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High Farm, Normanby, Middlesbrough Heritage Report And Building Recording

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Report prepared by:
ECUS Ltd
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW

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ECUS Ltd

Report to: **Taylor Wimpey**

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Based Assessment and Building Recording**

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Originated By: **Andrew Burn**
Heritage Consultant Date: 10th May 2011

Reviewed By: **Simon McCudden**
Technical Director

Approved By: **Simon McCudden**
Technical Director

Prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
TEL: 0114 2669292
FAX: 0114 2668243

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EXECUTIVE SUMMARY

In May 2011 ECUS Ltd undertook a Level 2 archaeological building recording and heritage report for farm buildings at High Farm, Normanby on behalf of Taylor Wimpey (North Yorkshire) Ltd. The assessment was required by the client in order to meet the requirements of a specific planning condition relating to recording the farm buildings as part of the proposed redevelopment and subsequent demolition of the site

The desk based research element of the report revealed that although there are isolated find spots and archaeological sites within the 1km study area there are no significant known archaeological features within the vicinity of the site. Archival research into the

Building recording highlighted a number of preserved features of interest. Including surviving elements of the 18th century farm, however these have been subsequently redeveloped during the 19th and 20th centuries causing much of the original character of the farm to be lost. 20th and 21st century vandalism and lack of maintenance has caused many of the 18th and 19th century outbuildings to be in a state of disrepair.

ECUS Ltd has recommended that no further recording work is required.

1. Introduction

- 1.1 The development site is located in Normanby south of Middlesbrough in Teesside. The farm and farmhouse are to be demolished and redevelopment of the site as a residential scheme. The site is currently occupied by the standing remains of High Farm a complex of 18th and 19th century farm buildings.
- 1.2 The purpose of this desk based report is to illustrate the history of the site through specific research and recording of the farm buildings. The building recording seeks to provide sufficient information to preserve the building through record for the future.

2. Location, Land use and Geology

2.1 Location

The site proposed for redevelopment is set within open fields between Low fields and Thorntree. The area surrounding High Farm is made up of pasture fields; however the character of this landscape is significantly altered by the urban development and industrial fringe of Middlesbrough and Teesport.

2.2 Land use

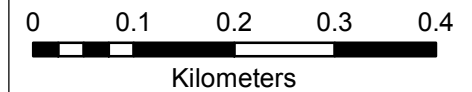
The site has been in agricultural use for most of the Post Medieval period and as a result heavily ploughed. There are visible remains of the former Normanby railway branch line to the east, and much of the rest of the former open landscape has been redeveloped in the 19th and 20th centuries. There are also a former gasworks and brickworks as well as clay pits to the north of the site. The farm buildings are currently in use as storage and as a joiner's yard.

2.3 Geology

The site is on superficial geological deposits of Devensian Till over-laying Redcar formation mudstone. (BGS online)



Key



Client: Rider Levett Bucknall UK Ltd

Project: 2528 Project Sunrise

Figure 1: Site boundary and location

3. Methodology

3.1 Sources consulted

3.1.1 This desk based assessment has consulted the following sources:

- Teesside Council HER
- Teesside Archives
- North Yorkshire County Record Office
- Middlesbrough Central Library Local Studies Section
- National Monuments Record
- British Geological survey
- North East Regional Research Framework
- Historic Farmsteads: preliminary character statement: North East Region
- ECUS Ltd Level 2 building recording

3.1.2 These were used in order to research the origins of the current farm and any potential records relating to original ownership and tenancy.

3.2 Building Recording

3.2.1 All work was carried out in compliance with the codes and practice of the Institute for Archaeologists (IfA) and followed the IfA *Standards and Guidance: Building investigation and recording* (2008). The programme of building recording was carried out to English Heritage standards, following the guidelines issued by that body in *Understanding Historic Buildings: A guide to good recording practice* (2006).

3.2.2 This assessment adheres to Level 2 of the guidelines, as listed below. This includes use of full photographic and drawing registers. Detailed digital photography using an Olympus FE-5035 (14 mega pixels, 5x Optical zoom) was used to produce accurate elevation shots for the farm buildings utilising an appropriate scale. These were then annotated in the field to pick up all architectural detail of interest.

3.2.3 A full measured plan of the farm buildings was reproduced in the report at a scale of 1:200, to demonstrate layout and arrangement of the upstanding buildings. A separate floor plan of the Farmhouse was reproduced at 1:100. As access to some internal areas was not possible due to health and safety and access issues, as no existing architectural plans were available no internal measurements were taken of these structures. This was the case for outbuildings OB9, and OB5 specifically.

3.2.4 The historic building recording attempts to define: -

- The phasing of the standing buildings relating to the farmstead.
- The function of each building or structure and its relationships to other
- Buildings within the complex.
- If any technological changes relating to agricultural practices in the later 18th and early 19th century were applied to the farmstead.

3.2.5 These research aims are in line with the Regional Research Framework for the North East (Petts & Gerrard 2006)

3.3 Photographic record

3.3.1 A photographic survey was carried out using black and white print as well as digital photography (at a quality of at 14 megapixels) was used for recording purposes. The photographic record includes:

- General views of the exterior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings
- Appropriate scales will be included in all photographs
- A plan showing photograph locations/ directions will be drawn

3.4 Drawn record

3.4.1 The drawn record comprises plans (to scale and fully dimensioned) of all main floors as existing. The plans show the form and location of any structural features of historic significance (including, for example, blocked doors and windows; former fireplace openings, masonry joints, changes in internal levels). Detailed scale drawings will also be produced to record the form and function of other significant structural detail.

4. Study Area

4.1 Sites recorded in the NMR (Figure 2)

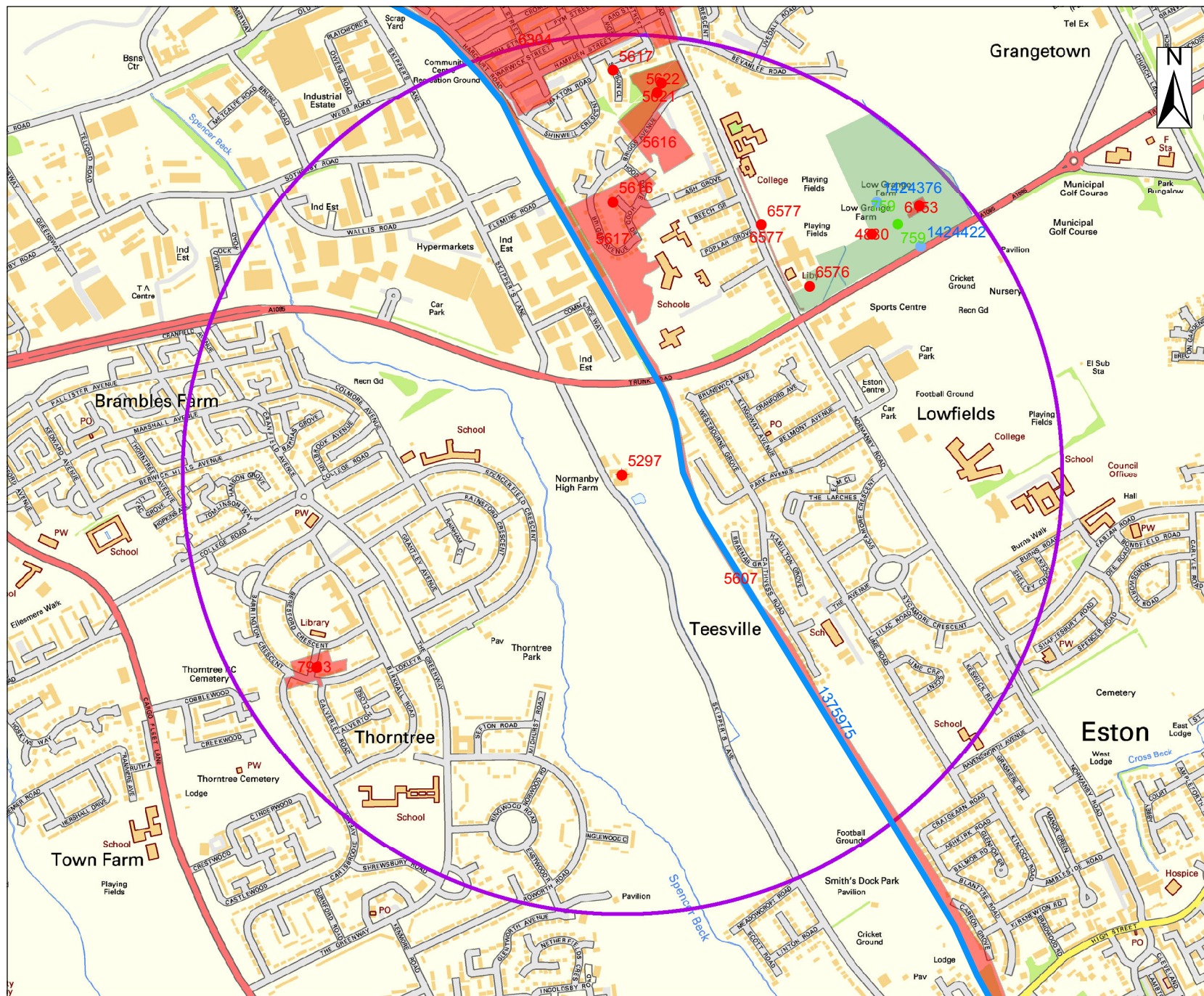
4.1.1 The NMR records 3 sites within 1km of the development area, these are summarised in the table below.

