within the inn; these partitions appear to be modern creations. The bedroom spaces are crossed by a pair of trusses, probably of principal rafter and collar form, although they are now obscured by modern lowered ceilings; they divided the first floor into three bays of equal size. By looking up from within the boiler cupboard on the first floor, it is possible to see over the modern ceiling within the east bedroom (B6) and view an earlier lath and plaster ceiling, probably set at roof truss collar level. Otherwise, the attic space of the house could not be viewed or accessed.

The Inn (C)

External elevations

- 3.16 The inn is of two storeys with attic and a half-sunken cellar to the east, located beneath the west end of the adjacent house. The inn is sub-rectangular in plan, with a number of modern extensions to the rear (south) side. The external north wall averages 0.50m in width; the east and west gables and the main north-south cross wall are between 0.70m and 0.80m wide, while the south wall of the lounge and bar area (C5) is somewhat narrower at 0.45m.
- 3.17 The principal elevation of the inn faces north onto the road (see plate 4). It is of four bays, and is built of hammer-dressed coursed squared stone, the courses diminishing in depth as they rise toward the eaves. The elevation rises from a slightly projecting stone plinth, as noted to the north elevation of the adjacent house. Like the latter, the inn plinth does not run parallel to the face above, but angles inwards, disappearing to the west of the ground floor doorway (see below). At both ends of the elevation, there are herringbone and margin tooled quoins; at the east end, the lower quoins are larger and appear less finely tooled than those above, although this could just be the result of differential weathering. However, there appears to be a similar pattern to the west end,

where below 1.56m above ground level, the quoins are again less well tooled, the lowest visible quoin possibly having weathered coarse diagonal tooling.

- 3.18 The doorway is placed in the third bay from the east end and is approached by two stone steps; it is fitted with a modern half-glazed door with overlight. The doorway is flanked by two windows to the east and one to the west; all have raised keyblock lintels, and the windows also have projecting stone sills. At the west end of the ground floor, there is a small recess with a shallow arched head and chamfered surround, fitted with a virtually triangular cast-iron trough. The recess has been blocked with brick and the trough re-used as a planter, but the recess would originally have been provided with a water supply and was probably used to water horses. There are four first floor windows, again with projecting stone sills. The majority of the windows are fitted with 16-pane (8 over 8) horned sashes; only the windows immediately to either side of the ground floor doorway retain unhorned sashes of the same number of lights.
- 3.19 The west gable of the inn is largely blank, with the exception of a first floor window beneath a substantial stone lintel; the window is fitted with modern glazing. The lower part of the gable is built of roughly coursed rubble, while the quoins at the south end rise only to 2.80m above ground level. There are not tooled like those to the north elevation, and appear to be associated with a partly-surviving earlier roof line of a single storey building incorporated into the existing gable. Above this earlier roof line, the masonry of the gable is noticeably better coursed and squared.
- 3.20 The south elevation of the inn is largely obscured by the modern rear additions. However, above these, the upper part of the elevation can be seen to be built of roughly coursed rubble, with plain quoins to the east end. There are three windows, two larger examples to the east, rising slightly above eaves level, and a much smaller one to the west; all three appear to be modern insertions. The larger windows flank a stone inscribed with the date "1883", although it is not known if this is *in situ*. The east gable of the inn, where it can be seen above the adjacent house, is built of coursed squared stone with a watershot profile.

Interior

- 3.21 At the time of the appraisal, the main rear access into the inn was through the later of the two modern extensions (C2). This is constructed in timber and is part-glazed, and clearly butts an earlier modern extension (C1) to the east, probably built of blockwork but faced externally in stone. At the north end of the later extension (C2), there is an east-west passage (C3). There are doorways in the north wall and at the west end of this passage, together with a 12-pane (6 over 6) horned sash window with projecting sill, evidently pre-dating the construction of the modern extension (see plate 6). The doorway at the west end of the passage has a shallow arched head, possibly of rubbed or bull-nosed brick, which gives access to a north-south passage, leading to a sub-square room (C4) now used as a dining area. Where the passage enters the room, there is an awkwardly angled doorway almost certainly cut through the wall. The interior of the dining room (C4) contains few visible features of historic interest. The window in the north wall is splayed to the interior and fitted with a seat, while there are a pair of arched-headed recesses to the west wall, perhaps originally flanking a fireplace.
- 3.22 A doorway in the centre of the east wall of the dining area leads through into the lounge and bar (C5). This is now a largely open-plan area, with modern

fixtures and fittings, heated by a modern fireplace in the west wall. The front door in the north elevation is set at the lounge's north-west corner, and opens into a small lobby separated from the large room by a short screen wall - the doorway between the two retains a board and batten door; the boards are quite wide, and the door could be of 18th century or early 19th century date. The window in the north wall of the lounge is splayed to the interior and fitted with a window seat. The bar area is modern, and the lounge is crossed by east-west aligned ceiling joists. A doorway at the north end of the east wall leads into a stair hall (C6) and is fitted with a false panelled 18th century door.

