

Cross Butts, Whitby
Historic Building
Recording

Client: THE INN COLLECTION GROUP

AB Heritage Project No: 62021

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Cross Butts, Whitby

Level 2 – 3 Historic Building Recording

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by The Inn Collection Group to undertake a Level 2 / 3 Historic Building Recording at the Cross Butts, Whitby.

The primary aim of the Level 2 / 3 Historic Building Recording (HBR) is to provide a photographic and descriptive record of the Grade II Listed aspects of the building.

This report follows a Heritage Statement (AB Heritage, 2021) that was produced to cover the potential impacts to heritage from the proposed development as part of the Planning and Listed Building Consent applications (REF: 21/01616/FUL and 21/01617/LB).

Planning Permission and Listed Building Consent for the proposed scheme was duly granted by Scarborough Borough Council on 31st March and 20th April 2022 respectively. This HBR is required as a condition of the consents.

From 17th century origins Cross Butts farm continued as an agricultural site for the next 300 years. It was not until the late 20th century that a change of use occurred when the site diversified to become a Bed and Breakfast and then a hotel. These major changes are reflected in the built fabric of the buildings recorded during these works.

Aside from the external building envelope of the Listed and curtilage Listed buildings on site, and the partially retained formation of buildings around the former farmyard, very little historically authentic character or features remain on the site.

The project archive will be held by AB Heritage at our Jarrow Office until such a time as the LPA has approved the report, then the archive will be deposited with OASIS.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by The Inn Collection Group to undertake a Level 2 / 3 Historic Building Recording at Cross Butts, Guisborough Road, Whitby.
- 1.1.2 The primary aim of the Level 2 / 3 Historic Building Recording (HBR) is to provide a photographic and descriptive record of the Grade II Listed aspects of the building.
- 1.1.3 This report follows a Heritage Statement (AB Heritage, 2021) that was produced to cover the potential impacts to heritage from the proposed development as part of the Planning and Listed Building Consent applications (REF: 21/01616/FUL and 21/01617/LB).
- 1.1.4 Planning Permission and Listed Building Consent for the proposed scheme was duly granted by Scarborough Borough Council on 31st March and 20th April 2022 respectively. This HBR is required as a condition of the consents.

1.2 Statutory Designation

- 1.2.1 Both the original farmhouse, Cross Butts (NHLE ID: 1148251) and Farm Buildings to Cross Butts (NHLE ID: 1148251) are Grade II Listed and date from the 17th century. There is also a small curtilage Listed building adjacent to the two Listed Buildings.

1.3 Site Location and Description

- 1.3.1 The site is located on the south side of the A171 (Guisborough Road) c. 2.3 km west/southwest of Whitby Town Centre and is centred on National Grid Reference (NGR): NZ 87588 10148.

1.4 Project Qualifiers

- 1.4.1 This report has been prepared under instruction and solely for the use of The Inn Collection Group and any associated parties they elect to share this information with.
- 1.4.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.4.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology, and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.4.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.4.5 The photographs in this report include a photographic scale with 0.5m increments. This consistent scale is not separately noted in the individual photo captions.

2. AIMS & METHODOLOGY

2.1.1 The primary aim of the Level 2/3 Historic Building Recording is to provide a photographic, descriptive, and analytical record of the Grade II Listed elements of Cross Butts. The work will also generate an archive of digital photographs which will form a record of the building in its current state and condition. The work will be carried out to meet the standards outlined in the Historic England *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE, 2016).

2.2 Scope and Methodology of Works

2.2.1 The methodology for the Level 2/3 Historic Building Recording will accord with the description and guidance for Level 2 and Level 3 Historic Building Record as defined in Section 5.2 and 5.3 of the Historic England *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE, 2016).

2.2.2 The works will include the following key elements:

- Production of a general written description of the key historic elements of the building including the current form, function, likely date, and history, along with any details on significant architectural features related to these elements.
- Production of a general photographic record that captures the overall appearance of the principal elements of change with which to annotate the Historic Building Recording report.
- The marking up of existing plans and elevations supplied by the client, with key elements of the building examined, highlighting the location of those parts photographed to support the associated reporting (Figures 3 – 8).

2.3 Photography

2.3.1 The photographic element of the recording was undertaken in a digital format using a Nikon DSLR D3000 camera.

2.3.2 The images included a photographic scale where appropriate.

2.3.3 Multiple shots were taken and sorted during post capture processing.

2.3.4 The photographs are listed on an AB Heritage Photograph Register, to be included as an Appendix within the report.

2.3.5 A selection of images is included in this report. The position of the selected images is illustrated on associated photo plans (Figures 3 and 4).

2.3.6 The capture and storage of the digital photographs will be carried out in accordance with the Historic England guidelines *Digital Image Capture and File Storage: Guidelines for Best Practice* (2015).

2.4 Data Collation

2.4.1 Readily available information was collated from the Listed Building Designation Entry and the existing Heritage Statement (AB Heritage, 2021).

2.5 Archive

- 2.5.1 The archive will be held by AB Heritage at our Jarrow Office until such a time as the LPA has approved the report, then the archive will be deposited with OASIS.

3. HISTORIC BACKGROUND

- 3.1.1 A full account of the historical development of Cross Butts, Whitby and its surroundings is included in the Heritage Statement (AB Heritage, 2021) submitted for Planning and Listed Buildings Consent (21/01616/FUL and 21/01617/LB) applications for the proposed development.
- 3.1.2 The Heritage Statement prepared by AB Heritage (2021) outlines how the Listed Buildings within Cross Butts date to the 17th Century.
- 3.1.3 Plate 1 indicates that by the middle of the 19th century the broadly symmetrical grouping of buildings centred around the Cross Butts farmhouse [AB 1] and the two 17th century Farm Buildings [AB 2], which is still recognisable today, had formed (refer also to Figure 2).
- 3.1.4 There appears to have been what was perhaps a more ‘formal’ garden to the south elevation of Asset 1, which may have functioned as an orchard or a private garden while the U-shaped farm courtyard to the north of the Cross Butts farmhouse [AB 1] would have been the agricultural ‘business end’ of the property.



Plate 1: 1853 Six Inch OS Map (National Library of Scotland)

- 3.1.5 The next readily available map of the proposal site is the 25 Inches to a mile OS map of 1894 (Plate 2), which appears to suggest that the grouping of farm buildings to the west of buildings [AB 1] and [AB 2] has been somewhat re-built or remodelled.

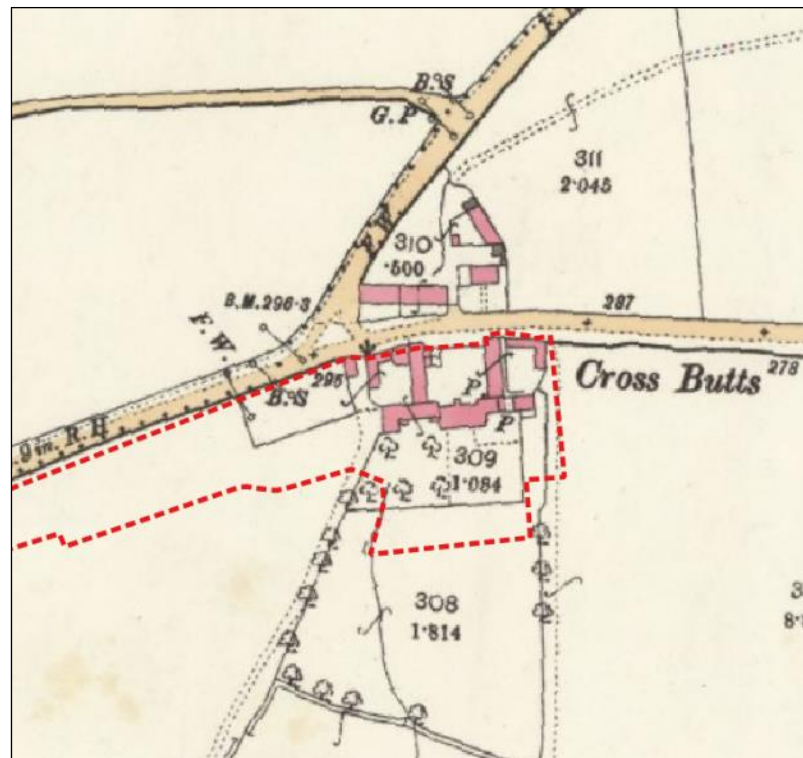


Plate 2: 1894 25 inches to the mile OS Map (National Library of Scotland)

- 3.1.6 As shown on Plates 3 to 5, there were comparatively few changes at Cross Butts over the next 100 years or so – the complex of ancillary structures around the Listed buildings of **[AB 1]** and **[AB 2]** does not all date from the 19th century but it seems that where new structures were built, this had, by and large, been done on the old foundations retaining the composition of the site.
- 3.1.7 This reflects the farm continuing in business as an agricultural entity during the whole of this period. Major changes have only been instigated in the late 20th and early 21st century for diversification as a response to the loss of the farm's dairy herd during the foot and mouth outbreak in 2001.

