



Plate 1. East Facade. Facing South-west.



Plate 2. West Facade. Facing East.



Plate 3. Northern Gable. Facing East.



Plate 4. Barn Roof. Facing South.



Plate 5. Late Seventeenth Century Window. Facing East.



Plate 6. Seventeenth Century Window. Facing East.



Plate 7. Blocked Door and Second Phase of Building. Facing East.



Plate 8. Northern Firehood. Facing North.



Plate 9. Fire Window. Facing South.



Plate 10. String Course in Northern Gable. Facing South-west.



Plate 11. Southern Firehood. Facing North.



Plate 12. Date Stone. Facing North.

APPENDIX 1

CHURCH FARM, MIDDLETON, NORTH YORKSHIRE.

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL ASSESSMENT AND BUILDING APPRAISAL

1. Summary

- 1.1 A full planning application has been submitted for the change of use of a redundant agricultural building at Church Farm, Middleton, North Yorkshire. This will entail the conversion of the building to form a single holiday unit. The local importance of the building is recognised by its Grade 11 listing, and it has been suggested that it may have its origins in the medieval period. The site lies within an area of potential archaeological importance, adjacent to the churchyard, at the heart of the settlement of Middleton.
- 1.2 The Heritage Unit has advised the Local Planning Authority that a preliminary archive and documentary survey of the site and its environs should be undertaken, in addition to an archaeological appraisal of the standing building prior to determination of the planning application. This is in order that the impact of the proposals on the special architectural and historic interest of the building and any below-ground remains can be fully appreciated and any appropriate mitigation agreed. This document has been prepared at the request of Cundalls, Malton, as agents for the proposed development.

2. Purpose

- 2.1 This written scheme of investigation represents a summary of the broad archaeological requirements to enable an assessment of the impact of the development proposals upon the archaeological resource. This is in accordance with policies C7, C8 & C13 of the Borough Local Plan and the guidance of Planning Policy Guidance notes 15 *Planning and the Historic Environment*, 1994 and 16 *Archaeology and planning*, 1990. It does not comprise a full specification, and the County Council makes no warranty that the archaeological works are fully or exactly described. The details of implementation must be specified in a contract between the client and the selected archaeological contractor.

3. Location and Description (SE 7824 8545)

- 3.1 A full planning application (ref. 99/00408/FUL) was submitted to Rydale District Council by W & L Thompson, Middleton in May 1999 for the change of use of a redundant agricultural building at Church farm, Middleton to form a single holiday unit. An application for Listed Building consent (ref. 99/0405/LBC) has also been submitted. The building is of stone with a clay pantile roof, is two-storey and measures 7m by 28.5m, with additional single storey lean-to outbuildings at its northern end. The southern end of the building was formerly occupied as a house until 1953, and the northern half has been used for the housing of livestock and hay storage. There are a number of window and door openings to the building, those on the western side having stone details which suggest a building of significant quality and also that this was the side of the original entrance to the building. The land to the west of the building is used as sheep pasture, whilst to the east is the farm yard.
- 3.2 The village of Middleton lies along the A170 road, to the west of Pickering, North Yorkshire. Church Farm is situated at the heart of the village, to the north of main street (A170) and east of Church Lane, to the east of St Andrew's Church. The redundant agricultural building proposed for conversion lies along western side of the Church Farm complex, its south western corner forming the boundary with the adjacent churchyard. Access to the Farm is via a narrow road from Main Street to the south, and a track from a back lane known as High Back Side to the north.

4. Historical and Archaeological Background

- 4.1 The proposed development site lies within an area of potential archaeological importance at the heart of the historic core of Middleton, adjacent to the churchyard. Middleton is mentioned in Domesday Book in AD 1086 and there are indications of earlier activity from the Church of St Andrew. Parts of three 10th century crosses were incorporated within the Church tower, the lower stages of which are late Saxon in date. To the west of Church Lane, in Nuns Garth, is believed to be the site of a medieval property holding of the priory of Rosedale, earthworks and foundations having been recorded here by the Ordnance Survey. There are also records of prehistoric flints having been found in the area.
- 4.2 The local importance of the building has been recognised by its Grade 11 listing. The listing description refers to the building as Church Farmhouse (15/36), '2 attached houses, now a barn. 2 builds, early C17 and later C17; later alterations and remodelling in C19.' It has been suggested in the details accompanying the planning application that the stone details around the windows on the western elevation of the building date to the 14th/15th century, in the medieval period, although little is known of its history. It has seen a number of changes of use throughout its life which have left traces and features of interest within its fabric and, potentially, below ground. There is an earthwork bank which runs northwards from the north-west corner of the building which suggests an early land division or former boundary feature, potentially associated with holding of the priory of Rosedale. The fact that the building itself forms part of the churchyard boundary and that an original entrance may have been on the western elevation, as opposed to the current entrance to the east, supports during its life
- 4.3 Further information for this area is held by the North Yorkshire Sites and Monuments Record (SMR). The SMR can be consulted by prior appointment by contacting Linda Smith, SMR Officer, North Yorkshire County Council. Heritage Unit, County Hall, Northallerton, North Yorkshire, DL7 8AH; Tel. 01609 780780 x2331, Fax. 01609 779838