- 3.23 The stair hall (C6) is a small sub-square space, which houses a curving open-string softwood staircase with a ramped handrail (see plate 5). At its lower end, the handrail is scrolled around the top of the turned newel. There is a single turned baluster to each tread at a lower level, but pairs to the upper part. The tread ends have a simple moulding with tongue and groove panelling beneath; comparison with other Yorkshire examples suggests that the staircase is late 18th to early 19th century in date (Alcock & Hall 1994, 9; RCHME 1975, plate 127). The joists over the west side of the stair hall have moulded ends and there is a small wall niche half way up the stairs.
- 3.24 On the east side of the stair hall, there are three concrete steps leading down into the half-sunk cellar (B4) formed from the ground floor of the west end of the adjacent house. The face of the stonework to the curving north side of the cellar entrance is rough, suggesting the entrance has been cut through an existing wall. The concrete floor of the cellar is set 0.80m below the ground floor level of the inn. At the time of appraisal, it was fitted out entirely with modern fixtures and no earlier features were visible. However, leaving the cellar via the ramp in the south wall, it is possible to view the external south wall of the house. The doorway serving the ramp has been cut through an earlier doorway with a wooden lintel. Furthermore, there is another blocked doorway in the west wall of the ramp (i.e. at the south-east corner of the inn), with a substantial stone lintel like those to the north elevation of the house. The wall in which the doorway is located appears to butt the south wall of the house, but this is not certain, and also has a rubble projection at the base, but this may be entirely modern rather than a remnant of an earlier feature such as a plinth.
- 3.25 The staircase (C6) in the inn rises to a small first floor landing, where it terminates in a turned newel with a moulded cap. Before it reaches the first floor, a doorway on the east side of the staircase gives access to a bathroom (B8), created from the west end of the house's first floor. The floor of the bathroom is set some 0.75m below that of the inn's first floor and is of north-south aligned boards (average width 0.27m). The jambs of the window in the north wall run down to floor level, and it retains its original architrave, as well some early skirting board to either side.
- 3.26 The first floor of the inn is divided into three bedrooms (C7 - east, C9 - centre rear, and C10 - west) and a lounge (C9 – centre front). The rooms contained few visible features of historic interest at the time of appraisal, although it was noted that many of the doors in the connecting doorways appear to be of the same form as that seen in the front door lobby (see above), although they have been covered with MDF. A ceiling hatch over a passage adjacent to the rear central bedroom (C9) gives access to the attic space. The space above the house is sub-divided by a stone wall on the same alignment as that between C8/C9 and C6/C7 on the first floor, while there is a further stone wall between the inn and the house. Otherwise, there were few features of note, the

softwood common rafters and felted roof being modern. The rafters rest on substantial horizontal softwood timbers used in place of purlins.

The Rear West Range (D)

External elevations

- 3.27 The west range is of two storeys and is rectangular in plan; the external and internal walls average 0.25m to 0.30m in width. The west elevation, facing onto Cross Gate, appears to be of two main phases. The northern half is built of roughly coursed rubble, with some larger pieces towards the base, and a ragged joint is visible at a low level between it and the southern half, which is of coursed squared stone with a watershot profile (see plate 7). The north half of the elevation contains two ground floor windows, each with a shallow arched head of red rubbed or bull-nosed bricks, a brick sill and an altered 6-pane fixed timber casement. There are two modern dormer windows above at first floor level. There are a further two inserted modern ground floor windows to the southern half; the southern window was formerly a doorway. A stepped wall runs south from the south end of the elevation.
- 3.28 The south gable of the west range is partly hidden by a modern lean-to structure housing the male toilets (D3) which abuts its base (see plate 7). At first floor level, there is a central window with similar detailing to those on the ground floor of the west elevation's northern half. The east elevation is also obscured by a modern addition (C2) to the rear of the inn. However, the west wall of this addition is formed by the original ground floor of the east elevation. This formerly had a central doorway flanked by windows, all with similar detailing to that noted in the west elevation and south gable, but much altered since. At first floor level, there are two windows, probably modern insertions, and a single fish-tailed wall tie-plate at the very south end.

