



**ARCHAEOLOGICAL BUILDING
RECORDING**

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**BARN AT LOWSIDE FARM,
HILTON, COUNTY DURHAM**

prepared for

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NAA 16/116
September 2016

NAA Document Authorisation

Project name		Lowside Farm, Hilton, County Durham		Project number	
Report title		Barn at Lowside Farm, Hilton, Archaeological Building Recording Report		1333	
Report No.		NAA 16/116			
Revision	Date	Filename	NAA_Rpt_16_116_Lowside Barn_Hilton_Building Recording		
v.1	05/09/2016	Description	Archaeological building recording of a Barn (Unit 3) at Lowside Farm, Hilton.		
			Prepared by	Edited by	Approved by
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BARN AT LOWSIDE FARM, HILTON, COUNTY DURHAM

ARCHAEOLOGICAL BUILDING RECORDING

Summary

Northern Archaeological Associates Ltd (NAA) was commissioned by Marc Humphreys to undertake a phase of archaeological building recording of a historic barn (referred to as Unit 3) at Lowside Farm, Hilton, County Durham. Planning permission has been granted for the development of the site (Planning Ref DM/16/01886/FPA) subject to a condition requiring a programme of building recording and analysis being undertaken prior to the conversion. This report provides a Historic England Level 1 'basic visual' record of the Grade II listed Barn (Unit 3) at Lowside Farm, Hilton.

Lowside Farmhouse, and the attached farm buildings, were designated as a Grade II listed building in 1975 in recognition of their architectural and historical significance. The site also lies within the Hilton Conservation Area.

Lowside Farm is an example of a linear range farmstead, thought to date from the 17th century. Those built during or before the 17th century normally featured a cross-passage which provided access to both parts of the building, separating domestic and farming uses. The adaptation and rebuilding of longhouses was incredibly common; Lowside Farm shows considerable evidence of alteration and rebuilding in three main identified phases.

The earliest phase seemed to have been a narrow rectangular building in the centre of the current barn, of which the gables survive as internal dividing walls. Slightly later structures were then constructed at either end of this building, featuring dressed stone elements, and the earlier building widened and raised to form the current barn.

However, the Barn at Lowside Farm showed evidence of only minimal modernisation dating from the later 19th and 20th centuries – during which many historic farm layouts and structures were lost– and therefore remains a good example of a 17th and 18th century linear farmstead.

This report is considered to be a comprehensive record of the Barn (Unit 3) at Lowside Farm, Hilton, which is sufficient to mitigate against the loss of evidential heritage significance as a result of redevelopment.

BARN AT LOWSIDE FARM, HILTON, COUNTY DURHAM

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1.0 INTRODUCTION

1.1 Northern Archaeological Associates Ltd (NAA) was commissioned by Marc Humphreys to undertake a phase of archaeological building recording of a historic barn (Unit 3) at Lowside Farm, Hilton, County Durham (NZ 16600 22000). Planning permission has been granted for the development of the site (Planning Ref DM/16/01886/FPA) subject to a condition requiring a programme of building recording and analysis being undertaken prior to the conversion.

1.2 This report provides a Historic England Level 1 'basic visual' record of the Grade II listed Barn (Unit 3) at Lowside Farm, Hilton. The requirements for this work were discussed in advance with the Durham County Council, and a Written Scheme of Investigation (WSI) prepared and approved. All work was conducted in accordance with relevant standards and guidance as published by Historic England (2016), the Chartered Institute for Archaeologists (CIfA 2014) and the Yorkshire, the Humber and the North East: A Regional Statement of Good Practice for Archaeology in the Development Process.

Project Aims and Objectives

1.3 The principal aim of the project was to provide a Historic England Level 1 'basic visual' record of the historic farm buildings, suitable to mitigate against the substantial harm to significance resulting from the redevelopment of the heritage asset.

1.4 As such, the objectives of the building recording were:

- The production of an annotated site plan, based on architects plans and elevations, depicting the form and location of any structural features; and
- A written and photographic record of the barns and their structural features, providing details of their form, function, date and significance.

