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**Church Farm
Middleton
North Yorkshire**

Desktop Assessment and Building Appraisal

MAP

Archaeological Consultancy Ltd.

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**Planning Consent Application No. 99/00408/FUL
Listed Building Consent Ref. 99/0405/FUL**

MAP Archaeological Consultancy Ltd

November 1999

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**Church Farm
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Desktop Assessment and Building Appraisal

1. Introduction

- 1.1 A Survey and Desktop Assessment has been undertaken by MAP Archaeological Consultancy Ltd, on behalf of the clients Mr and Mrs L Thompson as part of an archaeological assessment for a proposed conversion of Church Farm, Middleton, North Yorkshire (Planning Application No. 99/00408/FUL and Listed Building Consent Ref. 99/0405/FUL).
- 1.2 A specification for the assessment had been prepared by the Heritage Unit North Yorkshire County Council in August 1999 (Appendix 1).
- 1.3 All Work has been funded by the owners Mr and Mrs L Thompson.
- 1.4 All maps within this report are reproduced from the Ordnance Survey with permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description

- 2.1 Church Farm lies within the village of Middleton, in the Parish of Middleton in the County of North Yorkshire, north of the A170, and c. 2km north-west of Pickering (NGR SE 7825 8546 : Fig. 1).
- 2.2 The Area to be Evaluated for the Desktop Assessment lies immediately adjacent to, and north-east of St. Andrew's Church (Fig. 2). Church Farmhouse is presently a redundant agricultural building (Pls. 1-12). The Evaluation Area includes the farmhouse/barn, outbuildings, farmyard and paddock. The upstanding buildings were subject to a Building Survey (see Section 6).
- 2.3 The Evaluation Area stands at heights between 45m and 48m AOD.

3. Geology

- 3.1 The soils in the Evaluation Area consist of, or are derived from, the Rivington 1 Soil Association (541f), and are well drained coarse loamy soils on gentle or moderate slopes on Carboniferous and Jurassic sandstone (Jarvis et al 1984. p. 260-1).

4. Archaeological Background

4.1 Aerial Photography

4.1.1 An aerial photograph was taken in 1984 of the western side of Middleton village (ANY 203/33), but no features or anomalies were visible.

4.2 Listed Building Register

4.2.1 Church Farmhouse is a Grade II Listed Building (15/36) and is described as "two attached houses, now a barn" dated to the early seventeenth and later seventeenth century with nineteenth century remodelling (Appendix 2). The Written Scheme of Investigation suggested that the stone work on the western elevation may date to the fourteenth or fifteenth centuries (Appendix 1).

4.3 General

4.3.1 The whole of Middleton Village was listed on the Sites and Monument Record because of its inclusion in the Domesday Survey of 1086 (SMR 2.240.01000 : Fig. 3.1). St Andrew's Church has a pre-Conquest foundation date and has had additions in the eleventh, thirteenth, fifteenth and nineteenth centuries (SMR 2.240.02000 : Fig. 3.2). The church consists of "a chancel, nave, north aisle, south aisle, south porch and western tower" (VCH 1914, p. 458). A tenth/eleventh century cross shaft and head was also noted at St. Andrew's Church. "Nun's Garth, to the west of St. Andrew's Church, was listed on the Sites and Monument Record (SMR 2.240.02003 & 2.240.02001 : Fig. 3.3) because of a linear earthwork and site of an "old foundation" popularly believed to relate to a nunnery. Nun's Garth was land belonging to the Priory of Rosedale, which had held land in Middleton in the fourteenth century.

4.3.2 Several surface finds have also been located within the village of Middleton, and include:-

1. Several sherds of pottery dating to the seventeenth century and worked flint at "Printer's Croft", c. 40m south of the west end of St. Andrew's Church (SMR 2.240.00001 : Fig. 3.4).
2. A Roman Silver Coin was found east of Middleton Carr Lane, and dated to the reign of Vespasian, AD 69 - 79 (SMR 2228 : Fig. 3.5).
3. A socketed Bronze Spearhead was noted for Middleton, but with no precise location (SMR 2229).
4. A Flat Bronze Axe was found in Middleton in 1568, but the precise location is not known (SMR 2231).

4.4 Earthworks

An earthwork was noted in the Evaluation Area in the Written Scheme of Investigation. "An earthwork bank runs northwards from the north-west corner of the building which suggests an early land division or former boundary feature" (Appendix 1 : Section 4.2). This earthwork relates to a boundary on the 1730

Plan of Middleton and the First and Second Edition Ordnance Survey Maps (Figs 4 and 5).