UID	NAME	DESCRIPTION	Easting	Northing
1424376		Second World War Type 23 pillbox. Bennet's Farm.	454100	520000
1424422		World War II type 23 reinforced concrete pillbox. It was constructed during the period 1940 to 1941. It was in a good condition during a 1992 field visit. Located at Low Grange Farm, Southbank, Eston.	454200	519900
1375975	ESTON BRANCH RAILWAY	The Eston Branch Railway was primarily a mineral branch from Middlesbrough to exploit the Eston seam, opening in 1853 and closing in 1966.	453192. 398665	520293. 920205









4.2 Sites recorded in the HER (Figure 2)

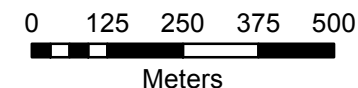
4.2.1 The HER records 12 sites within 1km of High Grange Farm. These are summarised in the table below:

SMR	Name	Form	Period1	Eastings	Northings
4880	LOW GRANGE FARM	PILLBOX	WORLD WAR II	454089.00000 000000	519926.00000 000000
5297	HIGH GRANGE FARM	FARMSTEAD	19TH CENTURY	453520.00000 000000	519380.00000 000000
5616	Old Clay Pit	CLAY PIT	19TH CENTURY	453500.00000 000000	520000.00000 000000
5617	Old Clay Pit	CLAY PIT	19TH CENTURY	453500.00000 000000	520300.00000 000000
5621	South Bank & Normanby Brickworks	BRICKWORKS	19TH CENTURY	453610.00000 000000	520270.00000 000000
5622	South Bank & Normanby Gas Works	GAS WORKS	19TH CENTURY	453600.00000 000000	520250.00000 000000
6153	Low Grange Farm, Eston	FARMSTEAD	19TH CENTURY	454197.00000 000000	519991.00000 000000
6576	South-west of Low Grange Farm	GUN EMPLACEMENT	WORLD WAR II	453947.00000 000000	519808.00000 000000
6577	East of Normanby Road	TRENCH	WORLD WAR II	453837.00000 000000	519948.00000 000000
7983	Thorntree House	FARMSTEAD	19TH CENTURY	452825.00000 000000	518941.00000 000000
5607	Normanby Branch Line	Railway	19th Century		
6304	South Bank	Settlement	19th century		



Key

-
-  NMR sites
 NMR sites
 HER sites
 HER sites
 HER events
 HER events
 Site centre
 1km Buffer



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Figure 2: Heritage assets recorded in the NMR and HER

4.3 Listed buildings and Scheduled Ancient Monuments

There are no listed buildings or Scheduled Ancient Monuments located within 1km of the site.

4.4 Local and Regional Business Directories

- 4.4.1 There is no reference to any business registered at the address in any business directories covering the area 1896-1907. This is not unusual with the rural setting of the original building.
- 4.4.2 Earlier directories such as Edward Baines 1823 History, Directory and Gazetteer of the county of York refers to Normanby and Eston, but not specifically to any business at High Grange Farm/ High Farm or Grange Farm.
- 4.4.3 White's East and North Riding Directory of 1840 refers to Normanby and Normanby Hall. This also mentions two farmers at Normanby; Daniel Shepherd and John Stay. It is possible one of these men were tenant farmers of Normanby Hall and resided at High Grange Farm, however the actual farm is not named
- 4.4.4 The same is true of White's 1967 directory And Burkes 1890 directory. Farmers are mentioned at both Eston and Normanby but the farms are not named. One farm is named as Grange Farm, and Thomas Scott, a land steward is living there at this time. However this is located within Eston Junction, to the North of Eston, and may be a reference to another farmstead.

4.5 Census returns

- 4.5.1 Census returns for the area are of limited value as between 1841 and 1891 the farms are not named; only the townships and a number are recorded. This combined with the changing name of the farm as seen on the historic OS mapping make it impossible to link any particular family with High Grange Farm
- 4.5.2 Possible tenants could be Hannah Coverdale and her family, listed in the 1841 census, she is named as the only farmer in Normanby at this date. It is therefore possible that the Coverdale family could be linked with High Grange farm, however given the fact that the farm sits equidistant between Eston and Normanby, and that several other farmers were listed in Eston in 1841, it is difficult to discern if the Coverdales were actually tenants at High Grange Farm.

4.6 Building Control Plans, Architects drawings

- 4.6.1 No building control plans or architects drawing were available in the archives to aid this desk based study.

5. Map Regression

5.1 1:10560 and 1:2500 series Ordnance Survey maps (Figures 4-9)

5.1.1 Pre Ordnance survey mapping

Although several estate maps and tithe maps dating from 1749-1823 are held within Teesside archives, none of these show the area of High Grange farm. Therefore no pre ordnance survey maps were examined as part of this study.

5.1.2 1st Edition 1:10560 Ordnance Survey map (1861)

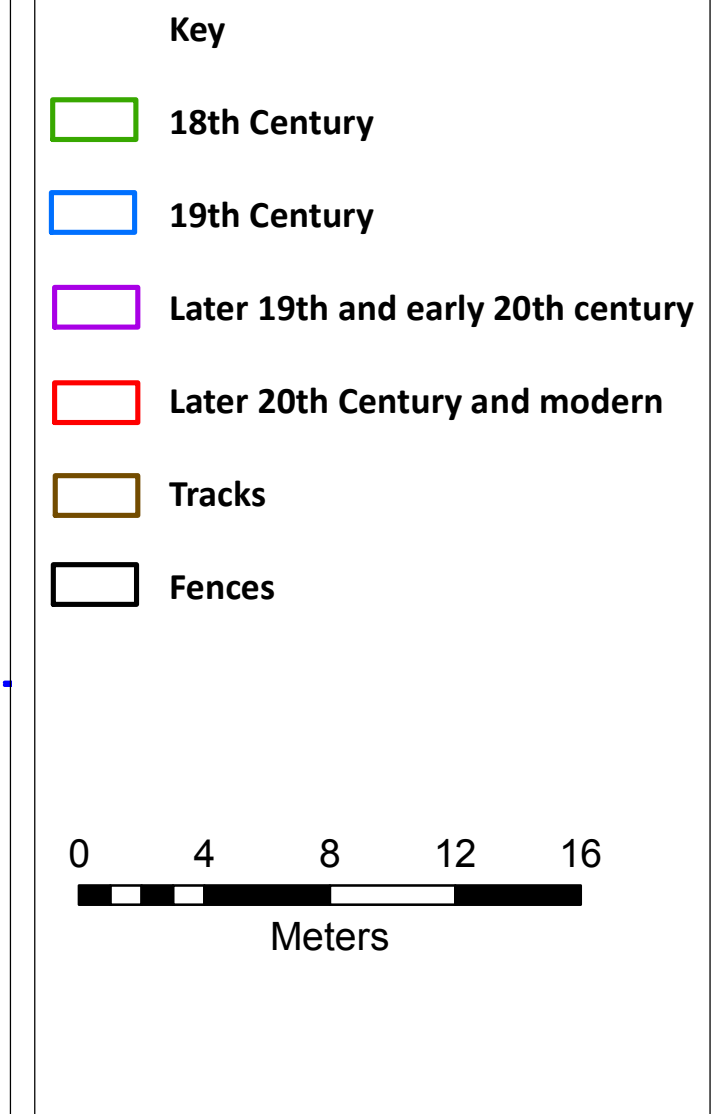
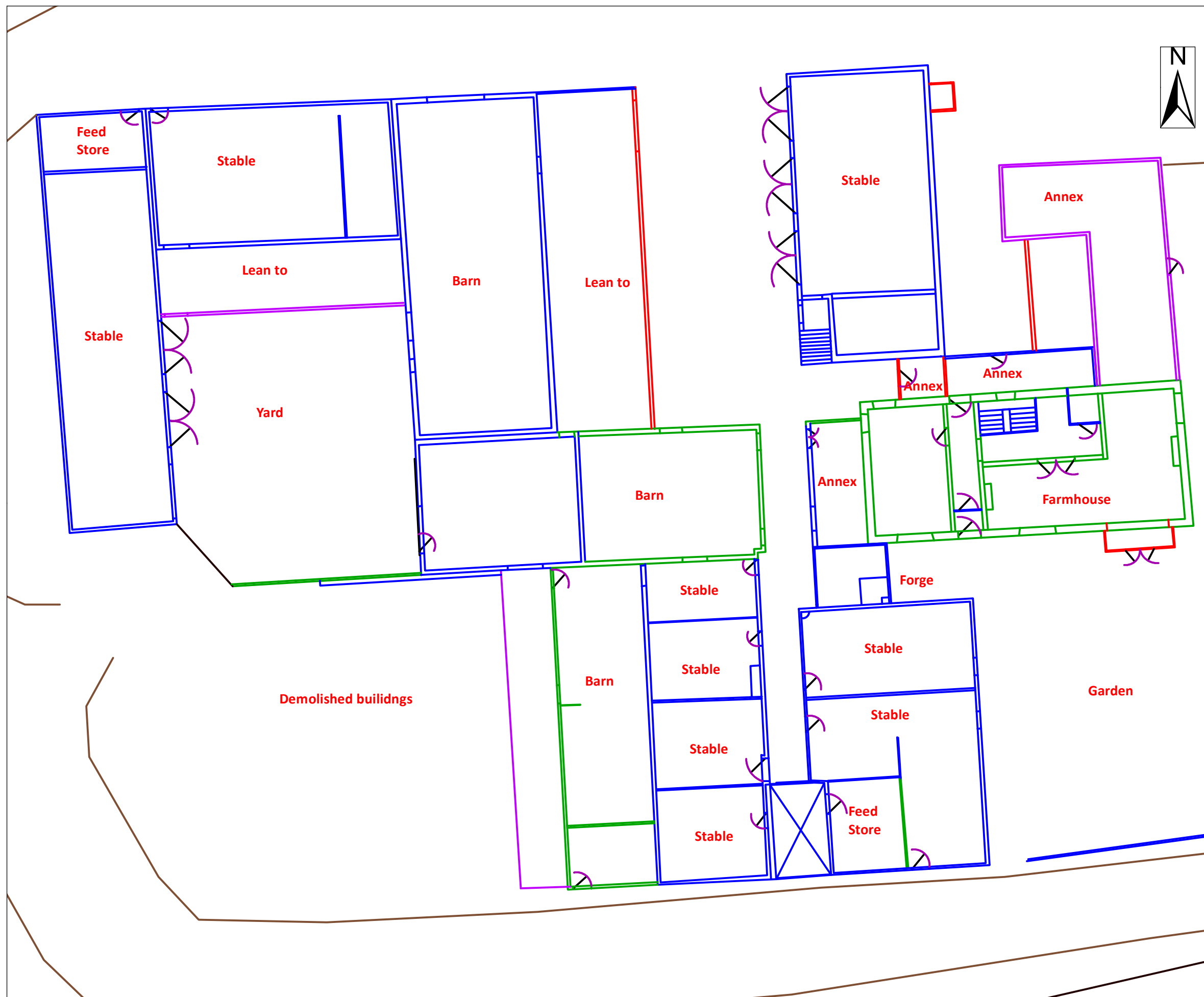
This was the earliest available mapping and shows a slightly different configuration to the 1st edition 1:2500 mapping. The Farmhouse itself, southern central and southern ranges (OB5, 3, 2 and 4) of the farm appear to have been built along with the coach storage (OB1). However the remaining buildings that form the north west of the farm complex have not been built at this point.