1.5 This work has the potential to further understanding of the development of medieval vernacular architecture, which is one of the key research objectives identified under the North East Regional Research Framework (NERRF) (Petts and Gerrard 2006). Strategy MD3 recognises the evidential importance of buildings like those at Lowside Farm in development our 'understanding of medieval vernacular architecture'. It states that 'particular priority should be given to the chronological development of building types, including evidence for the origins of building forms' (*ibid.*).

Scope of the Project

- 1.6 The survey comprised an assessment and record of the Barn (Unit 3) at Lowside Farm, Hilton. Access was provided to all parts of the building. A rapid assessment of the broader area was also made in order to understand the significance of the barn within its local and regional context.

2.0 METHODOLOGY

Documentary Evidence

- 2.1 A rapid review of previous work (Fish 2011) was undertaken in order to inform the building recording.

Building Recording

- 2.2 The building survey primarily comprised a photographic record of all accessible elements. General room shots were taken to establish context where possible. Any architectural features of note were photographed in more detail. All photographs were taken using a Canon digital camera at a resolution of 10 megapixels, and both RAW and JPG images were captured. Each photograph contained a graduated photographic scale where appropriate. A catalogue of photographs is included in the archive accompanying this report.
- 2.3 The survey used existing architects plans as a basis for the recording. With the exception of very ephemeral modern features, all structures were recorded as existing. The final drawings and written account make a clear distinction between surviving in situ original elements and all later features. The plans show the form and location of any structural features of historic significance, such as blocked doors, windows, internal arrangements and any evidence for fixtures or fittings of any significance.

3.0 BACKGROUND INFORMATION

Location

- 3.1 This historic building survey recorded the Barn (Unit 3) at Lowside Farm, Hilton, County Durham. The site is centred on NZ 16600 22000, and is located at the west end of Hilton village, to the south of the main street. Within the site, the Barn was located centrally, bounded to the north-west by the farmhouse (Lowside Farmhouse), and to the south-east by a further barn (The Wheelhouse), already converted (Fig. 2).

Geology and Soils

- 3.2 The geology across the site comprises Pennine Lower Coal Measures overlain by glacial till (BGS website).

Designations

- 3.3 Lowside Farmhouse, and the attached farm buildings, were designated as a Grade II listed building in 1975 in recognition of their architectural and historical significance (Appendix 1). The listing was updated in 1987. The Farmhouse is detailed in the listing information as dating from the 17th and 18th centuries, and retains a number of architectural features from this period.
- 3.4 The site also lies within the Hilton Conservation Area¹, which was designated under the auspices of the 1967 Civic Amenities Act. A Conservation Area Appraisal has not been published by the local authority. However, the area is largely characterised by historic farm buildings of a similar period which retain their historic layout (including plot divisions) and architectural features, within the wider rural landscape of the land surrounding Hilton village (see Fish 2011).

Previous Work

- 3.5 A heritage statement for barns to the rear of Lowside Farm was prepared in 2011 by C.M. Fish, in support of a previous planning application for conversion. This work was consulted in the preparation of this report.

4.0 HISTORICAL CONTEXT OF THE BARN (UNIT 3) AT LOWSIDE FARM

- 4.1 Lowside Farm is an example of a linear range farmstead, thought to date from the 17th century (Fish 2011). This is a traditional farmstead layout in England, in which accommodation for domestic and farming purposes was housed under one roof. Until the mid 18th century, this longhouse or hearth-passage (Brunskill, 1982) farm layout prevailed in the North East.
- 4.2 Such linear layouts are often associated with the hill farms of northern England. This layout was prevalent in these areas for a number of reasons. Firstly, the linear layout was well-suited to small farms (50 acres or less) which required fewer buildings. This was also a layout which was practical for building along hillsides (English Heritage 2006).