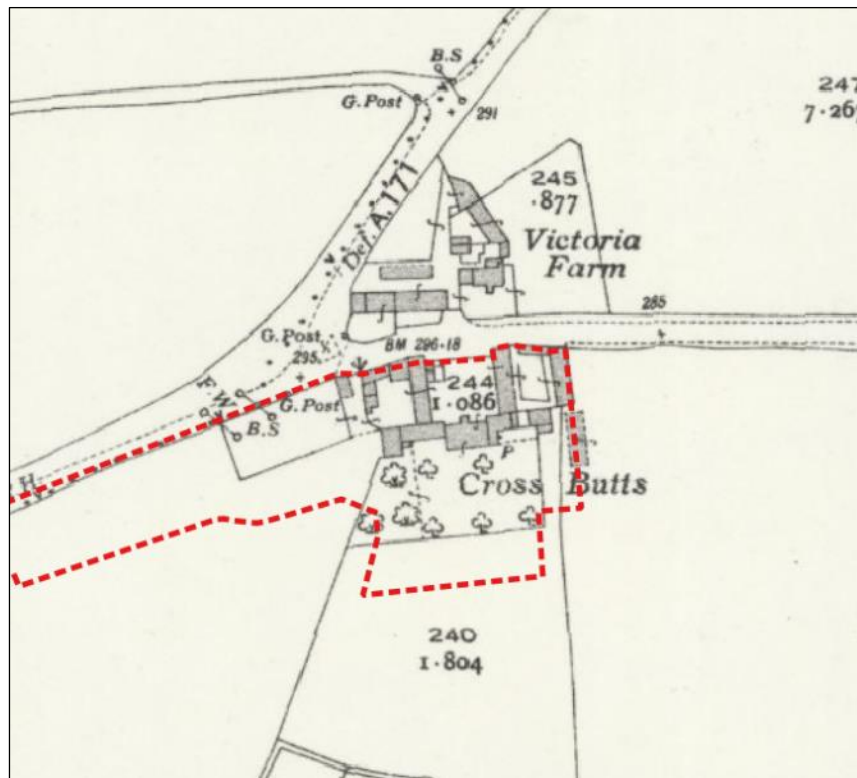


Plate 3: 1952 25 inches to the mile OS Map (National Library of Scotland)

3.1.8 The change in business from agriculture to hospitality and leisure brought with it physical changes to the site that are visible in aerial imagery of the site (Plate 5).

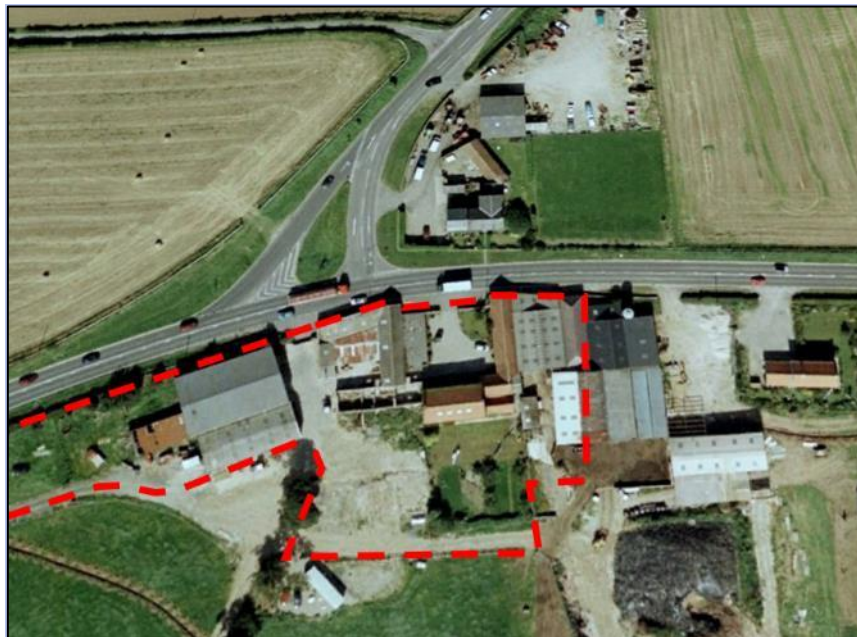


Plate 4. 2002 Google Earth Pro aerial image

3.1.9 The Whitby Park and Ride facility (as shown to the west of the roundabout on Plate 5) opened in 2014. A large car-boot takes place on the field to the east of the Stables at Cross Butts on

summer weekends and there is a substantial caravan / camping site to the east of this. Being sited only c. 2.3km from Whitby town centre, these recent developments now connect The Stables at Cross Butts to the increasingly built-up area of Whitby and to the open landscape of the North York Moors to the west.

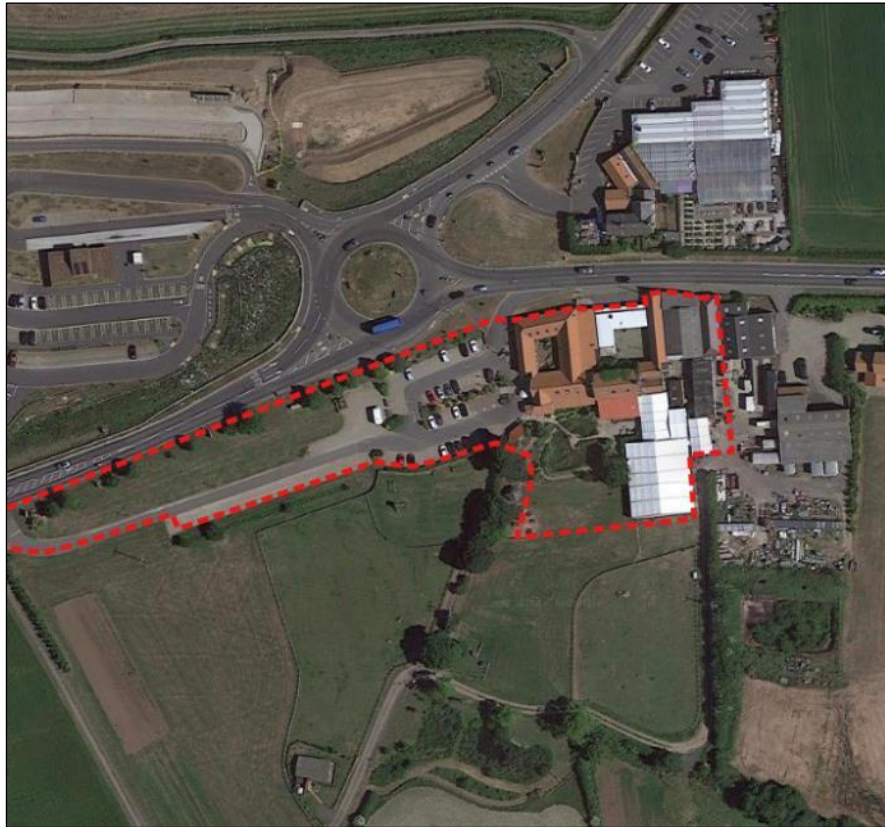


Plate 5: Aerial Shot of the Building Complex in 2019 (Google Earth, 2019)

- 3.1.10 The site has undergone extensive re-development towards the end of the 20th century and in the beginning of the 21st century and especially the former farmyard is difficult to interpret with the current configuration of structures occupying this part of the site.
- 3.1.11 Images of England contains two photographs (Plates 6 and 7) of the site dated to 2005 that show the farmyard with a more open layout, still somewhat reminiscent of the farmyard yard depicted on maps on Plates 1 to 3 above.