Interior

- 3.29 At the time of the appraisal, the main access into the west range was from within the inn, along the passage at the north end of the extension C2. The ground floor of the west range comprises a store (D1) at the north end, and the kitchen and female toilets (D2) to the south. All the rooms were lined with modern finishes and contained no visible features of historic interest. The first floor also comprised two rooms (D4 - north) and (D5 - south), also accessed through the inn. Again, there were very few features of historic interest; the doorway between the two rooms retains what appears to be a 2-panel door (raised and fielded to one side) of late 17th century appearance.

4 PRELIMINARY CONCLUSIONS

- 4.1 The preliminary architectural appraisal of The Grapes Inn has raised a number of questions which are discussed below, together with a suggested outline development of the buildings based on the information gathered during the single day's site visit. Clearly this interpretation could be refined and corrected by further research, particularly if the internal walls were stripped of their modern coverings.
- 4.2 Despite their rather simple external appearance, the inn and associated buildings have undergone a complex structural development, as might be expected when studies of other similar houses or agricultural buildings in the region are considered.

Medieval and Early Post-Medieval Periods

- 4.3 No features of probable medieval or very early post-medieval date were noted by the architectural appraisal. The layout of the village as shown on the Ordnance Survey 1854 6" map (see figure 3) suggests that the inn stands away from the medieval street frontage, possibly at the rear of a plot close to an original back lane of the settlement (represented by Cross Gate). Any medieval buildings that might have been present here were most probably demolished and rebuilt from the 17th century onwards (see below), conforming to a pattern already noted over the wider region (RCHME 1987, 62). The RCHME reproduced an extract from a late 17th century map of the manor of Ebberston in their book on North Yorkshire houses (RCHME 1987, 25), but unfortunately it does not cover the area where The Grapes Inn is located.

The Seventeenth Century

- 4.4 The Listed Building description describes The Grapes Inn as being "late C18 with earlier origins", and the appraisal has uncovered limited structural evidence that relates to this earlier phase. The evidence can be summarised thus. The west gable of the inn shows that it was originally of a single storey only, and the apparent distribution of earlier quoins (coupled with its depiction on the 1854 Ordnance Survey 6" map) imply that it was a single-room in depth. The wall widths within The Grapes suggest that there was a separate cell to the west end (now the dining room - C4), and a further larger cell to the east (now the lounge/bar area - C5). The east wall of the lounge/bar area continues with a similar width beyond the single-room depth of the adjacent dining room (C4), possibly indicating the presence of an outshut here. However, the shape of the building as depicted on the early Ordnance Survey 6" map seems to indicate a single-room depth only, with a south wall in a similar position to the existing south wall of the dining room (C4).
- 4.5 Taken together, the structural evidence is suggestive of a single storey linear-plan house of at least two cells, perhaps with an outshut to the rear of the larger cell. The RCHME note that "by the early 18th century, storeyed construction was the norm for newly built linear-plan farmhouses, although most long-houses converted to this plan were still single storeyed" (RCHME 1987, 76). The surviving evidence on this site is such that it is difficult to draw any firm conclusions between a longhouse or linear-plan farmhouse origin, but it seems possible that the earliest surviving parts of the house are 17th century rather than early 18th century in date, and perhaps also that an earlier building was adapted rather than a wholly new purpose-built farmhouse being erected.

Comparison with other recorded examples of 17th century farmhouses in the region (RCHME 1987, 74-77) suggests that the dining room (C4) was once a parlour, with the lounge/bar area (C5) forming the forehouse. Any rear outshut to the forehouse would have housed either a dairy or perhaps a ladder stair leading to a storage chamber in the attic space.