¹ <http://www.durham.gov.uk/conservationareas> [Accessed 22/08/2016]

- 4.3 Those built during or before the 17th century normally featured a cross-passage which provided access to both parts of the building (*ibid.*; Brunskill 1982, 107). The main chimney stack of the building would normally be positioned against the cross-passage, providing heat to both parts of the building. The passage also provided separation between the domestic and farming areas (University of Gloucestershire 2006, 8). However, in the 18th century, social pressures increased the occurrence of a separate dividing wall and byre door (English Heritage 2006, 39). Around this time, many longhouses were adapted in this way.
- 4.4 The adaptation and rebuilding of longhouses was incredibly common, as it was an incredibly versatile building type which allowed the reallocation of space to accommodate change. Although a true longhouse is a single-phase building, it was very common for earlier farm buildings to be extended to form linear farmsteads (English Heritage 2006; Brunskill 1982). Lowside Farm is likely to be an example of this, with evidence of various phases of adaptation and rebuilding.
- 4.5 During the 18th and 19th centuries, farming countrywide was modernised causing the adaptation and rebuilding of many farmsteads to include foldyards, or new building types such as horse gangs for mechanised processes (Brunskill 1982). However, the Barn at Lowside Farm showed evidence of only minimal adaptation during this period, and therefore remains a good example of a 17th and 18th century linear farmstead.
- 4.6 The First Edition Ordnance Survey map (1856) shows Lowside Farm in a very similar layout to its form at the time of the survey (Plate 1). The Barn is, however, shown to have been a narrower structure than the buildings either side of it. This narrower section seems to have been an earlier structure predating the buildings either side of it (see below). However, by the time of the Second Edition Ordnance Survey (1896), this barn has been widened to meet the width of the buildings abutting it to the north-west and south-east (Plate 2).



Plate 1: Lowside Farm, Hilton as shown on the First Edition Ordnance Survey map (1856)



Plate 2: the site of the Barn as shown on the Second Edition Ordnance Survey map (1896)



Plate 3: an aerial photograph of Lowside Farm as it was at the time of the survey (Google Earth 2016)

5.0 BUILDING DESCRIPTION

Overview

- 5.1 The Barn at Lowside Farm (Unit 3) was bounded to the north-west by the farmhouse (Lowside Farmhouse), and to the south-east by a further barn (The Wheelhouse) which had already been converted. It was a rectangular structure orientated north-west to south-east (Plate 3). The Barn was predominantly built of random-coursed rubble stone, with dressed stone in use for quoins and surrounds. A number of openings featured timber lintels, some of which may have been original to the structure.
- 5.2 The building fabric showed evidence of at least three phases of construction (Phases 1-3, Fig. 2). Its earliest parts were probably similar, in date, to the farmhouse which was built in the 17th and 18th centuries. It is likely that the building was then modernised and adapted over time, with elements dating from the late 18th and 19th centuries. Later alterations had been carried out in stone, as well as modern brick and concrete.
- 5.3 The roof was a modern sawn-timber structure, comprising braced trusses and purlins supporting common rafters. At least two trusses featured earlier timbers reused as tie

beams. These were slightly curved, and chamfered, possibly indicating their original function as tie beams in an earlier roof structure.

- 5.4 The Barn was divided into three bays; these are labelled Bays 1, 2 and 3 (north to south) for the purpose of identification in this report, with G (ground floor) or F (first floor) added to indicate the floor level of the features being referred to (Fig. 2).
- 5.5 The northernmost bay of the building (Bays 1G and 1F) had been incorporated into the farmhouse, with the first floor room (Bay 1F) only accessible through the house.
- 5.6 The building was in use for storage at the time of the survey, with the exception of the northernmost first-floor room (Bay 1F), which was in use as a bedroom for the farmhouse.

Exterior

- 5.7 The building was exposed on its north-east and south-west elevations only. Externally, the roof was modern pantile. Modern rainwater goods had been added on both elevations.



Plate 4: the north-east elevation of the Barn at Lowside Farm, showing Bay 3 (foreground), to Bay 1 (background)



Plates 5 and 6: the blocked doorway in the southern end of the north-east elevation, and the join between Bays 1 and 2, showing the possible position of the cross-passage

North-east Elevation

- 5.8 The north-east elevation demonstrated two main phases of construction (Plate 4; Fig. 3). Bay 1 seemed to be the earliest, and was part of the farmhouse. This bay contained a loft door, accessed via a set of stone steps. South-east of this, the wall was of a different – possibly earlier – phase (Phase 1). A wall scar between the two sections was visible, with margined quoins to the north-west.
- 5.9 The stone steps, giving access to the loft door, were probably a later addition as there was a blocked opening visible internally, obscured externally by these steps.
- 5.10 The middle section of the wall contained a doorway and a window opening at ground floor level (Bay 2), featuring large stone lintels and sills (Plate 4). These were probably original to this part of the building. Three first floor loft openings are of a different style, with narrower, later stone lintels indicating a later date. These openings may have been inserted into an earlier wall, or it is possible that the wall was raised to incorporate a loft; however, no horizontal wall scar was visible to support this.