5.1.3 1st Edition 1:10560 Ordnance Survey map (1883)

The first edition 1:2500 mapping shows the construction of the first two buildings of the North West range. This happens in conjunction with the construction of a large curvilinear building possibly a threshing barn. Additional small buildings and annexes are also constructed to the north east of the main farm building. A small porch is also visible on the south of the Main farm. However these all appear slightly different to the current arrangement of annexes and porches to the main farm building and are presumably precursors.

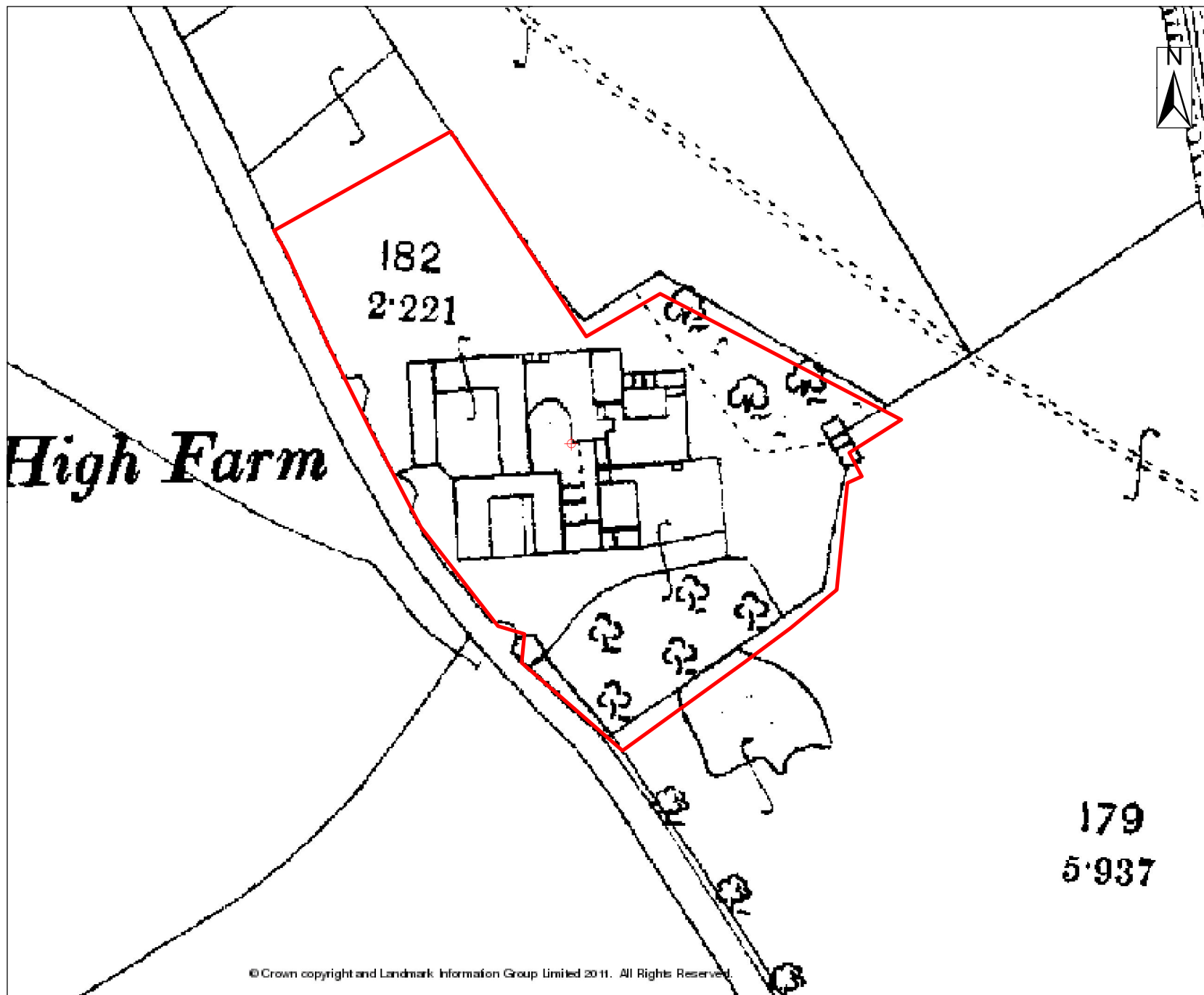
5.1.4 1st Revision Ordnance Survey map onwards (1898-1960s)

This mapping shows the development of the farm complex with various small out buildings and lean too structures constructed and demolished. The core of the farm and outbuildings however remains essentially the same. The only major change is visible on the 4th edition mapping where the two large barns are constructed to the north of the Farm complex. This is also the point when the far south western out building appears to be reduced in size. This has recently (1990-2011) been demolished completely.