- 4.6 There are however a number of issues that remain unresolved. Firstly, the Listed Building description states that The Grapes has a hearth-passage plan, although there is little surviving structural evidence for this. Much depends on how many rooms or cells the house had on its ground floor. The majority of surviving 17th century linear-plan farmhouses in the eastern Vale of Pickering were built to a hearth-passage plan, and over half of these had three-cells, with two rooms on one side of the passage, usually a forehouse and parlour, with another room on the other side, commonly a second parlour (Harrison & Hutton 1984, 240). Were The Grapes to have originated as this form of hearth-passage house, then one would assume that the existing front door in the north elevation marked the north end of the hearth passage. Not only would the south end of the hearth passage need to have been removed (possibly when the south wall of the lounge / bar (C5) was rebuilt, as it seems to have been - see below), but there would also need to have been substantial alterations to the former forehouse area (C5), including the removal of the hearth itself.
- 4.7 Furthermore, the former forehouse area (C5) is too small to have been subdivided to give a second parlour; had one been present, it must have lain beyond the house to the east. Although it might be argued that the plinths beneath the north elevations of the house and inn are the remnants of an earlier building, there is no clear evidence that the two plinths are contemporary, nor any evidence that the house and inn were once continuous. Similarly, no evidence has been uncovered for the former presence of a cruck frame in either of the buildings.
- 4.8 Alternatively, The Grapes may have originated as a two-cell house with a parlour (C4) and forehouse (C5), the latter containing a timber-firehood. Two-cell houses in the hearth-passage plan tradition are less common than the three-cell type, but they do occur; however, it is very rare to find one with a central passage and room to either side, the majority having a gable end entry adjacent to a fireplace (Harrison & Hutton 1984, 42, 56 & 237-242). No evidence for a gable entry was uncovered during the appraisal. The existing plan of the forehouse area (C5) is more suggestive of a former lobby entry, but although lobby-entry houses have been recorded in the west end of the Vale of Pickering, the distribution plans compiled by Harrison and Hutton show them to be entirely absent from the east end (Harrison & Hutton 1984, 48-49 & 74-76). Nevertheless, the RCHME note that some 17th century farmhouses originally provided with a hearth-passage were changed to a lobby-entry in the early 18th century (RCHME 1987, 74).
- 4.9 One is therefore left with several alternatives:
- (1) that The Grapes originated as a three-cell hearth-passage house during the 17th century, but that it was very substantially altered during the 18th century;
 - (2) that it originated as a two-cell house in the hearth-passage tradition but with a (east) gable entry, but the evidence for this has been lost through later alteration;
 - (3) that it is an uncommon example in this area of a much altered two-cell lobby-entry house.

On balance, and in particular given the distribution of the thicker walls around The Grapes, it is considered more likely that the early house was of two rather than three cells, and this being the case, a house in the hearth-passage tradition rather than a lobby-entry plan appears more likely (i.e. option 2).

The Eighteenth Century

- 4.10 During the late 18th century, many earlier linear-plan farmhouses were altered by the conversion of the second parlour into a kitchen, removing the cooking functions from the forehouse, or the provision of a new kitchen in a later extension; early 18th century inventories show that kitchens were then virtually unknown in vernacular housing in the Vale of Pickering (Harrison & Hutton 1984, 238). Other recorded examples show the addition of a byre, stable and/or loose box to one end of an earlier house (RCHME 1987, 76-77). The apparently earlier northern half of the rear west range (D1) to The Grapes might be the remains of an early service addition, but the surviving windows here would indicate a mid to late 19th century date.
- 4.11 Similarly, there is no evidence that the house adjacent to the inn ever housed a kitchen. In its north elevation, there appear to have originally been three doorways. The west doorway served the west ground floor cell (B4), and may have been set opposite a doorway in the south wall of this cell, as evidenced by the surviving timber lintel over the inserted ramp doorway here, thus forming a passage along one side of the cell. The central doorway may once have lead into a cross-passage leading to the rear of the house, only later converted into stairs, with the east doorway giving access to the east cell (B3). The arrangement of these doorways is strongly suggestive of a former agricultural rather than domestic function, with the houses perhaps formerly comprising a stables and/or byre, for example, the stabling of horses might have become more important if the late 18th century remodelling of The Grapes was undertaken to serve increased coach traffic to Scarborough (see below); an inn differed from a tavern in that it provided accommodation and stabling as well as food and drink. If this was the case, then there may have been a separate external stair to the first floor, which could have been used to sleep men and servants either working at The Grapes or associated with the coaching trade.
- 4.12 The watershot masonry used on the north elevation of the house also occurs in the visible upper part of the inn's east gable; in the Northern Dales, the use of watershot masonry has been noted in buildings of the mid 18th to mid 19th centuries (Harrison & Hutton 1984, 135). This could indicate that the house was built in the late 18th century as part of the remodelling of the inn (see below). The rear outshut to the house, now used as a kitchen (B2), is more puzzling. The thickness of the original west wall, together with the large quoins to the lower parts of the south-east and south-west corners, might suggest that it is earlier than the main body of the house, perhaps a remnant of an earlier structure. However, the fragmentary line of quoins visible in the east gable of the house, together with the change in angle of the wall at the point where the outshut begins, would support an argument that it is a later addition.
- 4.13 The Listed Building description describes The Grapes Inn as being late 18th century in date, and the structural evidence uncovered by the appraisal supports this assertion, with much of the masonry and architectural detailing being of this period (RCHME 1987, 206-212). The principal result of the late 18th century remodelling of the earlier house was the re-fronting of the principal elevation facing onto the road, raising it to two storeys in height. It may well