Plate 6. North elevation Cross Butts Farm [AB 1] and farmyard in 2005; view S; Ref: IOE01/14262/09



Plate 7. Barn [AB 2] and farmyard in 2005; view SE; Ref: IOE01/14262/08

4. HISTORIC BUILDING RECORDING

4.1 General Overview

- 4.1.1 Cross Butts is a complex amalgamation of buildings where later additions to the historic core of the site now almost completely subsume the two 17th Century Listed Buildings [AB 1 & 2] (Photo 1).

4.2 Exterior Description

- 4.2.1 Having functioned as a farmstead until the early 21st century the site has, in recent years gradually been transformed into a hotel restaurant with 9 guest bedrooms.



Photo 1. Overview of the buildings from the southwest

- 4.2.2 Based on research works carried out in 2021 (AB Heritage, 2021) and the subsequent historic building recording and analysis undertaken here, it is concluded that very little of the site survives in anything like original 17th century condition. The following seeks to highlight where historical fabric can still be observed and where subsequent works (over the past 300 years, but most notably over the last couple of decades) have fundamentally eroded the authentic historical fabric of the various buildings on site.
- 4.2.3 Figure 8 details an analytical 'phasing' plan for the site. Figures 3 and 4 contain the photo location plans.

4.3 Cross Butts (Farmhouse) [AB 1] – Exterior

- 4.3.1 The official Listing Description for this building outlines the following:

C17. 2 storeys in stone. Welsh slate roof with stone capped gables. Originally with 4 stone mullioned windows, but now with double-hung sashes with glazing bars. Projecting capped gabled stone porch with slightly stilted chamfered stone archway.

- 4.3.2 As shown on Photo 2 extensive vegetation on this elevation makes full observation of this façade, its features and condition, difficult.



Photo 2. North elevation of Cross Butts Farmhouse [AB 1]

Exterior

- 4.3.3 The symmetrical façade has a solid and well-constructed appearance typical of a gentleman farmers residence in the late 17th century. The view towards the two-storey farmhouse, with its two flanking single storey barns, when originally observed by passers-by on the Guisborough Road must have been an impressive one.
- 4.3.4 **Walls:** Structural masonry, coursed regular blockwork
- 4.3.5 **Roof:** Modern Pantiles
- 4.3.6 **Windows and Doors - North elevation:** This elevation features non-original, but nevertheless historic sash-windows and there is a redundant, centrally placed entrance porch (Photo 3).



Photo 3. Cross Butts [AB 1] north elevation porch and front door

- 4.3.7 **South elevation:** The ground floor of the south elevation is obscured from view by the large modern Sun Terrace (S1). On the first-floor level there are five window openings; one of which has been blocked. On the attic level there are four rooflights.



Photo 4. Cross Butts [AB 1] south elevation; view north/northwest

- 4.3.8 **Eat and west gables:** While largely obscured from view by surrounding buildings the gable ends of the farmhouse [AB 1] have chimney stacks. The westerly one remains in use on the ground floor (Room G2) and while there is no corresponding fireplace on the ground floor at the east of the farmhouse (Room G1), there is a small fireplace above in the kitchen of the manager's flat (Room F2).
- 4.3.9 **Original built fabric:** On this Grade II Listed Building original built fabric is largely confined to the external built envelope of the structure. To the south elevation the 20th century Sun Terrace is of poor quality construction and obscures the south facing exterior wall up to the bottom sills of the first floor windows.

4.4 Cross Butts (Farm House) [AB 1] – Interior

- 4.4.1 The interior of the former house has been substantially altered to accommodate the use of the ground floor for restaurant dining room spaces, while the upstairs now functions as a separate hotel manager's live-in accommodation.
- 4.4.2 These changes have fundamentally altered the building's floorplan and how the ground floor and the upper stories relate to one another.
- 4.4.3 The ground floor of Cross Butts Farmhouse [AB 1] contains two large dining rooms, with just a single partition wall, placed centrally and running from the north wall to the south wall dividing the ground floor space into two halves.

Ground Floor – Room G1

- 4.4.4 **Flooring:** Stone flags
- 4.4.5 **Walls:** N/E/S: Structural Masonry, W: timber-frame and plaster
- 4.4.6 **Ceiling:** Plastered with exposed timber beams and joists; some of possible historical date, others likely to be modern replacements. Dark varnish to timber elements; otherwise plaster painted white.
- 4.4.7 **Doors - East Wall:** The room [AB 1- G1] (Photo 5) has a door (NW corner of the room; left on Photo 5) leading to the Cottage [AB 3] and a narrower centrally placed door leading to the 20th century extension adjacent to the south of the Cottage [AB 3].



Photo 5. G1 east wall with doors leading to the Cottage [AB 3] and a 20th century extension

- 4.4.8 **Door and window - North Wall:** The original main entrance of the building is sited on the north wall of G1 (Photo 6). The present varnished timber plank door is assessed to be a modern replacement. There is a timber lintel above the door. To the east of the doorway are two sash-windows (one shown on the right on Photo 6) with an outlook to the farmyard.



Photo 6. North wall [AB1 – G1] with the front door of Cross Butts on the left

- 4.4.9 **Door and windows - South Wall:** SW corner; a doorway leading out to the modern Sun Terrace (S1) and as shown on Photo 7 two sash-windows are sited behind the current staircase. These windows would have had an outlook towards the rear-garden, however after the construction of S1 Sun Terrace, there is an outlook into this room instead.

- 4.4.10 **Staircase:** Based on observations from the site visit it is thought that current spiral staircase dates from the 1980s but located in a position opposite the front entrance and Porch [P1] of the building, where an original 17th century staircase would most likely have been sited.



Photo 7. AB1 – G1; modern spiral staircase from ground to first floor; view south

- 4.4.11 **Door - West wall:** The west wall is of timber frame and plaster construction with no notable features other than the doorway in the NW corner leading into the second ground floor dining space (G2).

Ground Floor – Room G2

- 4.4.12 **Flooring:** Stone flags
- 4.4.13 **Walls:** N/S/W: Structural Masonry, E: timber-frame and plaster
- 4.4.14 **Ceiling:** Plastered with exposed timber beams and joists; some of possible historical date, others likely to be modern replacements. Dark varnish to timber elements; otherwise plaster painted white.
- 4.4.15 **Doors - West Wall:** The western wall (Photo 8) is of timber frame and plaster construction with no notable features other than the doorway in the NE corner leading into the second ground floor dining space (G1).
- 4.4.16 **Windows - North Wall:** Two sash-windows with an outlook to the farmyard.

4.4.17 **Door and windows - South Wall:** Broadly centrally placed doorway leading out to the modern Sun Terrace (S1) and as shown on Photos 8 to 9; sash-windows are sited to the east and west of this doorway. These windows would originally have had an outlook towards the rear-garden, however after the construction of S1 Sun Terrace, there is an outlook into this room instead.



Photo 8. AB1 – G2; central partition wall between G1 and G2; view east



Photo 9. AB1 – G2; south wall; the current doorway to the Sun Terrace and enlarged window

- 4.4.18 **Door and other features- West wall:** The west wall would originally been an exterior wall, and it is of substantial masonry construction, now with chimney breasts within room G2 (Photo 10) and in the adjoining former Stable (R1) also.



Photo 10. AB1- G2; west wall; modern fireplace; with additional metal flue

- 4.4.19 **Other features:** As shown on Photos 10 and 11 the passage from R1 through to G2 and onto G1 is partially partitioned off by a modern screen and a lower than half-height partition wall.