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Figure 3: Phasing plan of High Grange Farm



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Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
T: 0114 2669292
F: 0114 2668243
www.ecusltd.co.uk

Key

⊕ Site centre

0 10 20 30 40
Meters

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**Figure 4: 1st Edition Ordnance
Survey Mapping 1:2500**



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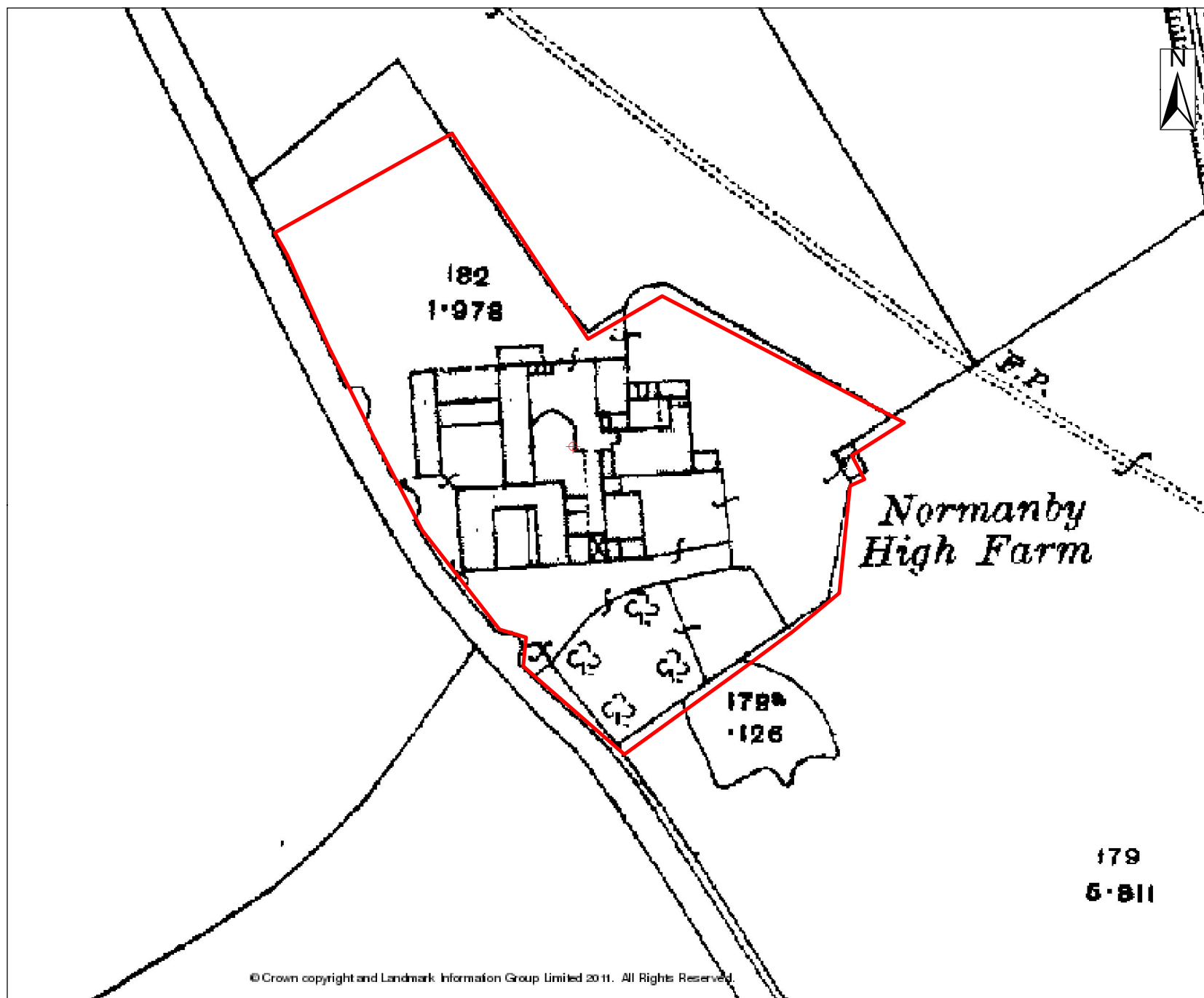
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0 10 20 30 40

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Figure 5: 2nd Edition Ordnance Survey Mapping 1:2500






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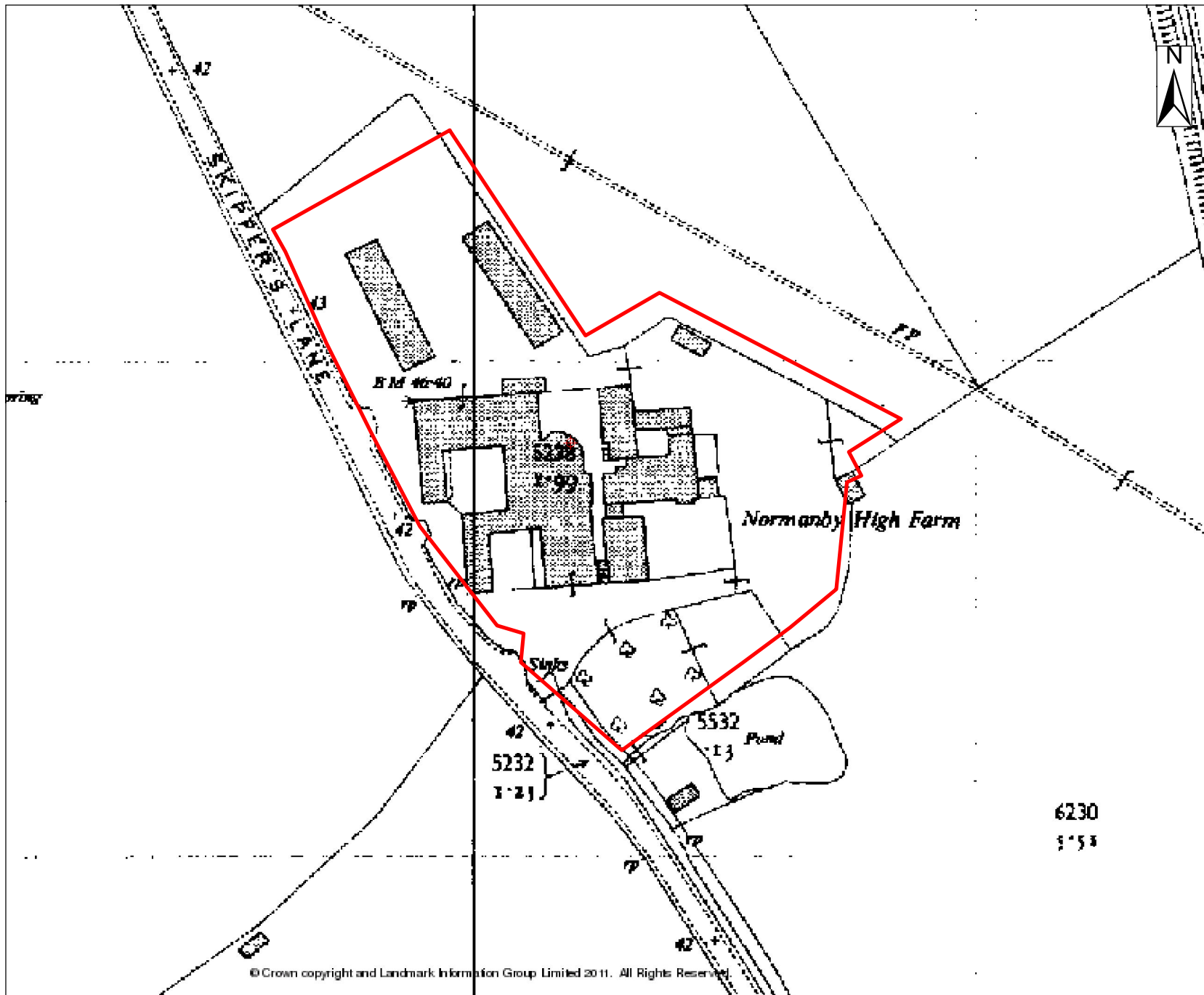
0 10 20 30 40

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Figure 6: 3rd Edition Ordnance Survey Mapping 1:2500

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0 10 20 30 40

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Figure 7: 4th Edition Ordnance Survey Mapping 1:2500



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 Site centre

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**Figure 8: 1st National Grid Edition
Ordnance Survey Mapping 1:1250**



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F: 0114 2668243
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Figure 9: 1990s National Grid Edition
Ordnance Survey Mapping 1:1250

6. Historical and Archaeological Background

6.1 Site Context

- 6.1.1 The site proposed for possible future development is located in a narrow strip of rural land set between the urban settlement of Eston and the edge of North Ormesby. Historically this land was open fields, until the development of the Ironstone industry, and opening of several large clay pits in the 1850s caused the population to rapidly expand. White's Directory of 1867 records the population of Normanby and Eston growing from 195 in 1851 to 2204 in 1861. The expansion of the railway network also impacted upon the site with the former Eston branch running 130m to the east of the site boundary.

6.2 Early Prehistory (c. 10,000 – 2500 BC)

There currently is no evidence of early prehistoric activity within 1km of the site.

6.3 Iron Age (c. 800 BC – AD43)

There is currently no evidence of Iron Age activity within 1km of the site

6.4 Romano British period (c.AD 43 – AD 410)

There is currently no evidence of Romano British activity within 1km of the site

6.5 Early Medieval / Anglo Saxon period (c. AD 410 – 1066)

There is currently no evidence of Early Medieval activity within 1km of the site

6.6 Medieval period (1066 – c.1500)

There is very slight earthwork evidence in the fields to the north of High Grange Farm of broad ridge and furrow ploughing. This has clearly been truncated by later ploughing and is the only remnant of possible medieval activity.