5. Objectives

- 5.1 The objectives of the archaeological work within the proposed development area are:
1. to collate available archaeological information to determine as far as is reasonably possible from existing records the nature of the archaeological resource within the application area,
 2. to undertake an architectural appraisal of the agricultural building in order to define and evaluate the historical architectural and archaeological significance of the fabric, fittings and structure of the building
 3. to understand the archaeological and historic context of the building and its phasing, development and changes of use,
 4. to prepare a report summarising the results of the assessment/appraisal and to assess the likely impact of the current proposals on the special interest of the building and below-ground remains.

6. Tenders

- 6.1 Archaeological contractors should submit their estimates or quotations to the commissioning body with reference to County Council's *Guidance for Developers- Archaeological Work*.

7. Access, Safety and Monitoring

- 7.1 Access to the site should be arranged through the commissioning body.
- 7.2 It is the archaeological contractors responsibility to ensure that Health and Safety requirements are fulfilled.

7.3 The project will be monitored by the Planning Archaeologist, to whom not less than seven days' written notice must be given of the commencement of fieldwork.

7.4 It is the archaeological contractors responsibility to ensure that monitoring takes place by arranging monitoring points as follows:

1. a preliminary meeting or discussion at the commencement of the contract.
2. progress meeting(s) during the fieldwork phase at appropriate points in the work schedule, to be agreed.
3. a meeting or discussion during the post-fieldwork phase to discuss the draft report and archive before completion.

7.5 It is the responsibility of the archaeological contractor to ensure that any significant results are brought to the attention of the Planning Archaeologist and the commissioning body as soon as is practically possible. This is particularly important where is any likelihood of contingency funding being required.

8. Brief

8.1 For the purposes of the assessment, the study area is defined as a minimum area of 1km radius around Church Farm. This is in order to give consideration not only to the application site, but also to the surrounding area, in order to place the site in its archaeological/historical context.

8.2 The assessment and building appraisal shall convey an understanding of the plan form of the agricultural building at Church Farm, its context, development, fabric and construction, fixtures and fittings and the date or period of each phase of construction. This shall be gained by:

8.2.1 A desk-based assessment of all known and available sources of information relating to the study area, including (where appropriate):

1. data in the North Yorkshire Sites & Monuments Record.
2. printed and manuscript maps.
3. place and field-name evidence
4. aerial photographs.
5. other photographic/illustrative evidence
6. published and unpublished documentary sources
7. local museum catalogues and artefactual evidence
8. oral evidence

8.2.2 Inspection of the interior and exterior of the building, with particular reference to existing and former window and door openings, subject to Health and Safety legislation.

8.3 A report shall be prepared to combine a written description and analysis with a visual record made by drawings and photography.

8.4 Existing plans and elevations of the building at 1:100 scale, as submitted with the planning application, may be annotated.

8.5 A project archive should be prepared and deposited with an appropriate body.

9. Archive

9.1 Archive deposition should be undertaken with reference to the County Council's Guidelines in the Transfer and Deposition of Archaeological Archives. A field archive should be compiled consisting of all primary written documents, plans, sections and photographs. Catalogues of plans, sections and photographs should be produced and cross-referenced.

10. Report

10.1 A summary report shall be produced following the County Council's guidance on reporting: *Reporting Check-List*.

10.2 The Report should include:

1. a summary of the results of the documentary/cartographic research.
2. a description and interpretation of the plan form of the building, its development, fabric and construction, fixtures and fittings and the date or period of each phase of construction.
3. interpretation drawing(s) to illustrate the phasing, development, analysis and use of the building and associated features.
4. photographs to illustrate general views and/or elevations and significant features.
5. a comment on any additional survey or evaluation required to further the understanding of the building.
6. a statement of the likely impact of the current proposals on the special interest of the building and an assessment of the likely archaeological implications, if any, of the proposed development.

10.3 Conventions used should follow those adopted by the Royal Commission on the Historical Monuments of England (RCHME 1996).

10.4 At least five copies of the report should be produced and submitted to the commissioning body, North Yorkshire County Council Heritage Unit SMR, the local planning Authority, the museum accepting the archive and the English Heritage National Monuments Record in Swindon.