have been that the building became an inn for the first time at this date, perhaps to take advantage of increasing coach traffic travelled along the road to Scarborough. The road network in the region was improved as a result of the setting up of turnpike trusts from the mid 18th century onwards, and the Pickering to Scarborough road was turnpiked in 1750-70 (RCHME 1987, 12; McDonnell & Spratt 1989, 193). The creation of the turnpike trusts was followed by an increase in coach services; in his book, *The Old Coaching Days in Yorkshire*, Bradley (1889) gives the details of a number of coaches running the route from Leeds to Scarborough in the mid to late 18th century. Unfortunately, these services usually ran via York or Malton, thus avoiding Eberston, and there are far fewer details for coaches travelling between Helmsely, Pickering and Scarborough.

- 4.14 The existing stairs in the north-east corner of The Grapes' ground floor (C6) were also added in the late 18th century, and their position here suggests that they gave access to the first floors of both the inn and the house. However, it is considered unlikely that they also led to the half-sunken cellar at this date, as this seems most likely to be a 20th century creation.

The Nineteenth and Twentieth Centuries

- 4.15 The Grapes Inn and associated buildings would all have been subject to continued piecemeal alteration throughout the 19th century. It is considered likely that the south wall of the lounge/bar area (C5) is a 19th century alteration, regardless of whether or not the "1883" datestone visible here externally is actually *in situ* or indeed if an earlier house ever had a rear outshut here. The wall is considerably narrower than the proposed surviving walls of the 17th or early 18th century house and, as noted above, the Ordnance Survey 1854 6" map suggests that the south wall of the lounge/bar area (C5) was then on the same alignment as the existing south wall of the dining room (C4). Furthermore, although the existing wall was once an external wall, as evidenced by the surviving window, the window it contains is 19th century or later in date.
- 4.16 The form of the door and window openings in the former east elevation of the west range's southern half (D2) would also indicate a mid to late 19th century date for this part of the building. This is also suggested by the map evidence which shows this half present by 1893, and it too may originally have been used as a stable or accommodation for travellers. Finally, the detached outbuilding (A) may have originated as an outdoor privy, represented by the small earlier structure incorporated into the south cell; based on map evidence, the remainder of the outbuilding post-dates the mid 19th century.
- 4.17 In order to improve facilities at the inn, a number of alterations were then made during the latter half of the 20th century. The west half of the house's ground floor (B4) was converted to a cellar serving the inn, while two additions were made to the rear of the inn to provide additional seating/dining areas (C1 and C2). The ground floor of the rear west range was extensively refurbished to provide modern food storage and kitchen facilities. The former stable/byre building (B) was converted to residential accommodation during the 20th century.
- 4.18 Based on the surviving structural evidence, and comparison with other sites, the following development is therefore proposed. There was a single storey house present on the site during the 17th century, but the structural evidence

for its original form is conflicting. It may have been a three-cell hearth-passage house that was very substantially altered during the 18th century, or a two-cell house in the hearth-passage tradition but with a gable entry, or an uncommon example in this area of a much altered two-cell lobby-entry house; the surviving evidence, although not conclusive, suggests a two-cell house in the hearth-passage tradition with a gable entry. The house could have been altered during the early or mid 18th century, but the existing structural evidence suggests that the main phase of works took place in the late 18th century. The house was re-fronted and raised to two storeys, and a stable / byre was added to the east end. It may be that it first became an inn at this date, to take advantage of increased coach traffic to Scarborough as part of the improvements to the regional communications network that took place in the second half of the 18th century. Further additions, both internal and external, were made in the mid to late 19th century. A cellar was created in the latter part of the 20th century, with several additions to the rear of the inn.