6.7 Post Medieval period (1500 – c.1900)

- 6.7.1 The post medieval landscape completely changed this area. The implementation of enclosure fields, along with the development of the settlements of South Bank, Eston and Eston Junction, the latter as a direct result of the railway are two key developments. The Ironstone industry and clay pits also increase the dramatic effect with a 19th century Gasworks and Brick works located within 1km of the development site. This is undoubtedly the period with most change and that had the largest impact on the surrounding landscape and setting of High Grange farm.
- 6.7.2 It is difficult to trace the ownership of High Grange farm as few documents available have any evidence its history. However it is likely that it was in the ownership of Normanby hall due to its name and proximity to Normaby. Normanby Manor was originally in the ownership of the Earl of Marton at 1086. It was also subsequently owned by the De Brus family of Skelton Castle.

6.7.3 By 1208 the manor is recorded as being in the ownership of Robert de Normanby. It then passes into the Theweng Family by 1250. There are also links with the Powerful Percy family. In 1279 Henry De Normanby is recorded as residing at Normanby manor and the De Normanbys are recorded as being in residence until 1331.

6.7.4 In the 15th and 16th centuries the manor seems to pass between the Pennyman, Morley and Yorke families, with William Pennyman recorded in residence in 1718. After this the estate is divided between William Consett and Matthew Consett until the estate is entirely inherited by William Ward Jackson in 1859. It remained in the Ward-Jackson Family until 1948 when it was sold off and lands divided.

6.8 Modern period (1900 – present)

There is substantial evidence in the vicinity for the defence of the area during the Second World War. There is recorded evidence within 1km of a gun emplacement, pillbox and trenches. It is possible that more unrecorded archaeology from this period survives in the vicinity.

6.9 Previous archaeological research and intervention

There has been little previous archaeological work in the vicinity of High Grange Farm; however CgMs undertook a desk based assessment at Low Grange Farm 896m to the North West.

7. Archaeological Building Recording

7.1 Farmhouse

- 7.1.1 The Farmhouse is constructed of handmade 18th century brick dating between 1750 and 1799. The brick work is of English Bond with approximately six courses of stretcher bond between each course of headers. The south frontage (Plate 1) consists of five original windows, three 1st floor and two ground floor, all with stone framing. The remaining ground floor window has been altered to form a modern French window which serves as entrance into the living room and dining room. There is also an original doorway, also stone framed, although the current door is a modern PVC replacement of the original.



Plate 1: South front of the main Farmhouse

- 7.1.2 At the rear of the property there is a low lean to structure (Plate 2) which conceals the original ground floor elevation. This is currently inaccessible from the exterior and interior of the house. The upper floor has three windows, as the front, although one is clearly a later addition. The central window is also slightly lower in order to light the interior stairway of the building.

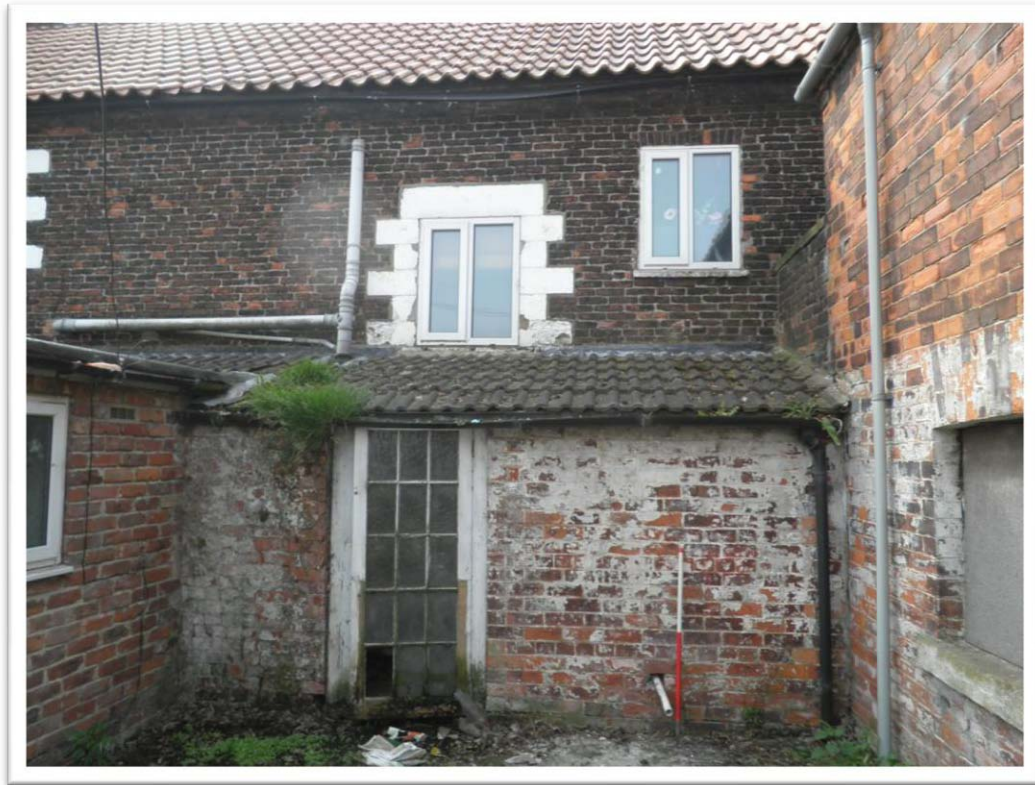


Plate 2: Lean to structure AN3 at rear of farmhouse

- 7.1.3 The western elevation shows the scar of a former building (Plate3), possibly the continuation of out-building OB5. However there is no map evidence to support this conclusion. There is now a small lean to structure (AN2) made of 18th century brick which houses the water tank for the main house in place of the original. However this has clearly been altered as the western wall of this structure is made of later 19th century. The wall lines up with that of the other 18th century building OB5, so this evidence supports the theory that OB5 originally joined with the main farmhouse and was shortened and the lean to structure AN2 built instead. There is evidence in the roof structure of AN2 for a re-used roof truss and beams. There is also evidence for a blocked up window in the western gable end of the Main farmhouse, possibly blocked during the construction of AN2. There is also another small annex which accesses AN3 and possibly OB1 however this is currently also in accessible.



Plate 3: Scar relating to former building linking the farmhouse with OB5

- 7.1.4 The eastern elevation of the main farmhouse is white washed, but there is evidence for a ground floor blocked window in a similar location to that seen on the western gable end. There is also a faint scar of a lean to structure; this is supported by the early editions of the Ordnance survey mapping.
- 7.1.5 Inside the main Farm house the ground floor consists of four rooms, it is immediately apparent that the configuration of the building has been changed. Room FM7 is the main living area (Plate 4), however from looking at the ceiling it is apparent that this originally was made up of three separate rooms that have been opened up in order to make a larger living and dining area (FM4). The room is accessed through the French windows from the south and there are two fireplaces and a single window.



Plate 4: Interior of living area within farmhouse (FM7)

- 7.1.6 Exiting through the double doors into room FM3, which is the central hall way. This contains a small ground floor toilet (FM6), possibly part of the original room in the north east corner, and the staircase to the upper floor. A second corridor FM2 is accessed through a short passageway with a pair of original cupboards above. Corridor FM2 runs north south through the house and there is a door at either end. The northern door exits into the northern annex AN3, and is currently inaccessible. The southern door is the former main entrance and is accessed through a small internal hallway.
- 7.1.7 Moving through the house westward the last ground floor room is the kitchen FM1 (Plate 5). This has a north and south window, and has been completely remodelled. There is no evidence of the original range or fireplace and the windows to the north are later additions. Moving upstairs there is a central staircase (FM5) leading onto a landing (FM10). There are four bedrooms FM12, 13, 14, and 16. FM14 has a walk in wardrobe (FM15). Bedroom FM16 has a walk in wardrobe (FM17) and it is clear a certain amount of remodelling has taken place to accommodate this and the bathroom (FM9) as the south eastern window is split between both rooms.
- 7.1.8 The annex to the north of the main farm building is almost a prefabricated structure dating to the late 19th or early 20th century it is open downstairs and has been extended to the east in the later 10th century. There is divided into two main rooms with two windows on each side.



Plate 5: Modern fitted kitchen on ground floor of Farmhouse

7.1.9 It was not possible to access the attic to examine the roof structure of the main farm house; however there is no reason to suspect that there will be any evidence of structural elements predating 1750. The external and internal evidence points to an 18th century farmhouse which is improved, although not completely gentrified during in the 19th century.

7.2 Stables

7.2.1 The stables comprise the bulk of the site and it would appear that the farm was designed to house horses and carts. OB1, OB2, OB3, OB7 OB10, and OB9 all date from the 19th century and are designed to stable horses. OB1, 9 and 10 all have 3 arched with gates (although OB10 is now bricked up) and would house small carts or farm machinery such as ploughs. The upper floors of OB1 (Plate 6) have been converted into offices at some point in the 20th century and are now used as storage. These buildings all have their original roof truss and beams in place and are still in use either as storage in the case of the ground floor of OB1 or for stabling as in the case of OB10 and OB1-3.