11. Further Information

11.1 Further information or clarification of any aspects of this brief may be obtained from:

Gail Falkingham, MIFA
Archaeologist
North Yorkshire County Council
Heritage Unit
County Hall
Northallerton
North Yorkshire
DL7 8AH

Tel. 01609 780780 x2839
Fax. 01609 779838

11.2 References

English Heritage	1991	Management of Archaeological Projects
RCHME	1996	Recording Historic Buildings: A Descriptive Specification, 3rd Edition

APPENDIX 2

Listed Building Register

SE 7885-7985

MIDDLETON

A 170

(north side, off)

Church Farmhouse

15/36

II

2 attached houses, now a barn. 2 builds, early C17 and later C17; later alterations and remodelling in C19. Squared sandstone, part on chamfered plinth, with pantile roof and brick stacks. 2 storeys, 4 windows. Remains of a porch, with plank door, projecting at centre. To left of porch a door of 4 recessed panels with overlight beneath timber lintel. Inserted windows flank door on both floors; frame of a 16-pane sash in ground-floor left opening. Beyond ground-floor right opening a chamfered lintel in the place a possible fire window. Openings to right of porch, are also later insertions. Ground floor has a stable door and one leaf of a double board door, both with timber lintels; and vent slits; first floor has lifting door to left and square pitching window to right. Rear: probably the original front. 2-storey, 2-window front, with later 2-storey, 2-window front to right. Original doorway at centre now blocked by inserted fixed light. To left of doorway, flat-mullioned windows: one lowered and containing an incomplete 3-light casement; centre one altered to form a doorway. 4-light left end windows on both floors blocked but unaltered. First-floor opening to right has inserted horizontal-sliding sash with timber lintel. In the later part, at right, an inserted window on ground floor right. First floor window to left has 3 large-pane lights in a double-chamfered surround beneath a flat drip mould. To right an inserted window with a timber lintel. Right end and right-of-centre stacks.

Interior: against right gable wall the remains of a full-height stone firehood with a small, deeply splayed opening to left. Right-hand room of the later house has a wide fireplace with a chamfered segmental arch on chamfered bar-stopped jambs. Chamfered spine beam, and square-section joists.

APPENDIX 3

Photographic Listing

Film 1

Colour Print Film

7. Church Farm, East facade, facing South-West
8. Church Farm, East facade, facing South-West
9. Church Farm East facade, facing South-West
10. Church Farm, North gable, facing South
11. Church Farm, West facade, facing East
12. Church Farm, North gable, facing South
13. Church Farm, West facade, facing East
14. Church Farm, West facade, facing East
15. Church Farm, West facade, facing East
16. Church Farm, late 17th century window
17. Church Farm, late 17th century window
18. Church Farm, 17th century window
19. Church Farm, 17th century window
20. Church Farm, 17th century window
21. Church Farm, 17th century window
22. Church Farm, 17th century window
23. Church Farm, 17th century windows
24. Church Farm, blocked door and 2nd phase
25. Church Farm, blocked door and 2nd phase
26. Church Farm, earth work, facing North-West
27. Church Farm, earth work, facing North-East
28. Church Farm, fire window
29. Church Farm, fire window
30. Church farm, South gable, facing North-West
31. Church Farm, South gable, facing North-West
32. Church Farm, South gable, facing North-West
33. Church Farm, date stone, facing North
34. Church Farm, date stone, facing North
35. Church Farm, moulding East facade
36. Church Farm, moulding East facade
37. Church Farm, range, facing South-East

Film 2

Colour Print Film

1. Church Farm, range, South firehood, facing South
2. Church Farm, range, South firehood, facing South
3. Church Farm, range, South firehood, facing South
4. Church Farm, range, South firehood, facing South
5. Church Farm, range, South firehood, facing South
6. Church Farm, range, South firehood, facing South
7. Church Farm, barn, facing South
8. Church Farm, barn, facing South
9. Church Farm, barn, facing South
10. Church Farm, North firehood facing North
11. Church Farm, North firehood, facing North
12. Church Farm, string course, East facade, faing West
13. Church Farm, string course, East facade, facing West
14. Church Farm, string course, North gable, facing South-West
15. Church Farm, string course, North gable, facing South-West
16. Church Farm, Loose box, facing North

17. Church Farm, Loose box, facing North
18. Church Farm, Loose box, facing North
19. Church Farm, shed and East facade, facing North
20. Church Farm, shed and East facade, facing North
21. Church Farm, shed and East facade, facing North
22. Church Farm, shed, facing East
23. Church Farm, shed, facing East
24. Church Farm, shed, facing East
25. Church Farm, rear of sheds, facing South-West
26. Church Farm, rear of sheds, facing South-West
27. Church Farm, rear of sheds, facing South-West
28. Church Farm, North gable shed, facing South
29. Church Farm, North gable shed, facing South
30. Church Farm, shed roof, facing North
31. Church Farm, shed roof, facing North