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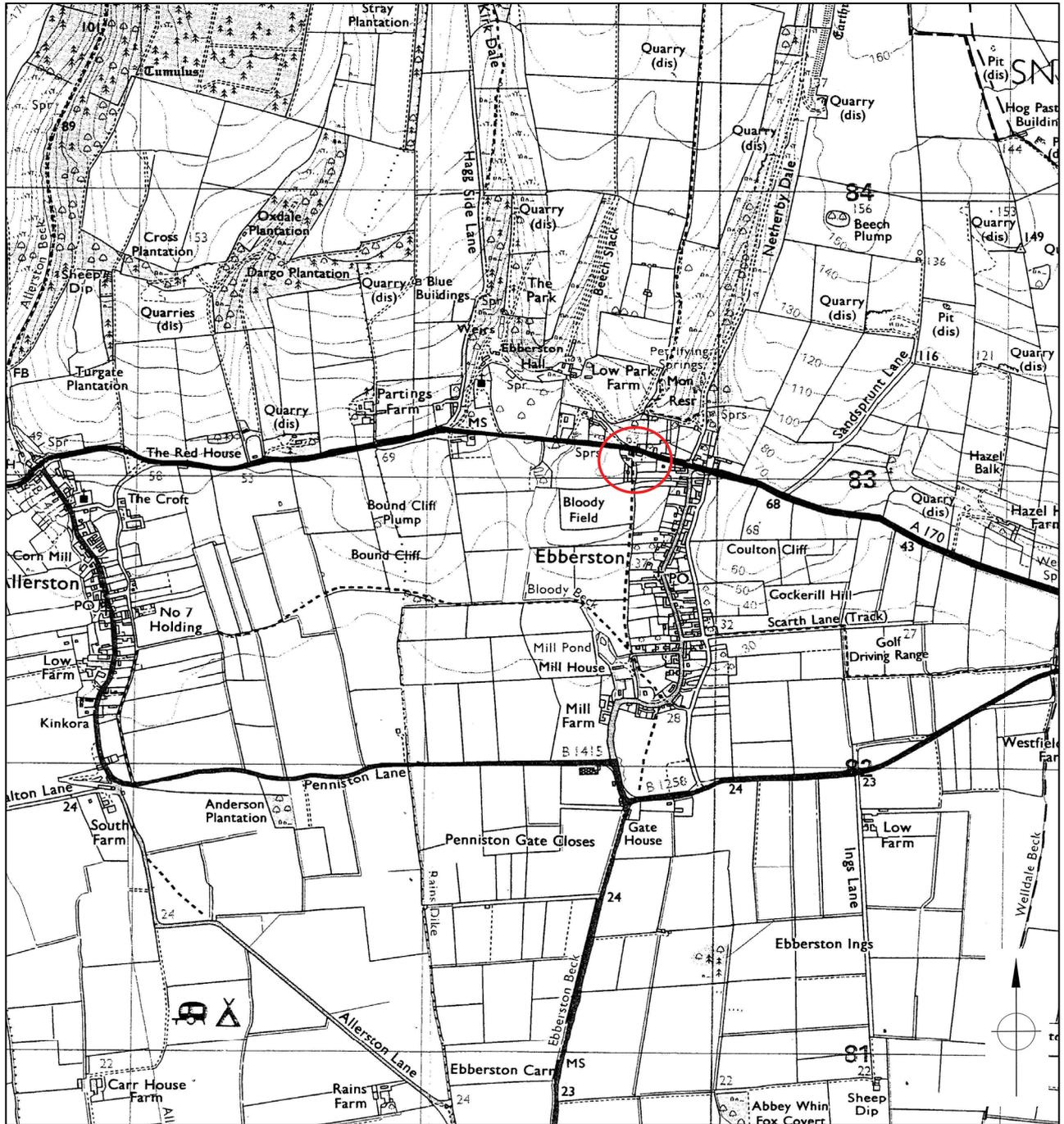
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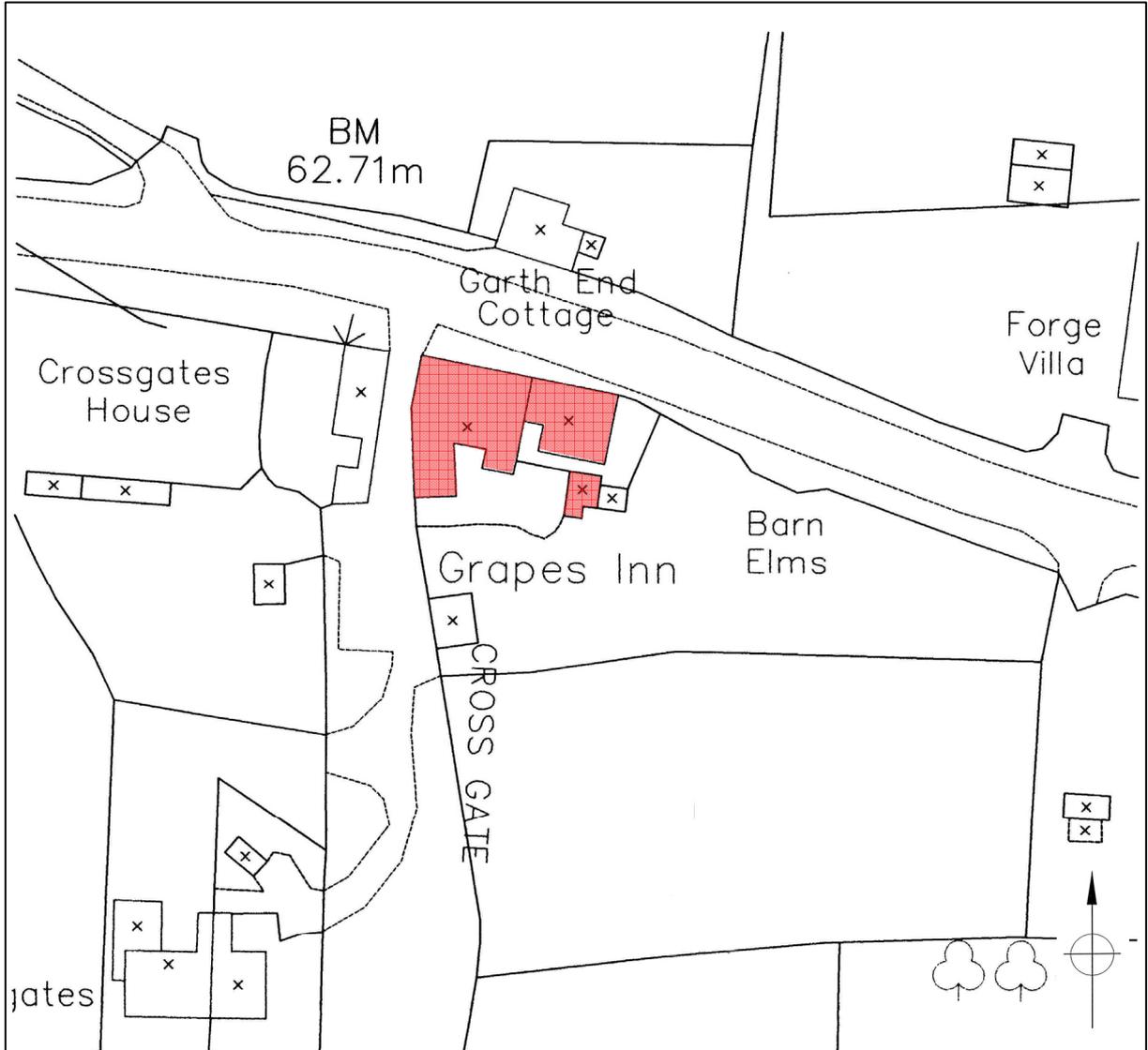
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- 6.2 The site work was undertaken by Shaun Richardson and Ed Dennison, who also produced the report. Ed Dennison took the site photographs and Shaun Richardson produced the plans. Any errors or inconsistencies remain the responsibility of Ed Dennison.