Plate 6: OB1 showing 3 in situ archways for storing carts and farm equipment

7.2.2 The south west corner of OB 2 is utilised as a feed store and the interior has many original features including partition walls and a brick built basin in the north eastern corner of the northern block of stables. The central block of OB3 has a stone trough set on a brick plinth against the eastern wall. OB1 also has some original metal fittings including a gas light and early 20th century electric light in situ.



Plate 7: OB3 (right) and OB4 (left) showing the contrast between 18th and 19th century brickwork

7.2.3 OB4 (Plate 7) was also most likely a stable block and is now fire damaged and partially collapsed. This is an earlier block with window and door frames dating to the 18th century. The foundation course is also in sandstone, not in brick as with the later 19th century stables.

7.2.4 Some of the stables retain original doors and hinges such as OB3 however most of the others have been replaced. Many doors and windows have been nailed shut to prevent access for either safety or security reasons and as a result many of the buildings have lost some of their original character.

7.3 Barns

7.3.1 There are two probable barns within the farm complex, OB7 and OB5 (Plate 8). These are also either side of a possible threshing barn, no longer extant but visible on the early Ordnance survey mapping so are likely candidates. Internal arrangements such as first floor access and ventilation slits also suggest that these buildings began life as barns. However much of the original character has now been lost by the construction of the lean to structure OB6 and the extension of OB5 in the 19th century. It was not possible to examine the interior of OB5 in detail except through a first floor window via a ladder due to boarded up doors that had been nailed shut. The south eastern corner of the building contained a key stone with possible 18th or 19th century graffiti. OB7 is now used to store and maintain a vintage car and retained no additional features of interest.



Plate 8: OB5, a former 18th century barn (ventilation slots visible, now bricked up)

7.4 Other out buildings

- 7.4.1 The remaining outbuildings OB8, AN1, AN2 and LT1 are all now used for storage. They do not retain any significant original features and are in a state of disrepair. One exception to this is the western lean to AN2 which is discussed above in section 7.1.3. In addition to this the small building OB2 with the main farmhouse contains the remains of a 19th century forge. The hearth (Plate 9), access for a small bellows, brick built chimney all survive intact. This is the only substantial original feature that survives. This small forge was most likely utilised for small scale iron working relating to the shoeing of horses and maintaining of farm equipment.



Plate 9: Small forge with hearth and chimney intact.

7.5 Demolished buildings

- 7.5.1 There is evidence of a demolished building (Plate 10), containing the remains of eight cattle feed troughs, demonstrating that there was formerly a winter cattle shed on site. This building is visible on all the Ordnance Survey mapping until the 1990s so was only recently demolished. The footprint of these buildings is clear from both the Ordnance survey maps and remains on the ground



Plate 10: Area of demolished buildings

7.6 Discussion

7.6.1 18th century

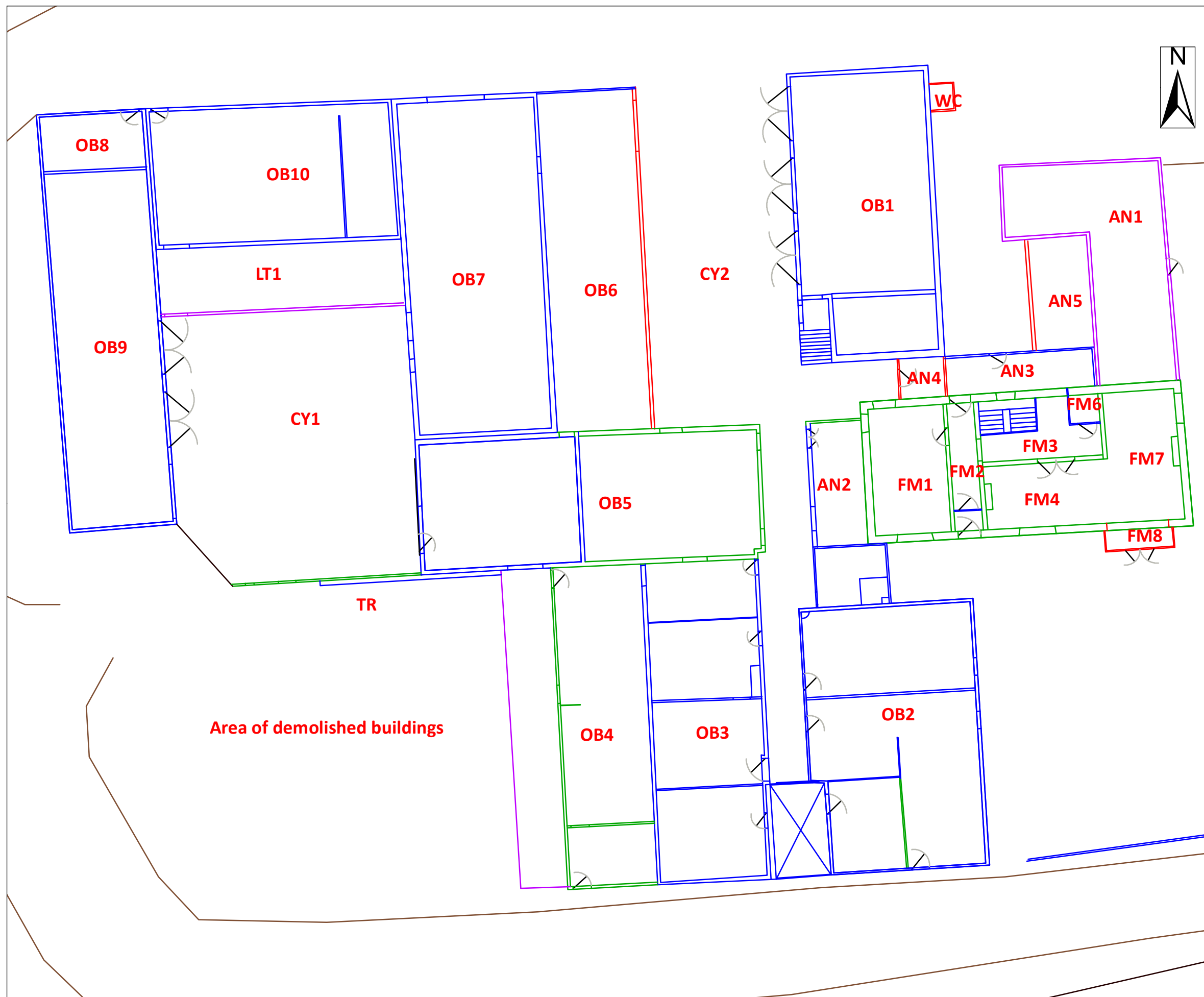
The farm would appear to date to the second half of the 18th century, as no earlier structural elements were recorded. No title deeds or map evidence shows a farm on this site prior to that period. It would appear that the 18th century farm comprised of the main farmhouse, with OB5 running east from this and a range of two further buildings south of OB5, of which OB4 is a surviving fragment. The remaining 18th century buildings have been demolished or redeveloped as part of the expansion of the farm. There is also a short length of 18th century wall within the feed store in the southern end of OB2, although there is no other 18th century evidence in this part of the complex. Although some nice original features, such as doors, stonework and windows survive, much of the original form has been lost to subsequent 19th century development.

7.6.2 19th century

During the 19th century the farm expanded at a rapid rate with the construction of a threshing barn and additional outbuildings to the south and north of OB5. This effectively swallowed up and redeveloped a significant amount of the original 18th century complex with only the Farmhouse and OB5 surviving in a recognisable form. Building OB5 itself has been shortened and significantly remodelled to the west with the construction of building OB7. The majority of the 19th century buildings with the exception of OB2 and OB1 are in a poor state of repair and several including OB 8 and OB3 are partially collapsed. There are some nice surviving features relating to this period including a trough, basin and small forge, with hearth and chimney intact. None of these relate to a unique or rare agricultural process.

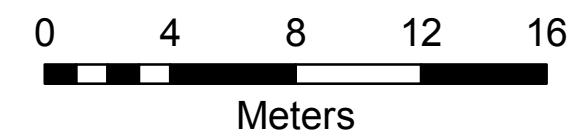
7.3.3 20th century

The 20th century has seen the redevelopment of the outbuildings adjoining the north of the farm as well as the construction of the two modern barns to the north of the main complex of the farm. There is also evidence of significantly increased vandalism in recent times including the setting of several fires which have damaged parts of OB1 and significantly damage OB4 leading to partial collapse of the roof.