4.5 Buildings

- 4.5.1 Two thatched cruck framed house were noted in Middleton by Raymond Hayes, in the 1940's and 1950's (Ordnance Survey map XCI NW : Fig. 3.6/7).

5. Historical Background

- 5.1 The Assessment of Historical Sources has shown that the modern parish of Middleton was composed of the townships of Aislaby, Cawthorn, Cropton, Hartoft, Lockton, Middleton, Rosedale Eastside and Wrelton. Middleton is a very common name of English origin and in the eleventh century the village was noted as *Mideltun* and *Middelton*, meaning middle town or farm.

- 5.2 In 1086, "five carucates of land at Middleton were soke of the Manor of Pickering" (VCH p. 454). Eustace de Stutevill held the "capital messuage" of Middleton in the early thirteenth century, and this land was granted to Rosedale Abbey in 1247. The advowson of Middleton Church remained with the manor until 1455 when it passed to the Abbott of Kirkstall. A vicarage for Middleton Church was ordained in 1456.

- 5.3 There is no specific Tithe Award for the township of Middleton, but a Plan of "Tyth land at Middleton in the County of York belonging to Sir Danvers Osbourne Bart" dating to 1730 (Ref. ZPC 2/8 MIC). This plan clearly showed Church Farm, the Old Vicarage and St. Andrew's Church (Fig. 4). A 1810 map of Middleton, Aislaby and Wrelton was viewed but showed no detail for the Evaluation Area (Ref ZMS).

- 5.4 The Ordnance Survey First Edition from 1854 showed Church Farm, its outbuildings and a well. The buildings and land divisions are the same on the Second Edition (1909).

- 5.5 No Enclosure Award exists for Middleton, and it can be assumed that the land was enclosed by agreement.

6. The Building Appraisal

6.1 Introduction (Figs. 6 & 7 : Pls. 1-12)

- 6.1.1 Church Farm was a large building of five bays built at ninety degrees to the street front on a gentle north-south slope (Pls. 1-4). The southern three bays were built on a chamfered plinth. Squared dressed sandstone was used throughout under a pan tile roof with brick chimney stacks. The northern three bays have been converted into a hay barn, and a porch was located near the centre of the building.

- 6.1.2 As originally constructed the earliest house comprised the three northern bays. Building scars on the northern gable demonstrate this house had a steeper pitched roof, probably thatched and was one and a half storeys high.

- 6.1.3 The three bay division can be reconstructed from the pattern of fenestration surviving on the western facade. Here five mullioned windows clearly fossilise the form of the early house on both floors. All five windows are of the same build, and where observed had flat splayed mullions set flush with the wall-face (Pls. 5 & 6). The lintels had a simple chamfer and the sides comprised of monolithic vertical set blocks, while four light windows were employed in the northern bay (Fig. 7.5). The two southern bays had only three lights. A probable sixth window in the upper storey of the middle bay (Fig. 7.4) had been removed and both four light windows in the northern bay have been blocked. The remaining windows have suffered from partial blocking and reuse.
- 6.1.4 A possible blocked door was observed in the southern bay (Fig. 7.3) a small fixed window having been inserted into this (Pl. 7).
- 6.1.5 A fire hood and fire window (Pls. 8 & 9) in the northern gable are likely to be contemporary. The blocked fire window comprised a single piece of stone lintel and monolithic sides.
- 6.1.6 A hollow moulding with simple stop ran around the north-eastern corner of this gable onto the eastern facade where it was truncated by later alterations. It is possible this is all that survives of a decorative string course (Pl. 10).
- 6.1.7 Internally little of this building survives. The cross wall between the southern and central bays may be contemporary, but to the north all internal structures have been removed.
- 6.1.8 A fourth bay (Fig. 7.2) and possibly a fifth was added to the south of this three cell house and a crude butt joint observed on both eastern and western facades shows its position. This phase shows more pretension in styling. An upper storey mullioned window employed a hollow moulded drip frieze over a double chamfered window surround. The mullions in this window surround were set back from the wall face. It is possible that the southern firehood was inserted at this date (Pl. 11).
- 6.1.9 Evidence for this phase also survived on the eastern facade in the form of a finely moulded lintel to the south of the porch. This feature is difficult to interpret and may be reused from another location.
- 6.1.10 A third phase is represented by the creation of a central entry cottage in the southern bays (Fig. 7.1, 7.2 & 7.3). A stone carrying the date 1826 and the initials "C.S." (Pl. 12) was located in the southern gable and it seems likely that this phase can be attributed to this date. The down grading of the original house to an agricultural building may also have occurred at this time.
- 6.1.11 At a later date the entire roof was raised to its present pan tile form. Extensive reuse of older timbers was made in this roof, with mortised timbers employed as both tie beams and perkins.