- 5.11 A vertical wall join between Bays 2 and 3 indicated a third phase of construction (Fig. 3). Bay 3 seemed to have been a later wall, containing a blocked doorway in its south-western end, above which part of a timber lintel survived in situ (Plate 5). It also contained a wide doorway with a timber lintel, which may have been a later insert given the possible level of a loft internally (see below). It is possible that this was a cart door, given the width of the opening.



Plate 7: the south-west elevation of the Barn at Lowside Farm, showing Bay 1 (left) to Bay 3 (right)

South-west Elevation

- 5.12 The south-west elevation was similarly of at least two phases of construction (Phases 2 and 3). On this side, two vertical wall joins demonstrated this (Fig. 3). Both the corner of the farmhouse and Bay 3 featured margined quoins, perhaps suggesting that these parts were contemporary (Phase 2; Fig. 3; Plate 8).
- 5.13 Bay 1, part of the farmhouse, contained a doorway and window at ground floor level, and a window positioned centrally at first floor level (Plate 7). The door had a stone lintel and margined quoins to its right, which seemed to be original. While the first floor window had no lintel, the ground floor window had a concrete lintel, perhaps replacing a timber lintel, or indicating that it was a later insert.

- 5.14 Bay 3 contained a doorway and a small window at ground floor level. Both of these openings had timber lintels, which were probably contemporary with this part of the building. A small outbuilding had been added to this elevation just to the south-east of this doorway. This appeared to be later than this part of the building, but was also built of random-coursed rubble stone. It was in poor condition at the time of the survey.
- 5.15 The central section of wall appeared to be later, and was blind apart from a number of circular ceramic vents (Fig. 3).



Plates 8 and 9: the vertical wall join between Bay 2 (left) and 3 (right) on the south-west elevation, and the outbuilding at the southern end of this wall

Interior

- 5.16 The northern bays (Bays 1 and 2) were of two-storey height; the remaining bay (Bay 3) was open to the roof, but showed evidence of previously having had a loft level (the likely position of which is marked on Fig. 2).

Bay 1

- 5.17 Bay 1 contained a number of historic features, particularly inside 1G. There was a large fireplace in the south-east wall, built in rubble stone with a large tooled stone lintel (Plate 10). A timber beam was built into the stone wall of the chimney breast above, which did not seem to have been a structural element, and may have been

evidence of alteration. At the time of the survey, the fireplace contained an iron grate. The fireplace was probably original to this part of the building and indicates that this room was historically in domestic use.



Plates 10 and 11: the fireplace in the south-eastern wall of 1G, and the blocked original doorway in the north-western wall of the same room, showing the tiled flooring in this area

- 5.18 To either side of the fireplace, the wall was set back forming alcoves (Fig. 2). Both of these showed signs of alteration; the northern alcove featured a modern concrete lintel and contained a former opening blocked with breeze blocks, while the southern alcove similarly featured a concrete lintel. The door into 1G from the south, and the two windows in the external walls, also had concrete lintels. It is likely that these lintels had been timber and had suffered decay necessitating replacement.
- 5.19 The floor of this room was predominantly modern concrete, apart from an area of historic red quarry tile flooring to the north-west (Plate 11). A row of bricks in the floor, dividing the concrete and tiled sections, was evidence of a former modern subdivision. There is potential for further evidence of historic floor coverings beneath the modern concrete flooring.
- 5.20 Two blocked doorways in the north-west wall of the room would have led through to the farmhouse. The doorway in the centre of the wall had a warped timber lintel, and may have been original (Plate 11). Its blocking was in random-coursed rubble stone

and seemed to have been of an early date. The southernmost door was probably a later insert and featured a timber lintel.

- 5.21 At first floor level, bay 1 (Bay 1F) had been plastered, obscuring the stone walls and other historic features. A splayed doorway survived, but had been blocked forming an alcove, in the southern end of the south-eastern wall.