Photo 11. Doorway between G2 and R1; view west

First Floor

- 4.4.20 First and upper floor (attic) of the farmhouse [AB 1] have been portioned off into a separate residential flat, usually occupied by the live-in manager of the Cross Butts restaurant and hotel.
- 4.4.21 The flat is accessed via the former Stable (Rooms R1 to R5) which now functions as the restaurant (Photos 12 and 13). There is a fire-escape route via the spiral staircase in Room G1, but the separation of the functions of the ground floor and the upper floors has fundamentally changed how the floor plan and the room layouts of the farmhouse [AB 1] are understood and experienced in the present day.
- 4.4.22 **Flooring:** Modern laminate and/or vinyl throughout; presumed to be on top of older floorboards
- 4.4.23 **Exterior Walls:** N/S/E/W: Structural Masonry



Photo 12. View into the flat from Room R4



Photo 13. View out of the flat into Room R4.

First Floor – Room F1

4.4.24 This is the main living room of the manager's flat.

4.4.25 **Interior Walls:** Heavily panelled in varnished pine. This scheme of panelling has been assessed to be of late 19th or early 20th century date, possibly using fully or parts of older timbers (Photo 14).



Photo 14. Room F1; view west

- 4.4.26 **Ceiling:** Exposed timber beams, joists and underside of upper floor floorboards; some of possible historical date, others likely to be modern replacements. Mid-brown/dark varnish to timber elements; otherwise plaster painted white (Photo 14).
- 4.4.27 **Doors and other features - West Wall:** The western wall (Photo 14) features a centrally placed fireplace of late 19th to early 20th century date. On both sides of the chimney breast are two small 'cupboards' where a toilet and a shower room have been fitted during the late 20th century.
- 4.4.28 **Doors and other features - North Wall:** The NE corner of this wall features a doorway leading into entrance vestibule (F2) (on the left on Photo 15) and secondary smaller door leading to a storage space (not accessible during HBR works).



Photo 15. Room F1; view north

- 4.4.29 **South Wall:** There are two sash windows overlooking the S1Sun Terrace below and further out to rear garden. The sashes have been incorporated into the panelling scheme that dominates the room décor.
- 4.4.30 **Doors and other features - East wall:** A doorway incorporated into the panelling scheme leads onto a stairwell, which via the spiral staircase leads down to Room G1 and upstairs to the second floor (Photo 16).



Photo 16. First Floor stairwell; door leading the kitchen; view E/NE

First Floor – Kitchen – F2

- 4.4.31 **Interior Walls:** Modern painted plaster
- 4.4.32 **Ceiling:** Exposed modern timber beams, joists with painted plaster (Photo 17).



Photo 17. The modern kitchen (F2)

- 4.4.33 **Doors and other features:** The east wall (Photo 18) has a centrally placed small fireplace of 20th century date. There are windows on the south wall overlooking the S1 Sun Terrace and the rear garden. The kitchen is modern throughout and there are no notable historical features in this room. Doorway on the north wall leads into Room F3.



Photo 18. East wall of the kitchen (F2)

First Floor Room F3

- 4.4.34 The room features two sash-windows on the north wall looking over the farmyard below (Photos 19 and 20). Otherwise, there are no notable historical features, and the interior scheme is modern throughout.



Photo 19. Room F3; modern interior features, including fake fireplace



Photo 20. Room F3 view N/NE

First Floor – Rooms F4; F5; F6

- 4.4.35 F4: additional bedroom in use as storage; F5: Utility room; F6: Entrance Vestibule
- 4.4.36 No notable historical features. Modern interiors and not part of the original room layout of the building. These rooms have been photographed but are not featured in this report.

Second Floor

- 4.4.37 The second floor living spaces have been created in the attic / roof space of this Listed Building and it is assessed that this area would not have originally been used as domestic accommodation.
- 4.4.38 It is assessed that the residential conversion of this area has been undertaken in the late 20th century and as such the interior is modern throughout. The ceiling beams are also modern, and date from the refurbishment of the building's roof in the 1990s.



Photo 21. Room U1; view SE

- 4.4.39 The rooflights in the modern roof allow for the attic bedroom (Photo 21), landing and storage area (U2) to have natural light.

4.5 Farm Buildings to Cross Butts ([AB 2]) – Exterior

- 4.5.1 The Listing description for the two barns adjoining the Cross Butts farmhouse outline the following:

Front court of Cross Butts has a C17 range of 1-storey farm buildings in stone with pantile roofs with 2 chamfered doorways on both sides. Capped gables to road elevation.

- 4.5.2 As shown on the historic maps on Plates 1 to 4, the Cross Butts farmhouse [AB 1] and the two barns formed a U-shaped farmyard with direct access to Guisborough Road. Barn [AB 2] is largely retains the complete floor plan. The other barn, which abuts the west side of the existing Kitchen (K1) has been substantially modified, it is unclear if this barn should remain as a Listed heritage asset.

Exterior

- 4.5.3 **Original built fabric:** On this Grade II Listed Building original built fabric is largely confined to the external built envelope of the structure. To the south the building is connected to the main farmhouse [AB 1] via the small cottage building [AB 3]. The external walls are constructed on course masonry (Photo 22).
- 4.5.4 **Roof:** The buildings have been re-roofed in modern red pantiles.
- 4.5.5 **West wall: Windows:** Windows on the west elevation (Photo 22) are mostly of wooden sash-construction and while not original to the 17th century, are nevertheless of historical date. One of the windows (Photo 23) is currently boarded up.



Photo 22. AB 2 west wall; view E/SE from the farmyard



Photo 23. AB 2 west wall; view NE

- 4.5.6 **West Wall: Doorways:** As described on the Listed building description and shown on Photos 22 and 24, there are two doorways into the farmyard on this elevation. The northern most doorway has however lost its original stone lintel, and has a timber replacement inserted (Photo 24).



Photo 24. AB 2 west wall, north doorway

- 4.5.7 **North Wall:** The north gable of the building (Photo 25) is adjacent to the Guisborough Road and features prominent quoins. There is a centrally placed blocked doorway on this elevation (Photo 25).



Photo 25. North gable of AB 2; view south across Guisborough Road

- 4.5.8 **East Wall:** As shown on Figures 2, 5 and 6 the east facing wall of the Listed Barn [AB 2] has been incorporated into a 20th century agricultural shed adjoining the structure to the east. The later shed has been built partially into the roof structure of the barn and as such the east elevation of the building has been an interior wall for many of years, and Consequently, this elevation is less weathered and cleaner than its western counterpart (Photo 26).

4.5.9



Photo 26. East wall of the Barn [AB 2]; view NE

4.5.10 **South wall:** The exterior south wall of the Barn [AB 2] is mostly incorporated into the Cottage [AB 3] and very little of the south wall masonry remains above the eaves level of the Cottage.

4.6 Farm Buildings to Cross Butts [AB 2] – Interior

4.6.1 The former barn has, since Cross Butts became a hospitality venue, been in use as a function room. The large open floor of the barn makes it well suited for this function.

Ceremony Room – G4

4.6.2 **Roof timbers:** Despite the roof of the building having been replaced with modern pantiles, the barn retains the historic roof trusses as shown on Photos 27 and 30. The purlins and rest of the roof structure are modern.

4.6.3 **Floor:** Stone flags

4.6.4 **North Wall:** The north wall of the Ceremony Room (Photo 27) is a modern partition separating the northern bay (G5) of the building from the rest of the barn. Room G5 functions as the current laundry.



Photo 27. Room G4 – north wall; view north

- 4.6.5 **East wall:** East wall is rendered to the height of c. 1m with painted exposed masonry above. There are three timber doors on this elevation and a blocked window (Photo 28).



Photo 28. Room G4 – east wall; northern doorway and blocked window

- 4.6.6 There are stone niches along this wall; one of these is shown on Photo 29. These have been interpreted as slots for creating timber partitions for the penning of livestock within the barn (Photo 29).