6.1.12 The cottage was subdivided internally, with two rooms on each floor and an attic space which had a small window in the southern gable.

6.2 Farm Buildings

6.2.1 A range of single storey farm buildings had been added to the east of Church Farm's northern gable. An out-shut structure had been added to the northern gable and this opened onto an unsubdivided animal shelter. The southern side of this shelter had been partly filled with modern bricks and reused timber employed in its roof structure. Both these structures had corrugated iron roofs and their northern walls were set into the sloping ground.

6.2.2 Across a narrow alley lay another single storey farm building. This was also of stone construction but it had a pan tile roof and had been subdivided. It seems likely this structure was a pair of loose boxes. Running south from the eastern end of this building was a dry stone wall which effectively isolated Church Farm from a larger yard to east. Only one building stood in this area, although a stub of wall attached to the southern end of this building suggests a more comprehensive range. The surviving building, now open to the south, was one and a half storeys high with a single window to that of a farm house, all be it a relatively grand 17th century foundation.

6.3 Discussion

6.3.1 The 1730 plan (Fig. 4) shows a building of the correct proportions on the site of Church Farm. This has two small additions to its eastern facade, the more southerly of which may correspond to the present porch. This may permit an assessment of Church Farm's seventeenth century ground plan. The present porch and entrance are in line with the blocked door located in the eastern facade suggesting the presence of a cross passage. However, this passage runs across the front of the main chimney, which runs counter to vernacular practice, and is a very unlikely arrangement. While the three cell plan is common in farm houses in the area from the 17th century, it is impossible to be specific about the ground plan and room use in the early phases of Church Farm.

6.3.2 There is no evidence to suggest an origin as a long house and while a cross passage form may be hinted at, there are problems in the detailed analysis of this type of ground plan.

6.3.3 With the extension of the house to the south a lobby entry pattern becomes possible. Room use may then have run from south to north, with a parlour or service room to the south, a fore house or main living area in the third bay and two further parlours, the most northerly heated.

6.3.4 The upper storey presence of internal plaster/wainscoting and the two large fire hoods however point to a house which rapidly acquired some pretensions. If the truncated moulding recorded on the north-eastern corner was a string course then the degree of outward display would also increase and suggest that the now mutilated eastern facade was in fact the original facade.

6.3.5 Conversion to a central access cottage in the early 19th century saw a revision in the focus of the house, which shifted away from the original three cell house. Services are evidenced by a range, and the upper part of the house was given over to agricultural use.

6.3.6 Occurring in its northern gable, building scars suggested that this building had been heavily altered in both height and width. Its pantile covered roof rested on the gable walls with a central tie beam with racking structure resting on corbels.

6.4 Development/History/Significance

6.4.1 The farmhouse at Church Farm can be dated to the seventeenth and nineteenth centuries. It seems unlikely that this building was ever the vicarage. The present vicarage, now a private dwelling, lies to the south of Church Farm, and dates to 1764 but is on the site of an earlier vicarage recorded in a terrier of 1716 (RCHM 1987). In addition the 1730 plan shows a range of buildings on the site of the present vicarage.

6.4.2 If this interpretation is correct then Church Farm's status has been reduced.

7. Conclusions

7.1 The Desktop Study and Building Appraisal has shown that Church Farm and its associated earthworks have been known on that site since at least 1730. The building appraisal has concurred with the Listed Building Register (Appendix 2) and the farmhouse dates to the seventeenth and nineteenth centuries.

7.2 The close proximity of Church Farm to St. Andrew's Church has been highlighted in this report but no archaeological features or finds have been attributed to the Evaluation Area.

8. Recommendations

8.1 While the proposed redevelopment poses little threat to the existing fabric of Church Farm, building work may impinge on elements of the original building. In particular the construction of new internal walls and the piercing of existing walls may reveal details of the seventeenth century ground plan.

8.2 Of primary concern are:

1. Insertion of dividing walls
2. Construction of a new stair case and passage
3. New door in northern gable
4. Re-roofing

8.3 Invasive works, such as levelling floors and the provision of services also threaten the historic environment of Church Farm. Preliminary archaeological work, both excavation and detailed recording of elevations may be necessary. Specialist input may be required in assessing the reused timbers employed in the present roof.

9. Bibliography

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