Bay 2

- 5.22 This part of the building contained fewer surviving historic features. It was a ground floor room with a loft above (Plates 12 and 13). The loft was formed by sawn timber floor joists, built into the external walls, demonstrating that the timbers are original to this part of the structure (Phase 2). The internal dividing walls (to the north-west and south-east) dated to the earlier phase of construction (Phase 1; Plate 12).
- 5.23 If the barn originally had a cross-passage, it would probably have passed through the north-west side of this room, with the chimney stack backing onto it, accessed via the doorway in the north elevation (and possibly with a further doorway in the Phase 1 south wall).
- 5.24 At first floor level (2F), the north-western wall contained a triangular wall scar, incorporating an early chimney, which demonstrated the outline of what seemed to be an earlier building (Phase 1) around which the building to the north-west was built (Plate 12). This earlier gable was narrower than the extant building, possibly corresponding with that shown on the First Edition Ordnance Survey (Plate 1).
- 5.25 The internal dividing wall to the south-east (between Bays 2 and 3) contained a vertical wall scar, reflecting this narrower Phase 1 gable (Plate 15). A triangular wall scar was not visible in this wall, although it was heavily plastered, so it is possible that further evidence survives beneath this. These two internal walls were probably the earliest historic building fabric surviving within the building.
- 5.26 The northern wall of Bay 2G contained a small void, with stone surround, which was seemingly an original feature of the wall.
- 5.27 The floor was modern concrete, and it is possible that further evidence of the earliest phase of construction survives underneath this. The space also contained evidence of the recent use of the building for housing horses, including a timber stable partition and hay racks (Plate 13).



Plate 12: a wall scar showing the roof pitch and chimney outline of the Phase 1 building gable in the north-west wall, truncated by a later doorway



Plate 13: Bay 2G, looking south-east showing the loft joists, and later divisions which were evidence of the use of this space as stables



Plate 14: Bay 3, looking south, showing the loft opening on the south-eastern wall, and the door with timber lintel

Bay 3

- 5.28 The north-western wall of Bay 3 was, in part, that of an earlier (Phase 1) building (Fig. 2). At its southern end, within the later section of wall which widened the Phase 1 building, this wall contained two vertical wall scars (Plate 15). The first represented the southern extent of the Phase 1 gable. The other wall scar may have shown the location of a former opening.
- 5.29 The north and south walls of this room contained horizontal timber beams built into the wall at a height of approximately 2m, with what seemed to be former joist holes beneath (Plate 16). This may have been evidence of a former loft level in this area (Fig. 2). Supporting this contention is the opening on the south wall at loft level (Plate 16), probably a pitching loft originally. The phasing of the loft is not clear from the building fabric; the timber built into the walls was probably original, but this would have obstructed the doorway (now blocked) in the eastern corner of the room (Plate 14; seen externally, see Section 5.10).
- 5.30 The south wall contained a slit vent at ground floor level, which was probably original to the building (Plate 16). At the time of the survey, this led into the outbuilding. It is likely that a slit vent would have been built into an external wall, supporting the

contention that the outbuilding was a later addition. It is rare to find a single slit vent in a farm building; there were probably multiple, with others now in-filled. This feature, along with the evidence for a loft, indicates that Bay 3 was probably used as a granary, or possibly for small-scale hand-threshing given the presence of opposing doors (although both are not wide, which might be expected in these circumstances).



Plates 15 and 16: the wall scar in the north-west wall of Bay 3, where the internal wall of the Phase 1 building was extended southward in the late 19th century, and the in-built timber and joist holes demonstrating the position of a former loft level in Bay 3

6.0 DISCUSSION

6.1 The Barn (Unit 3) at Lowside Farm contains evidence of at least three phases of construction, probably dating from the 18th to the 19th centuries or earlier (Fig. 2). The site is an example of a linear farmstead, prevalent in this area from the 17th century onwards; rather than a single-phase longhouse, Lowside Farm has been developed through extension and alteration. However, the farmstead showed little evidence of the alteration typical of farms countrywide to accommodate mechanisation during the 19th century; it remains a good example of a linear farmstead.