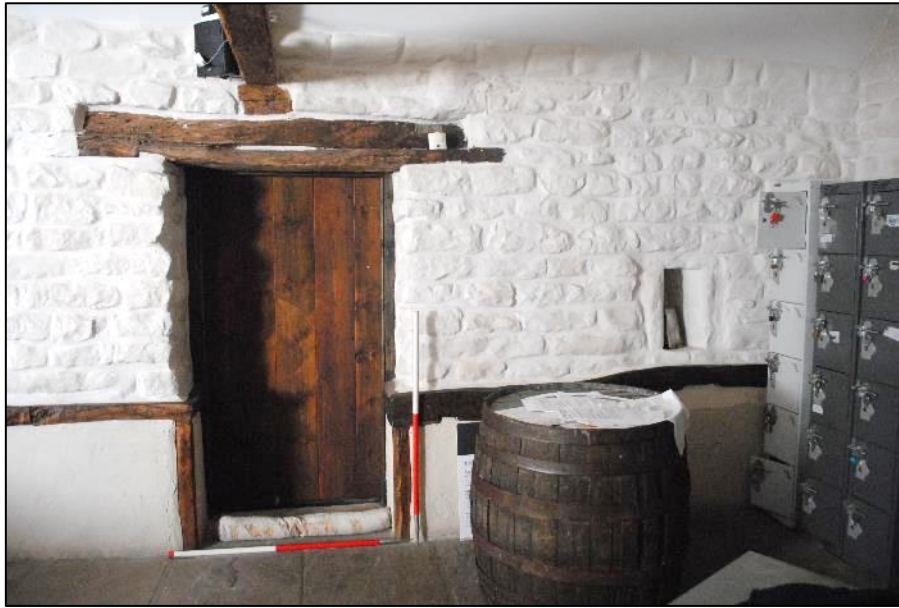


Photo 29. Room G4, east wall with a stone niche to the right

- 4.6.7 **South Wall:** The south gable (Photos 30) of the building features on its SW corner a doorway leading into the Cottage [AB 3] (Photo 31).



Photo 30. Room G4 – south gable; view south



Photo 31. Doorway from G4 into the Cottage [AB 3]; view S/SW

- 4.6.8 **West Wall:** The West wall shares many of the features of the east wall, including the painted exposed stone work, part-rendering and the stone niches (Photo 32).



Photo 32. Room G4, west wall, south doorway and stone niches to the left

Laundry – G5

- 4.6.9 The modern laundry room (Photo 33) in the northern bay of the barn is accessed via the doorway shown on Photo 24 above.



Photo 33. Room G5 – view NW

- 4.6.10 The modern interior fit-out of this space obscures any historical features that may be retained behind the installed wall and ceiling materials. The floor is of poured concrete.

4.7 Farm Buildings to Cross Butts (West) – Exterior

- 4.7.1 The original Cross Butts complex comprising of the main farmhouse [AB 1] and the two symmetrical barns as described in the listing description for the Barn [AB 2] would have featured two barns placed symmetrically to the front and sides of the Cross Butts farm [AB 1] with the three buildings forming a U-shaped farmyard.
- 4.7.2 Based on the Listing description the Farm Building to Cross Butts (west) should therefore be a mirror image of barn [AB 2]. However, extensive redevelopment which commenced in the 19th century and most significantly during the 20th and 21st centuries, has substantially affected the historic authenticity of the former barn (Photo 34).
- 4.7.3 **Exterior walls:** Structural masonry
- 4.7.4 **Roof:** Modern pantiles
- 4.7.5 **Current floor plan:** Roughly U-shaped with a substantial Kitchen extension (K1) along the eastern side of the original barn and later farm building extensions to the west housing current guest bedrooms, with access from the inner, western courtyard (Figures 2 and 5).



Photo 34. The range of current bedrooms; view SE

- 4.7.6 **Kitchen extension:** It is assessed that the mono-pitched kitchen extension (Photo 35) has been constructed in part using new stone matching the historic stonework used on Cross Butts farmhouse [AB 1], the east Barn [AB 2], the Cottage [AB 3] and the former Stables; elsewhere it appears that the stonework formerly forming the east wall of the west barn has been shifted eastwards by the width of the kitchen extension and this rebuilt to form the east wall of the Kitchen (K1) (Photos 35 to 37).



Photo 35. North wall of the Kitchen extension (K1); view SW

- 4.7.7 The quality of the stonework and the craftsmanship used to re-construct the structure in a manner that is visually almost indistinguishable from the more historic elements of the wider site, is a credit to the skills of the people who have undertaken this work.

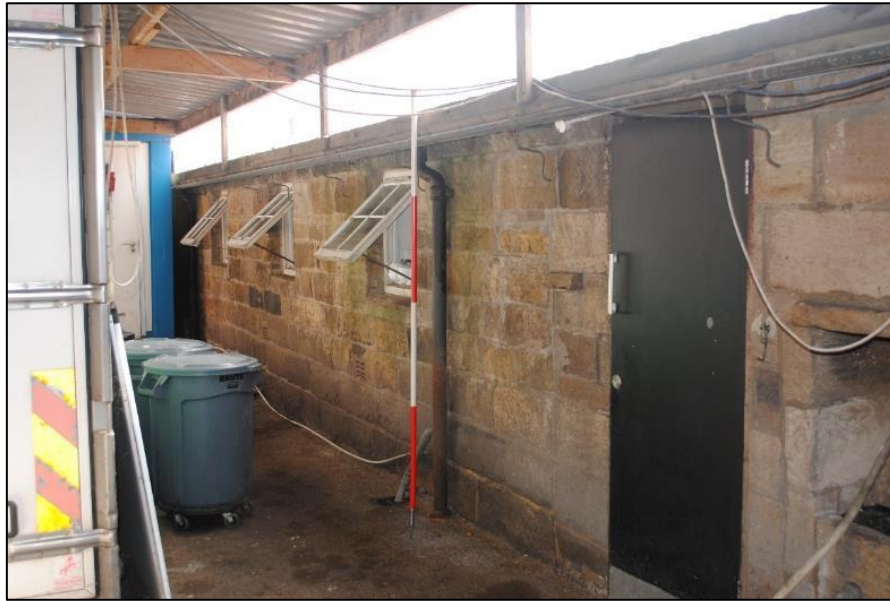


Photo 36. Kitchen extension (K1) east wall; view SW; interpreted as re-use of older stonework



Photo 37. Stone troughs in the east wall of the Kitchen (K1); view west

- 4.7.8 As shown on Figures 2 and 5 the east wall of the kitchen faces onto the former farmyard and that this space is at present partially occupied by a series of modern chiller units relating to the functioning of the site as a pub hotel (Photo 38).



Photo 38. Modern ancillary structures on the farmyard; view NW towards the Kitchen (K1)

The Accommodation Range

- 4.7.9 The former west barn (on the left on Photo 39) is the structure parallel to the Kitchen extension (K1) and internally currently features a cloakroom, a guest lift, a stairwell (R5) leading to the first floor and four of the nine guest-bedrooms.
- 4.7.10 **Roof:** The modern pantile roof has extended eaves facing the accommodation range courtyard, so that a cloister type covered area is formed over the bedroom entrances (Photo 39). Conservation type rooflights have been included in the roof to provide additional lighting into bedrooms.
- 4.7.11 **Doors and windows:** Plan of doorways and windows is modern, as the siting of these openings does match the corresponding series of doors and windows on the east wall of the of the east Barn (**AB 2**; Room G4).



Photo 39. Accommodation range; courtyard; view N/NE

- 4.7.12 **Glass porch:** The southeast corner of the accommodation range courtyard features a modern glass porch (Photo 40) sheltering the guest access into the current Bar / Restaurant space (R1).



Photo 40. Glass porch; view SE; the former stables building on the left

4.8 Farm Buildings to Cross Butts (West) – Interior

- 4.8.1 The nine guest bedrooms within the former west barn are not part of the current planning and LBC application and are not within the scope of the HBR. As such the interiors of these rooms are not part of this report.

Kitchen – K1

- 4.8.2 The kitchen (K1) is assessed to date from the late 20th century and while it is possible that its current east facing wall has been built re-using historical masonry formerly incorporated in the east wall of the west barn (such as the animal throughs shown on Photo 37) the character of the building is fundamentally modern.
- 4.8.3 The interior fit out of the kitchen utilises easy to clean materials suitable for hygiene requirements in a restaurant kitchen and as such there are no historical interior features to be observed.
- 4.8.4 The kitchen includes a food preparation and serving area adjoining the restaurant space (R1) at the southern end of the room (Photo 41).