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PROJECT		THE GRAPES INN, EBERSTON	
TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	FEB 2008
	EDAS	FIGURE	1



Base plan provided by Sharrock
Rymer Building Design Ltd.

PROJECT		THE GRAPES INN, EBBERSTON	
TITLE		DETAILED LOCATION	
SCALE	NTS	DATE	FEB 2008
EDAS		FIGURE	2



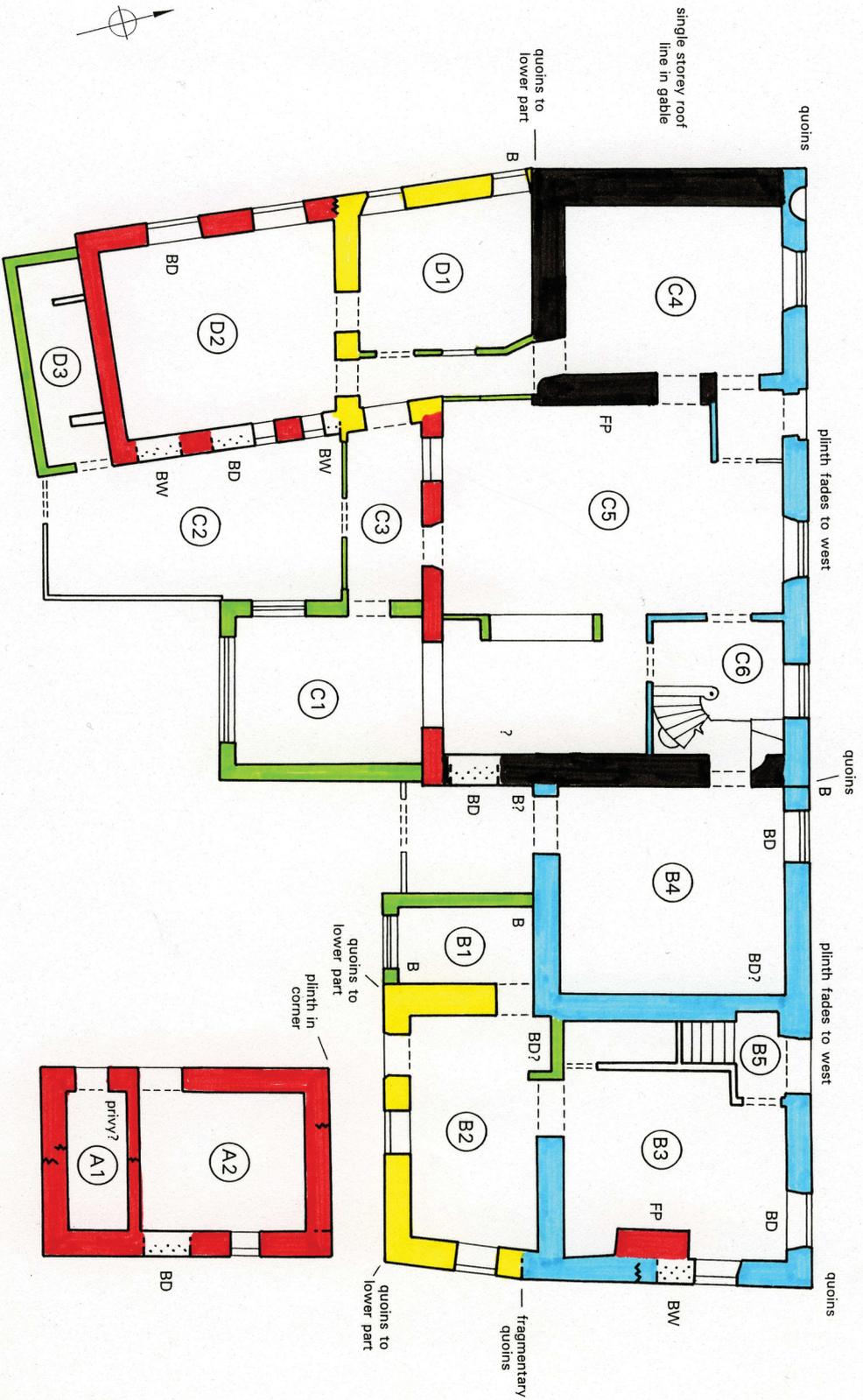
Source: Ordnance Survey 1854 6" map sheet 92.

PROJECT		THE GRAPES INN, EBERSTON	
TITLE		ORDNANCE SURVEY 1854 MAP	
SCALE	NTS	DATE	FEB 2008
EDAS		FIGURE	3

Base plan provided by Sharrock
Rymer Building Design Ltd.

	Blocking
	Fireplace
	Blocked window
	Blocked door
	butts

	17th century
	Late 18th century
	Mid-late 19th century
	Indeterminate 18th/19th century
	Modern



Ground floor plan

PROJECT	THE GRAPES INN, EBERSTON	
TITLE	SUGGESTED DEVELOPMENT	
SCALE	AS SHOWN	DATE
		FEB 2008
	EDAS	FIGURE
		4



Plate 1: North elevation of house (B), looking SE.



Plate 2: Outbuilding (A), looking NW.



Plate 3: East elevation of house (B), looking NW.



Plate 4: North elevation of inn (C), looking SW.



Plate 5: Staircase in inn (C6), looking SE.



Plate 6: Window in passage C3, looking N.



Plate 7: West and south gable of west range (D), looking NE.