Phase 1

- 6.2 The earliest building for which evidence survived within the current structure was a small rectangular building, positioned centrally in the linear range (Bay 2; Fig. 2). This seemed to have been a narrow rectangular-plan structure, of single-storey height (possibly with a low loft). Building fabric from this phase survived in the internal walls of Bay 2, and possibly the southern elevation of the same bay.
- 6.3 The buildings flanking this, to the north-west and south-east, were seemingly built onto this earlier building, preserving its gables in their fabric. The Phase 1 building then seems to have been raised to meet the height of these structures, and widened to the south (Phase 3).
- 6.4 The northern elevation of Bay 2 may have been part of the original Phase 1 building, delineated by joins with the wall sections either side of it. Supporting this contention, its ground floor openings were distinct from the loft level in terms of architectural style, and the stonework corresponded closely with that of the internal walls of this date. However, if this is the case, this elevation would have been raised to accommodate the insertion of a loft; there was no visible evidence of this within the building fabric. The loft joists were original to this wall, demonstrating that it had either been raised or entirely rebuilt to accommodate the loft storey.
- 6.5 The southern elevation was certainly a later wall (Phase 2), built when this building was widened, as demonstrated by the extension of the internal partition walls in this direction. The building is shown to have been widened at some point between the First (1856) and Second (1896) Edition Ordnance Survey maps, dating this wall to some point within this period.

Phase 2

- 6.6 Phase 2 comprised the buildings to the north-west and south-east of the Phase 1 structure. These buildings incorporated the gables of the earlier structure, which are preserved in the building fabric.
- 6.7 These buildings exhibited a more dressed architectural style, featuring margined stone quoins and stone lintels and sills. The fireplace within 1G was part of this phase, demonstrating that at this point, this part of the building was in domestic use.

Phase 3

6.8 Phase 3 comprised the widening of the Phase 1 building, southward. The south elevation was built in rubble stone, divided from the earlier walls either side by quoins belonging to the Phase 2 parts.

6.9 This phase may also have included the raising of the northern elevation of Bay 2, to incorporate a loft. The loft joists are built into the wall at both the north and south ends, indicating that these were contemporary with these walls.

7.0 CONCLUSIONS

7.1 Northern Archaeological Associates Ltd (NAA) was commissioned by Marc Humphreys to undertake a phase of archaeological building recording of a historic barn (Unit 3) at Lowside Farm, Hilton, County Durham.

7.2 Lowside Farm is an example of a linear range farmstead, thought to date from the 17th century. The building fabric showed evidence of alteration, extension and rebuilding which has been summarised here in three main phases of construction. The barn has not been subject to significant levels of recent modernisation, and has therefore been conserved as a good example of its type. The redevelopment of the barn will retain much of the original building fabric, and provides a viable use to ensure its conservation into the future.

7.3 This report is considered to be a comprehensive record of the barn, which is sufficient to mitigate against the loss of evidential heritage significance as a result of redevelopment. A full photo archive and a copy of this report have been deposited with the Archaeology Data Service (ADS).

8.0 REFERENCES

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Petts, D. and Gerrard, C.M. (2006) *Shared Visions: The North-East Regional Research Framework for the Historic Environment*. Durham: Durham County Council.

University of Gloucestershire, English Heritage and the Countryside Agency (2006) *Historic Farmsteads. Preliminary Character Statement: North East Region*.

Online Sources

BGS website

National Library of Scotland maps

Google Earth 2016

APPENDIX 1: LOWSIDE FARM, LIST ENTRY SUMMARY

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LOWSIDE FARMHOUSE

List entry Number: 1121803

Location

LOWSIDE FARMHOUSE, HILTON VILLAGE

The building may lie within the boundary of more than one authority.