Photo 41. View from restaurant (R1) into the Kitchen (K1); view north

- 4.8.5 **Layout:** The kitchen is divided into the food preparation area (shown on Photo 41); and an access corridor running north-south along the west wall of the room (Photo 42), a staff changing room and toilet area (Photo 43); a food storage area (Photo 44) and the main kitchen (cooking) space (Photo 45).



Photo 42. The kitchen corridor; view north

- 4.8.6 As shown on Photos 41 to 45; the interior of the Kitchen (K1) is modern.



Photo 43. Kitchen staff changing area; view N/NE



Photo 44. Food storage area; view NW



Photo 45. The main kitchen area; view south

4.9 Stables – Exterior

Exterior

- 4.9.1 As with the Kitchen (K1) and the accommodation range the former Stables (Photo 46) has been extensively re-modelled in the 20th century and it is assessed that although the quality of the stonework is high, the construction has been carried out in part re-using the historic ashlar blocks and in part using new matching stone
- 4.9.2 **Exterior walls:** Structural masonry
- 4.9.3 **Roof:** Modern pantiles



Photo 46. Stables building; overview towards NE from the car park

- 4.9.4 The west facing gable of the Stables has a modern date stone (for 2004) above the large, modern stable doors with the words 'Cross Butts' also inscribed (Photo 47).



Photo 47. Stables; west gable with doors and date stone; view east

- 4.9.5 Externally the south facing wall of the Stables is largely obscured from view by the extensive range of modern timber porches (As shown on Photos 46; outlined further in Section 4.10 below).

4.10 Stables - Interior

Ground Floor – Room R1

- 4.10.1 Based on the condition of the building in 2002 (shown on aerial image on Plate 4; section 3) all interior features of the building (with the possible exception of the stone flagged floor) are assessed to be of 21st century in date, or retro-fitted architectural salvage brought into the building from elsewhere.
- 4.10.2 **Flooring:** Stone flags
- 4.10.3 **Walls:** N/S/E/W: Structural Masonry, plastered and painted; exposed stonework to the stone pilasters supporting the upper floor (as shown on Photo 48).
- 4.10.4 **Ceiling:** Plastered with exposed timber beams and joists; dark varnish to timber elements; otherwise plaster painted white.
- 4.10.5 **East Wall:** Features a centrally placed large cast-iron range-type fire place and on the NE corner a doorway leading into the second dining room (G2)



Photo 48. Room R1; view east

4.10.6 **South wall:** There are three doorways leading out into the Garden Room (R2) and also two windows overlooking it. To the SE corner of Room R1 are the main entrance customer entrance lobby (Photo 49) and a bar area (Photo 50).



Photo 49. View from R1 into the main customer entrance lobby; view south



Photo 50. View SW within Room R1; including the bar area on the right

- 4.10.7 **West wall:** Shown on the left on Photo 51, this wall features the modern main stable doors.
- 4.10.8 **North Wall:** A modern stone staircase rises along the north wall in the NW corner of Room R1, leading into the upper floor (Room R3) (Photo 51).



Photo 51. Room R1; staircase; view north

- 4.10.9 Other features along the north wall include the entrance towards the accommodation range (Photo 52) and the large arched access to the Kitchen (K1; shown on Photo 41).



Photo 52. Room R1; view north into the modern glass porch

First Floor – Room R3

4.10.10 The Stables first floor interior (Room R3) is assessed to be modern throughout. The timber framing shown on Photos 53 and 54 might be historical timber, but it is assessed to be a decorative device installed during the 21st century re-fitting of the building.



Photo 53. Room R3; view east into Room R4



Photo 54. Room R3; view into the staircase (leading into room R1); view NE

4.11 Modern Extensions to the South of Cross Butts and Stables

Main Customer Entrance Lobby – Structure E1

- 4.11.1 **Exterior:** Modern, single storey, timber framed and glazed porch structure abutting the south facing cross-wing gable of the Stables buildings. Currently acts as the main customer entrance point into the restaurant.



Photo 55. Structure E1 on the left; view SE

- 4.11.2 As shown on Photo 56, the south facing cross-wing gable of the Stables building can be observed above the entrance porch (Structure E1).



Photo 56. Structure E1; view NW from the beer garden

Garden Room - Structure R2

- 4.11.3 To the east of entrance lobby (Structure E1) and south of the restaurant (Room R1) is the modern Garden Room (R2). As shown on Photo 57 the Garden Room (R2) is also a modern, single storey, timber framed and glazed construction. The roof of the building is covered with pantiles matching the roof of the Stables building.



Photo 57. Garden Room (R2); view north

Sun Terrace – S1

- 4.11.4 To the east of the Garden Room (R2) and south of Cross Butts farmhouse [**AB 1**] is a further porch type structure known as the Sun Terrace S1. Compared to the two other porch

structures (E1 and R2) the Sun Terrace (S1) is of less substantial and lower quality construction; as shown on Photos 58 and 59



Photo 58. Sun Terrace (S1); view NE



Photo 59. Sun Terrace (S1); poor quality finish to the east gable; view NW

- 4.11.5 As an overview Photo 60 shows the modern extension along most of the south facing elevation of the Cross Butts complex of buildings, obscuring the external masonry envelope of the buildings.



Photo 60. View of the modern extension; view N/NE

Interiors

- 4.11.6 The interiors of these extensions are of no great design or historical interest in themselves. The most notable features to be found within these spaces relate to elements, for example the south wall of the Cross Butts farmhouse [AB 1], that originally were a feature on the exterior wall of the Listed building, but are now sited within the Sun Terrace (S1).
- 4.11.7 Photo 61 depicts the interior of the entrance lobby (E1) and Photo 62 the interior of the Garden Room (R2).



Photo 61. Entrance lobby (E1) interior; view east



Photo 62. Garden Room (R2) interior

Interior of the Sun Terrace

4.11.8 While the modern elements of the Sun Terrace (S1) are of poor-quality construction, the north wall is the former exterior south wall of the Listed Cross Butts farmhouse [AB 1] (Photo 63).



Photo 63. Interior of the Sun Terrace; view east

4.11.9 **North wall:** The north wall features 3 windows (Photos 64 to 66) and two doorways; leading into Rooms G1 and G2 respectively.

4.11.10 Photo 64 depicts the eastern most doorway (to Room G1) and a square window. While the doorway is assessed to be a later insertion the setting of the square window with stone mullions is assessed to the date to the original phase of the construction of the farmhouse.

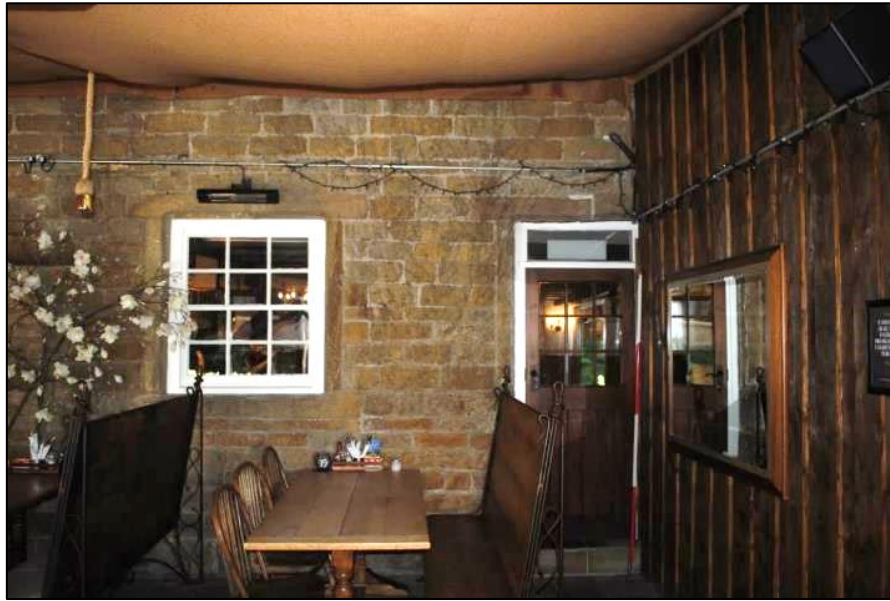


Photo 64. Later doorway (on the right) and an original window location (on the left); view N

4.11.11 Photo 65 depicts the central of the current window openings on the north wall. This window is directly opposite the main entrance door and porch of the Cross Butts farmhouse [AB 1]. The window is currently partially blocked (from the inside of room G1) by the modern spiral staircase, but based on the building scarring around the window (see Photo 65; below the window) it is assessed that this window could originally have been an external doorway corresponding with the location of the front of the building (the Porch P1 and the main front door of the building), and presumably fitting into the originally symmetrical floor plan of the farmhouse.