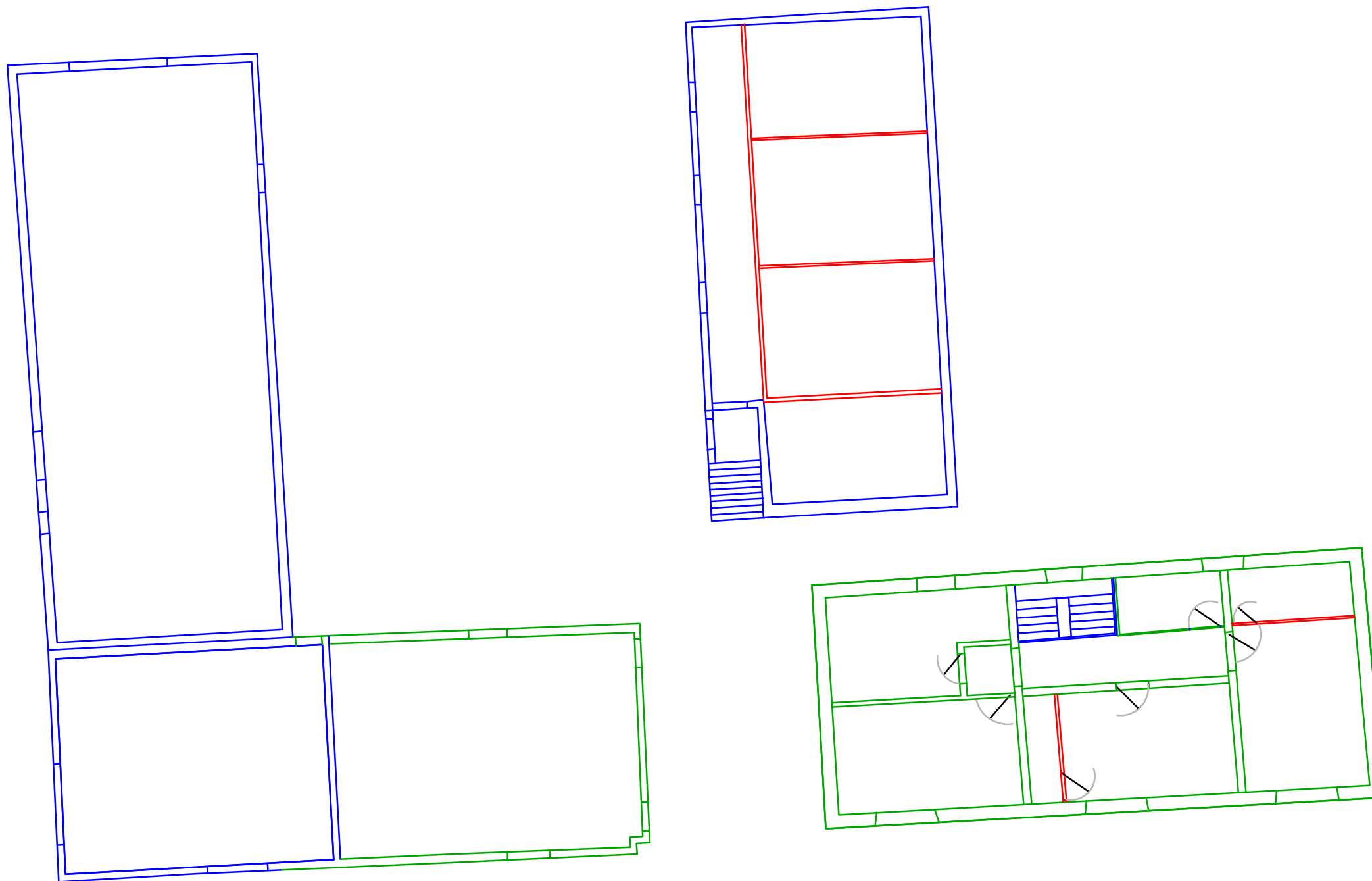
Key

- 18th Century
- 19th Century
- Later 19th and early 20th century
- Later 20th Century and modern
- Tracks
- Fences



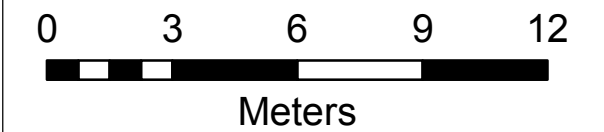
Client: Taylor Wimpey Ltd
Project: 2982
High Grange Farm, Normanby

**Figure 10: Plan of
High Grange Farm**



Key

- 18th Century
- 19th Century
- Later 19th and early 20th century
- Later 20th Century and modern
- Tracks
- Fences



Client: Taylor Wimpey Ltd
Project: 2982
High Grange Farm, Normanby

Figure 11: Upper floor plans

8. Assessment of Potential and Conclusions

8.1 Assessment of potential

- 8.1.1 There is clearly some potential for further archaeological remains of 18th century farm buildings in the area of demolition marked on figure 10. However this would most likely on reveal a basic floor plan which can be obtained from a study of the historic mapping. The majority of the outbuildings are in a poor state of repair and many are partially collapsed already. As such it is not likely that any more can be gained by redeveloping them.

8.2 Conclusions

High Grange farm is an 18th and 19th century farm, and while there is some survival of original features, none of these are in exceptional condition. The site does not represent any regional or national importance, and is not currently designated. The site has been put forward for designation as a listed building in the past and was refused on grounds of condition. The farm is also much removed from its original setting, not only with 19th century industrial development but also more recent housing developments and the nearby industrial estate. As a result there is a very small fragment of the original landscape surviving as well. There is therefore no reason to preserve the buildings in situ.

8.3 Recommendations

There is no reason to undertake any further archaeological recording work and the current level 2 building survey is sufficient to preserve the farm complex through record. There is low potential for buried archaeological remains in the area and as such it is unlikely that further below ground archaeological work will be required.

9. Confidentiality and Publicity

- 9.1 Any publicity will be handled by the client.
- 9.2 ECUS Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

10. References

Baines E 1823. *History, Directory and Gazetteer of the County of York*

Bulmer 1890. *History, Topography and Directory of North Yorkshire*

Page W 1923. *A History of the county of York North riding: Volume 2*. Victoria County History (p276-283)

Petts, D and Gerrard, C 2006 *Shared visions: The North East Regional Research Framework for the Historic Environment*

Lake J and Edwards B 2006 *Historic Farmsteads: preliminary character statement: North East Region*. English Heritage

Whites W 1840. *A History and Directory of the East and North riding of York*

Whites W 1867. *A History and Directory of the East and North riding of York*

Web Resources:

BGS online:

<http://www.bgs.ac.uk/data/services/digmap50wms.html>

British History Online:

<http://www.british-history.ac.uk/report.aspx?compid=64662>

English Heritage guidance:

<http://www.helm.org.uk/server.php?show=nav.19618&PHPSESSID=7af718fe00d14db67b93bc4fb86fb657>

<http://www.helm.org.uk/server.php?show=nav.19598&PHPSESSID=73747972887fb6fad05672c845abe80e>

APPENDIX I – Photo Register

Photo Number	Description	Scale
1	East Gable end of main farm house	2x1m
2	East Gable end of main farm house	2x1m
3	East Gable end of main farm house	2x1m
4	East Gable end of main farm house	2x1m
5	East Gable end of main farm house	2m
6	Garden wall looking south	2x1m
7	Garden wall looking north	2x1m
8	South frontage of main farm house	2x1m
9	South frontage of main farm house	2x1m
10	South frontage of main farm house	2x1m
11	South frontage of main farm house	2x1m
12	South frontage of main farm house	2x1m
13	South frontage of main farm house	2x1m
14	East wall of forge building	2x1m
15	East frontage of OB2	2x1m
16	East frontage of OB2	2x1m
17	East frontage of OB2	2x1m
18	South frontage of main farm house	None
19	East frontage of OB2	2x1m
20	East frontage of OB2	2x1m
21	South Gable OB2	2x1m
22	South Gable OB2	2x1m
23	Cobbles south of OB2	None
24	Arch through to courtyard, viewed from south	2x1m
25	South front of buildings OB3 and OB4	1x1m
26	Roof of archway	None
27	Roof of archway	None
28	Roof of archway	None
29	Interior of OB3, southern stable Room 1	None
30	Interior of OB3, southern stable Room 1	None
31	Roof of OB3 southern stable Room 1	None
32	Interior of OB3, southern stable Room 1	None
33	Interior window southern stable OB3	None
34	Stable door OB3 Room 2	1x1m
35	Exterior OB3 looking south	None
36	Exterior OB3 looking north	1x1m
37	Exterior OB3 looking south	1x1m
38	Fire damaged Room 4 OB3	None
39	Fire damaged Room 4 OB3	None
40	Fire damaged Room 4 OB3	None
41	Fire damaged Room 4 OB3	None