Photo 65. Window inserted into a former doorway; view N

4.11.12 The western of the three windows on this wall is assessed to be a taller and later replacement. The current sash-window is taller and narrower than the original square window

but has been placed in broadly the same location. There is evidence of the earlier square window in the masonry around the current window (Photo 66).



Photo 66. Sash-window replacing an earlier square opening; view N

4.12 Farm Cottage and 20th Century Extension to Cross Butts – AB 3

4.12.1 As depicted on Figures 2, 3 and 8 the small curtilage Listed Cottage [AB 3] connects to the Listed farmhouse [AB 1] and the Barn [AB 2] (Photo 67).

Exterior

4.12.2 **Walls:** Structural Masonry

4.12.3 **Roof:** Modern pantiles

4.12.4 **North Wall:** Featuring a door and window assessed to be in their original locations. The wooden sash is not original but is of some age (Photo 67).



Photo 67. North elevation of the Cottage [AB 3]

4.12.5 **South wall:** the original south wall of the cottage was demolished for a southerly extension which was built during the late 20th century. The present-day south exterior wall dates from this modern period of construction and uses stonework that is sympathetic (Photo 68). There are two doorways and a boarded window along this elevation.



Photo 68. The modern south elevation of the Cottage [AB3]

4.12.6 **West and East Walls:** The west facing wall of the cottage is the gable end of the Cross Butts farmhouse [AB 1] and as such can only be observed from the interior of the building.

4.12.7 The east facing wall is formed of the two gables of the original cottage (on right on Photo 69) and the 20th century extension (on the left on Photo 69). The two storey east facing gable of the Cross Butts farmhouse [AB 1] can be seen to the rear on Photo 69.

- 4.12.8 The east gable of the original cottage is partially obscured by the later Outhouse (the structure with a lower pitched roof on the right on Photo 69).



Photo 69. East gable of the Cottage [AB 3]; view west

Interior

- 4.12.9 Interior of this small cottage retains some characterful historical features and despite having had almost its entire south facing wall removed as the late 20th century extension was created, the cottage retains hints of historical character better than much of the rest of the site at Cross Butts.
- 4.12.10 **Ceiling:** Exposed timber joists with dark varnish and painted plaster. The ceiling in this space is quite low.
- 4.12.11 **Floor:** Stone flags
- 4.12.12 **North Wall:** The north wall of the cottage features a small internal porch and two front doors leading to the former farmyard. There is also a small sash-window and smaller blocked opening to the east of the window, and finally there is also a doorway leading into the Barn [AB 2]. All features depicted on Photos 70 and 71.



Photo 70. Cottage [AB 3] north wall; view NW



Photo 71. Cottage [AB 3] north wall; view NE

4.12.13 **East Wall:** The short east wall has a small brick-built fireplace with a cast-iron spit. To the south (right) of the fireplace is a small modern timber storage cupboard (Photo 72).



Photo 72. Cottage [AB 3], east wall; view east

4.12.14 **South Wall:** The former exterior south wall of the cottage has been substantially rebuilt as an internal partition, which now houses a door leading to the bar and keg-room area in the 20th century extension to building. There is also a large bar-serverly hatch (Photo 73).



Photo 73. Cottage [AB 3] south wall; view south

4.12.15 To the west (right) of these is a large timber lintelled opening to an exit corridor to the back terrace. It is assessed that this flagged area would have originally been at the exterior of both the Cottage [AB 3] and the Cross Butts farmhouse [AB 1] (Photo 74).



Photo 74. Cottage [AB 3]; south wall; view south

4.12.16 There is a doorway between this corridor and the Room G1 (Photo 75) with a date stone for 1691. It is not clear to whom lettering *L.I.A. Aged 42* refers to, or how authentic this stone lintel is.



Photo 75. Date stone; view SW from within the Cottage [AB 3]

4.12.17 **West Wall:** Both this doorway, and the wider main doorway taking up most of the west wall of the Cottage [AB 3] are shown from the other side on Photo 5 where room G1 is discussed.

4.12.18 The southerly extension to the Cottage contains a keg-room and bar-service area partially depicted on Photo 73. As this part of the building is of modern construction with no notable features, these spaces have been recorded but are not featured in this report.

4.13 Outhouse to the East of Cross Butts

4.13.1 Already depicted in part on Photo 69 above, the outhouse is assessed to be an early 20th century addition to the Cross Butts complex of buildings. This small building has masonry walls and a shallow pitched roof covered in sheet material (Photo 76).

The Outhouse



Photo 76. East wall of the Outhouse

4.13.2 The building is accessed via a door on the north end of the east wall. There is an unglazed window opening on the east wall (Photo 76).

4.13.3 Inside the building the character of structure is very utilitarian, there is stone trough with a ceramic basin on the north wall (Photo 77).



Photo 77. Interior of the Outhouse

4.14 Boundary Wall to the Northeast of Site

- 4.14.1 The historic masonry wall which runs from the northeast corner of the Barn [AB 2] to the northwest corner of the 20th century Barn to the east of the site for a distance of c. 10m and of c. 2.5m in height (Photo 78) is to be dismantled, the stones preserved and then rebuilt in-situ as part of the new hotel design.



Photo 78. Boundary wall; view SE across Guisborough Road

- 4.14.2 As shown on Photo 78 the wall is constructed from two different types of ashlar blocks (smaller ones to the lower and western parts and more substantial ones towards the east end and for the two top-courses). It is assessed that this variety would indicate the former presence of perhaps another ancillary structure here and there appears to be a blocked door or a window at the centre of the wall.
- 4.14.3 Of the current doors, the western one has a stone lintel and the more easterly one has a narrow concrete lintel.
- 4.14.4 At present a lean-to roof resting on top of the wall incorporates the wall into the larger agricultural shed of 20th century date that can be seen to rear of the wall on Photo 78.
- 4.14.5 The south facing elevation of the boundary wall is wholly obscured by the modern sheeting material used on the interior of the adjoining shed-structure.

4.15 20th Century Barn to the Northeast of Site

Exterior

- 4.15.1 **Roof:** Hipped roof with slate covering and with clay ridge tiles.
- 4.15.2 **Walls:** Structural masonry of small, close bonded block work
- 4.15.3 **North Wall:** Facing onto the Guisborough Road the north facing gable of the barn features two small windows with concrete lintels and a doorway also with a concrete lintel (Photo 79).
-



Photo 79. North gable; view S/SE

- 4.15.4 East and west elevations: These are largely obscured by surrounding later built forms, with including the agricultural buildings belonging to the neighbouring farm (shown on the left on Photos 79 and 80) and the 20th century agricultural building.



Photo 80. NE corner of the Barn; view SE

4.15.5 Photo 81 shows a 20th century doorway at the northern end of the west facing wall of the barn (B1).



Photo 81. Entrance from the west into the room at the north end of the barn

4.15.6 There is a late 20th century canopy and agricultural structure to the south of the barn (B1) which hinders photography of the southern gable end. There is nevertheless a large wooden sliding door on this elevation (Photos 82 and 83).