42	Western exterior wall OB2 viewed from north	1x1m
43	Western exterior wall OB2 viewed from north	1x1m
44	Western exterior wall OB2 viewed from north	1x1m
45	Western exterior wall OB2 viewed from north	1x1m
46	Exterior window OB3 looking south	1x1m
47	Forge hearth	1x1m
48	Forge hearth	1x1m
49	Forge interior	1x1m
50	Forge interior	1x1m
51	Forge roof	None
52	Building ranges OB2, OB3 and OB5 looking south	2x1m
53	Building ranges OB2, OB3 and OB5 looking south	2x1m
54	OB5 eastern gable end	None
55	OB5 eastern gable end	None
56	OB5 eastern gable end	None
57	Stone in south east corner of OB5 with carved graffiti	None
58	Lean to structure AN2 viewed from north	2x1m
59	Lean to structure AN2 viewed from north	2x1m
60	Annex AN4 viewed from west	2x1m
61	Annex AN4 viewed from west	2x1m
62	Annex AN4 viewed from west	2x1m
63	Former gas up-lighter	None
64	Steps to upper level of OB1	2x1m
65	Steps to upper level of OB1	2x1m
66	Storage room under steps of OB5	2x1m
67	West frontage of OB1	2x1m
68	West frontage of OB1	2x1m
69	West frontage of OB1	2x1m
70	West frontage of OB1	2x1m
71	North gable of OB1	2x1m
72	North gable of OB1	2x1m
73	North front of main farm and east wall of OB1	2x1m
74	North Wall of AN1	1x1m
75	North Wall of AN1	1x1m
76	Blocked window in east wall of OB1	2x1m
77	North frontage of AN3 and main farmhouse	2x1m
78	West wall of AN5	1x1m
79	West wall of AN5 and AN1	1x1m
80	North gable of OB7 and OB6	2x1m
81	North gable of OB7 and OB6	2x1m
82	North gable of OB7 and OB6	2x1m
83	North gable of OB7 and OB8	2x1m
84	North gable of OB7 and OB8	2x1m
85	Western wall of OB8 and OB9	2x1m
86	Western wall of OB8 and OB9	2x1m

87	Southern gable of OB9	2x1m
88	Wall of demolished building from south	2x1m
89	Wall of demolished building from south	2x1m
90	Wall of demolished building from south	2x1m
91	Wall of demolished building from south	2x1m
92	Demolished building and OB4 from west	2x1m
93	Wall of demolished building from south	2x1m
94	OB4 from west	2x1m
95	OB4 from west	2x1m
96	Blocked arch in wall of OB5 from south	None
97	Blocked Arch in wall of OB5from south	None
98	Collapsed roof of OB4	None
99	Window in west wall of OB4	None
100	Stone foundation course of west wall of OB4	2x1m
101	View from farm looking west	None
102	View from farm looking south	None
103	View from farm looking east	None
104	Interior of OB2	None
105	Interior of OB2	None
106	Interior of OB2	None
107	Interior of OB2	None
108	Interior of OB2	None
109	Interior of OB2	None
110	Interior of OB2	None
111	Interior of OB2	None
112	Interior of OB3	None
113	Interior of OB3	None
114	Interior of OB3	None
115	Interior of OB3	None
116	Interior of OB3	None
117	Interior of OB3	None
118	Interior of OB3	None
119	Exterior detail OB3	1x1m
120	Exterior detail OB3	None
121	Interior OB2	None
122	Interior OB2	None
123	Interior OB2	None
124	Blocked door north wall of OB5	1x1m
125	Blocked door and ventilation slots north wall of OB5	1x1m
126	Blocked door and ventilation slots north wall of OB5	1x1m
127	Scar of former building west wall main farm house	None
128	Interior OB1 under arches	None
129	Interior OB1 under arches	None
130	Interior OB1 under arches	None
131	Interior OB1 under arches	None

132	Detail arch doors and hinges OB1	None
133	Detail arch doors and hinges OB1	None
134	Roof OB8	None
135	Interior OB8	None
136	Interior OB8	None
137	Exterior of lean to structure LT1 looking north	None
138	Exterior of west wall of OB7 and OB5 looking east	None
139	Exterior of west wall of OB7 and OB5 looking east	None
140	Exterior of west wall of OB7 and OB5 looking east	None
141	Exterior of eastern wall of OB9 looking south	None
142	Southern exterior of OB4	1x1m
143	Southern exterior of OB4	1x1m
144	Roof of OB4	None
145	Interior of OB4	None
146	Interior of OB4	None
147	Roof of OB4	None
148	Roof of OB4	None
149	Interior of OB4	None
150	Interior of OB3	None
151	Interior of OB3	None
152	Roof of OB3	None
153	Eastern gable and northern wall of building OB5	None
154	Roof of OB6 from east	None
155	AN2, OB2, OB3 and OB5 viewed from north	None
156	View from farm looking north	None
157	Modern barn viewed from east	None
158	Modern barn viewed from east	None
159	View to West	None
160	View to West	None
161	View to East	None
162	View to East	None
163	View to East	None
164	Area of graded ridge and furrow to North of farm	None
165	Area of graded ridge and furrow to North of farm	None
166	Area of graded ridge and furrow to North of farm	None
167	Area of graded ridge and furrow to North of farm	None
168	Area of graded ridge and furrow to North of farm	None
169	Area of graded ridge and furrow to North of farm	None
170	Area of demolished buildings	None
171	Area of demolished buildings	None
172	Area of demolished buildings	None
173	Recovered railway sleepers in farmyard	None
174	Stone foundations of OB4	None
175	Interior of OB5 (obscured)	None
176	Interior of OB5 (obscured)	None

177	Interior of OB5 (obscured)	None
178	Original light fitting on west wall of OB1	None
179	Original light fitting on west wall of OB1	None
180	Original light fitting on west wall of OB1	None
181	Chimney of forge	None
182	Chimney of forge	None
183	Horse show on door of OB2	None
184	Horse show on door of OB2	None
185	Former orchard south of main farm	None
186	Interior of Farm house rooms FM8 FM7 and FM4	1x1m
187	Interior of Farm house rooms FM8 FM7 and FM4	1x1m
188	Interior of Farm house rooms FM8 FM7 and FM4	1x1m
189	Interior of Farm house rooms FM8 FM7 and FM4	1x1m
190	Roof of Farm house rooms FM8 FM7 and FM4	1x1m
191	Interior of Farm house rooms FM3	1x1m
192	Interior of Farm house rooms FM3 and FM6	1x1m
193	Interior of Farm house rooms FM3 and FM6	1x1m
194	Stairway main farmhouse	1x1m
195	Stairway main farmhouse	1x1m
196	Interior of Farm house rooms FM2	1x1m
197	Interior of Farm house rooms FM2	1x1m
198	Interior of Farm house rooms FM1	1x1m
199	Interior of Farm house rooms FM1	1x1m
200	Interior of Farm house rooms FM1	1x1m
201	Interior of Farm house Stairway	1x1m
202	Interior of Farm house rooms FM10	1x1m
203	Interior of Farm house rooms FM13	1x1m
204	Interior of Farm house rooms FM13	1x1m
205	Interior of Farm house rooms FM13	1x1m
206	Interior of Farm house rooms FM12	1x1m
207	Interior of Farm house rooms FM12	1x1m
208	Interior of Farm house rooms FM12	1x1m
209	Interior of Farm house rooms FM9	1x1m
210	Interior of Farm house rooms FM9	1x1m
211	Interior of Farm house rooms FM10	1x1m
212	Interior of Farm house rooms FM16	1x1m
213	Interior of Farm house rooms FM16	1x1m
214	Interior of Farm house rooms FM16	1x1m
215	Interior of Farm house rooms FM17	1x1m
216	Interior of Farm house rooms FM17	1x1m
217	Interior of Farm house rooms View from window of FM17	None
218	Interior of Farm house rooms View from window of FM17	None
219	Interior of Farm house rooms FM14	None
220	Interior of Farm house rooms FM14	1x1m
221	Interior of Farm house rooms FM14	1x1m

222	Interior of Farm house cupboard over passageway FM3	1x1m
223	Interior of Farm house cupboard under stairs FM3	1x1m
224	Interior OB10	1x1m
225	Interior OB10	1x1m
226	Interior OB10	1x1m
227	Interior OB10	1x1m
228	Interior OB10	1x1m
229	Interior OB10	1x1m
230	Interior OB10	1x1m
231	Interior OB10	1x1m
232	Interior OB10	1x1m
233	Interior OB10	1x1m
234	Interior OB10	1x1m
235	Area of demolished buildings	None
236	Area of demolished buildings	None
237	Area of demolished buildings	None
238	Interior OB6 exterior OB7 and OB5	None
239	Interior OB6 exterior OB7 and OB5	None
240	Interior OB6 exterior OB7 and OB5	None
241	Interior OB6 exterior OB7 and OB5	None
242	Interior OB6 exterior OB7 and OB5	None
243	Interior OB6 exterior OB7 and OB5	None
244	Interior OB6 exterior OB7 and OB5	None
245	Interior of AN2	None
246	Interior of AN2	None
247	Interior of AN2	None
248	Interior of AN2	None
249	Interior of AN2	None
250	Interior of AN2	None
251	Interior OB2 grain store	None
252	Interior OB2 grain store	None
253	Interior OB2 grain store	None
254	Interior OB2 grain store	None
255	Interior OB2 grain store	None
256	Interior OB2 grain store	None

APPENDIX II: Photography plates on disk as jpg files.