Photo 82. Barn, south elevation; large sliding cart-door; view N/NE

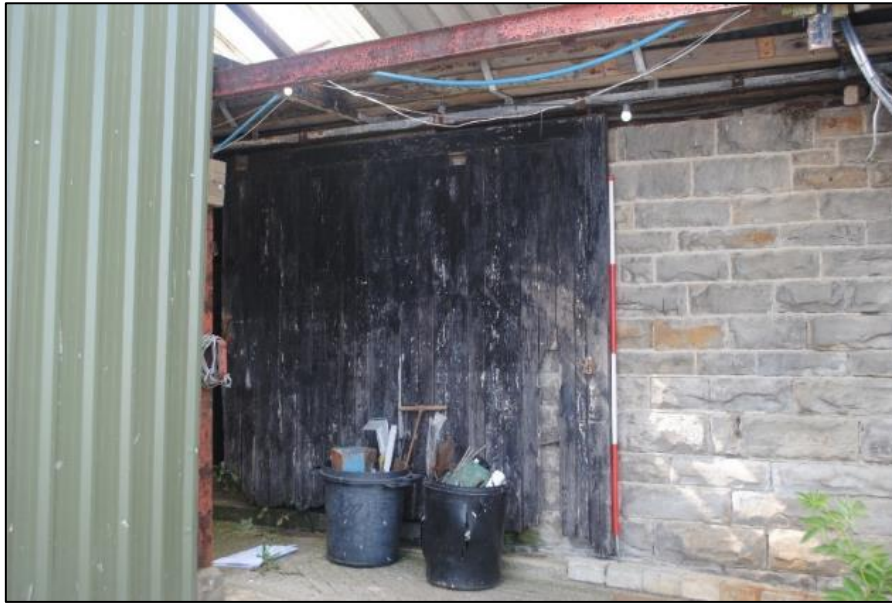


Photo 83. Barn, south elevation, view N/NW

4.15.7 With reference to the discussion of the interior of barn [B1] below – this large sliding door would have accommodated the movement of large vehicles in and out of the building.

Interior

4.15.8 **Ceiling:** The slate roof is supported by timber roof trusses with sarking boards and purlins for additional strength.

4.15.9 **Floor:** The floor is poured concrete and has a vehicle inspection pit at the centre.

4.15.10 **Walls:** Partly exposed painted masonry, partly rendered and painted blue and partly covered in sheet material, also painted in blue (Photo 84).



Photo 84. Interior of the barn, view NE

4.15.11 **Windows:** Metal framed with upper sections hatch-style opening from the bottom for ventilation (see Photo 85).



Photo 85. SE corner of the east wall of the Barn; examples of early 20th century windows

4.15.12 In the northeast corner of the main room (with the vehicle inspection pit) there is a boarded up / blocked doorway (Photo 86).



Photo 86. Blocked doorway leading to the neighbouring property

4.15.13 The northern section of the barn has been separated from the main room and can be accessed via a west facing doorway (Photo 81). The two small rooms at this end of the barn (Photo 87) function as part of the Cross Butts pub/hotel for the purposes of storing food.



Photo 87. Northern end of the barn; interior; view NE

4.16 The Former Farmyard

4.16.1 The former farmyard is obscured from views from Guisborough Road by a tall timber fence (Photo 88). Some of the containers are also shown on Photo 38 above.



Photo 88. Farmyard from the Guisborough Road, 2022; view SE

4.16.2 The ancillary structures associated with functioning of the hotel kitchen are in part housed behind a series of horizontal timber screens (Photo 89).



Photo 89. View of the ancillary structures within the farmyard; view NW

4.16.3 The current ancillary structures are of no visual or heritage merit and obscure the historical layout of this part of the site. The proposed works to the site seek to remove these structures, replacing them with a smaller and more considered design solution.

5. DISCUSSION

5.1 Planning History

5.1.1 From 17th century origins Cross Butts farm continued as an agricultural site for the next 300 years. It was not until the late 20th century that a change of use occurred when the site diversified to become first a Bed and Breakfast and then a hotel restaurant. These major changes are reflected in the built fabric of the buildings recorded during these works.

5.1.2 The table below outlines the known planning interventions that have taken place at Cross Butts in the last 20 or so years.

Table 1. Known Planning History

Application Ref	Description of Development	Decision / Date
19/02427/FL	Siting of 18 lodges and 4 glamping pods. Formation of associated access and parking. Installation of a wastewater treatment plant	Permitted 4 Jan 2021
18/01840/CLE	Application for lawful development certificate for marquee	Permitted 24 Sep 2018
15/01200/OH	Proposed increased electricity supply to Cross Butts Farm	Permitted 21 Jul 2015
07/00951/AA	Application for consent to display various illuminated signs (retrospective)	Permitted 21 Jun 2007
06/01317/FL	Single storey extension to form new entrance lobby and reception to existing restaurant building	Permitted 16 Aug 2006
03/01007/FL + 03/01008/LB	Conversion of Redundant Outbuildings into Serviced Holiday letting Accommodation and Provision of Ancillary Car park	Permitted 21 May 2003
88/01328/FL	Extension to existing agricultural building, as amended by letter received by S.B.C. on 19th July 1988	Permitted 11 Aug 1988
84/00965/FL + 84/00966/LB	A kitchen extension	Permitted 22 Jan 1985
83/01060/FL + 83/01061/LB	New window in front elevation, a kitchen extension and re-roofing with red clay pantiles, as amended by letter and plan received by S.B.C. on 21st March 1983	Permitted 3 Jun 1983

5.1.3 It should be noted that the events marquee structures shown to the southeast of site on Plate 5 and Figure 2 (which were granted retrospective certificate of lawful development in 2018; Ref: 18/01840/CLE, Table 1) have been removed from the site by the owners in advance of the proposed redevelopment of the site.

5.1.4 The existing buildings that make up the Cross Butts site have been extensively remodelled to accommodate their current use as a hospitality venue and especially the western barn which

now functions as the extended Kitchen and as part of the range guest-bedrooms, has been altered so significantly that it bears very scant resemblance to the Listing descriptions that cover both the east and west barns to the north of Cross Butts farmhouse [**AB 1**].

- 5.1.5 As such it is suggested that a request to amend the Listing description for both the Cross Butts [**AB 1**] and the Barns [**AB 2**] could be made on the basis of the information presented here and in the Heritage Statement (AB Heritage, 2021). A more up-to-date Listing description ought to assist in the effective management of the site in the future.

6. SUMMARY

- 6.1.1 AB Heritage Limited has been commissioned by The Inn Collection Group to undertake a Level 2 / 3 Historic Building Recording at the Cross Butts, Whitby. The primary aim of the Level 2 / 3 Historic Building Recording (HBR) has been to provide a photographic and descriptive record of the Grade II Listed aspects of the building with detail also provide of the other structure son site that date to the periods preceding the mid-20th century.
- 6.1.2 This report follows a Heritage Statement (AB Heritage, 2021) that was produced to cover the potential impacts to heritage from the proposed development as part of the Planning and Listed Building Consent applications (REF: 21/01616/FUL and 21/01617/LB). Planning Permission and Listed Building Consent for the proposed scheme was granted by Scarborough Borough Council on 31st March and 20th April 2022 respectively. This HBR is required as a condition of these consents.
- 6.1.3 From 17th century origins Cross Butts farm continued as an agricultural site for the next 300 years. It was not until the late 20th century that a change of use occurred when the site diversified to become a Bed and Breakfast and then a hotel. These major changes are reflected in the built fabric of the buildings recorded during these works.
- 6.1.4 Aside from the external building envelope of the Listed and curtilage Listed Buildings on site, and the partially retained arrangement of buildings around the former farmyard, very little untouched and historically authentic character or features remain on the site.
- 6.1.5 The project archive will be held by AB Heritage at our Jarrow Office until such a time as the LPA has approved the report, then the archive will be deposited with OASIS.

7. REFERENCES

Cartographic Sources

- OS Maps. National Library of Scotland.

Documentation & Online Sources

- AB Heritage, 2021. Cross Butts, Whitby – Heritage Statement
- Historic England, 2022. Images of England
- Historic England, 2015. Digital Image Capture and File Storage: Guidelines for Best Practice.
- Historic England, 2016. Understanding Historic Buildings, A Guide to Good Recording Practice. <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/>
- National Heritage List for England, 2022. <https://historicengland.org.uk/listing/the-list/>

Figures and Appendices



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