County:

District: County Durham

District Type: Unitary Authority

Parish: Hilton

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 31-Jul-1975

Date of most recent amendment: 30-Sep-1987

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 111407

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

HILTON HILTON VILLAGE NZ 12 SE (South side) 10/42 Lowside Farmhouse 31/7/75 (formerly listed as Lowside Farmhouse with GV attached outbuildings)

II

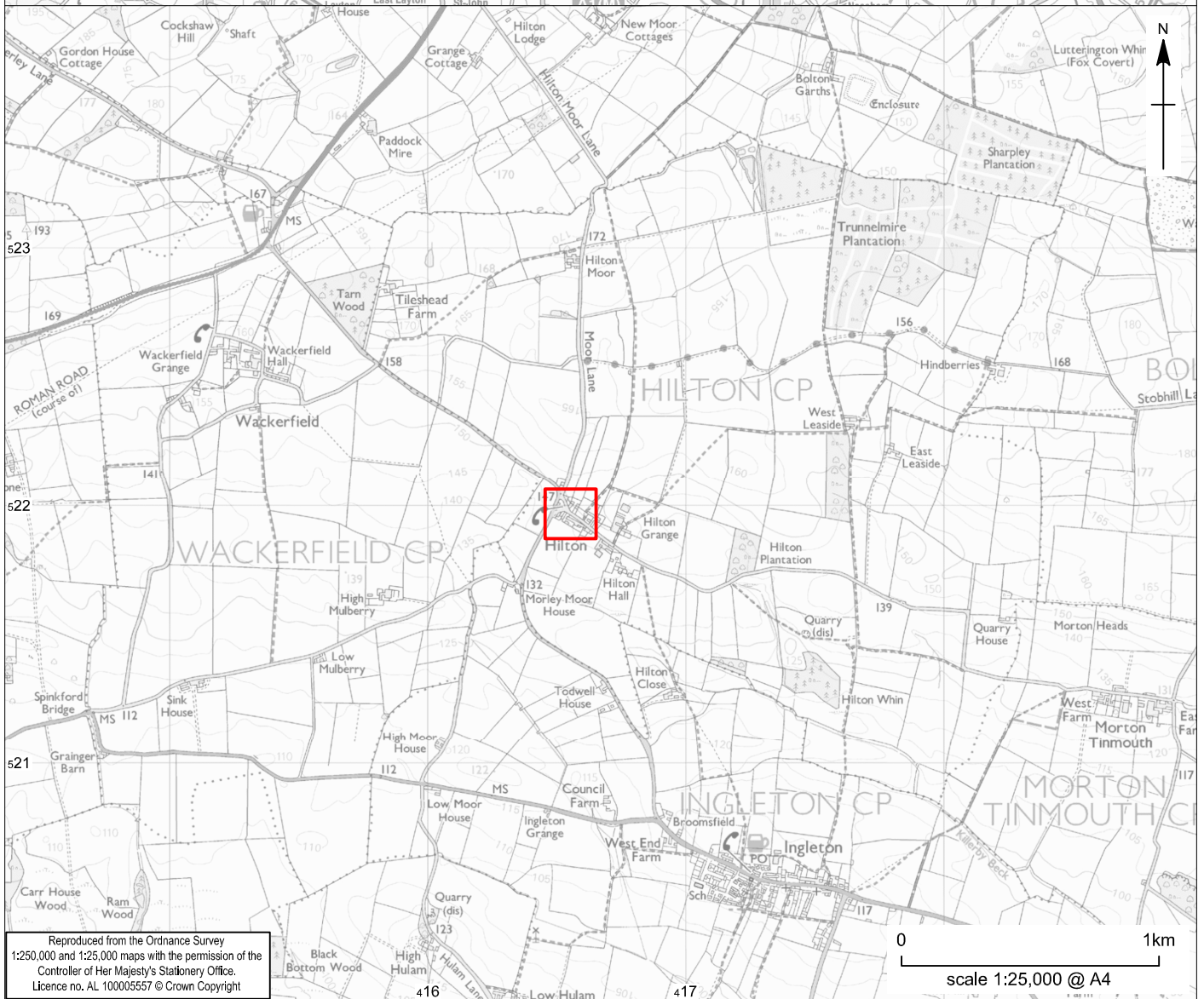
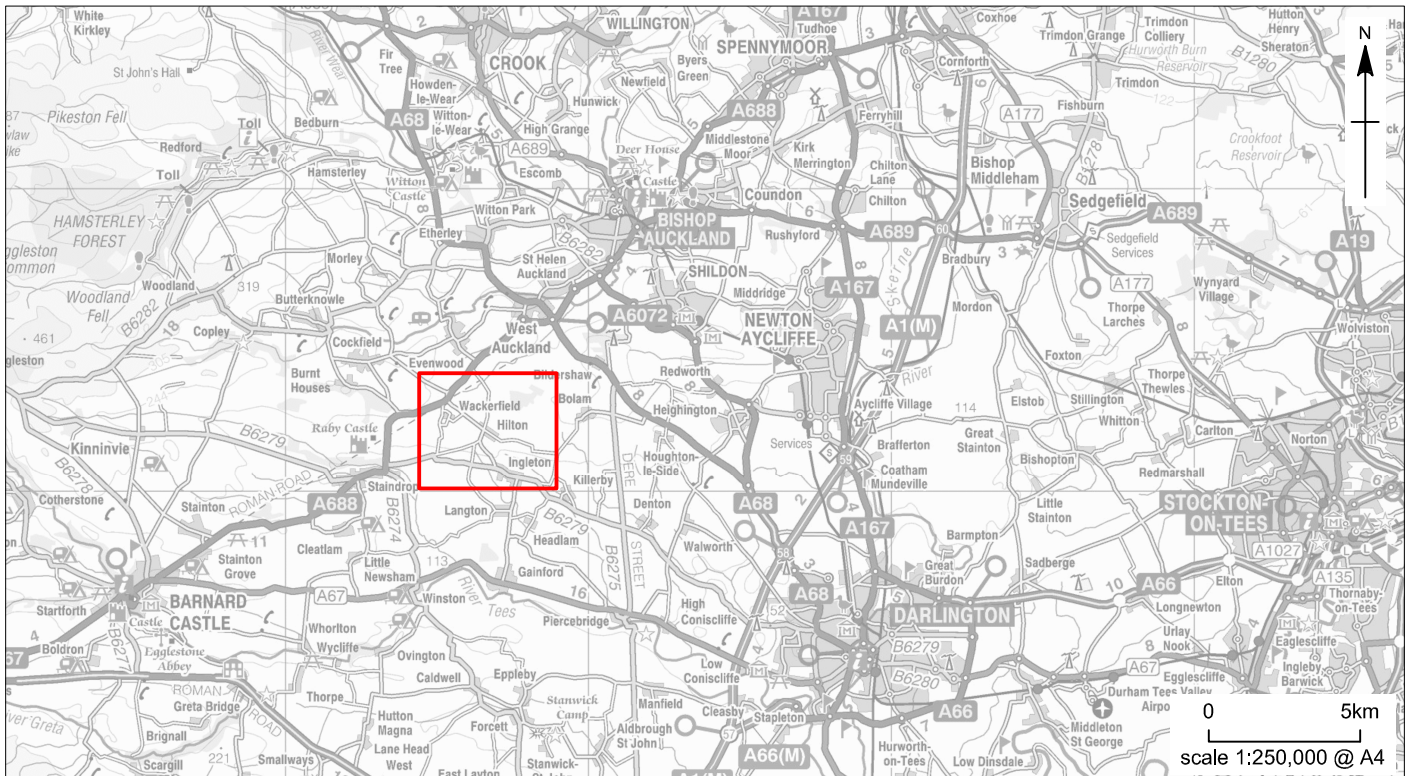
Farmhouse, now private house, and farm buildings attached. C17 and C18. Sandstone rubble, with quoins, and ashlar and brick dressings; rubble plinth; pantiled roof with stone ridge. 2 storeys, 5 bays with 2-storey, 4-bay left and one-storey 2-bay right farm buildings attached. Renewed partly- glazed door and flanking renewed 16-pane sash windows, with projecting stone sills, under flat stone lintels; 4 similar windows in 4 right bays. First bay has empty window at right, and side stone steps at left to boarded loft door. 3 ridge chimneys - 2 square and of stone at left end, and between third and fourth bays; corniced brick chimney at right end. Late C18 farm buildings at left have boarded vehicle doors under wood lintel in first wide bay; boarded door at right end, and central 4-pane light in brick jamb under flat stone lintels; projecting stone sill to this window and to 3 loft openings, the outer ones partly glazed. Right extension has 2 partly glazed hit-and-miss openings.

Listing NGR: NZ1654821946

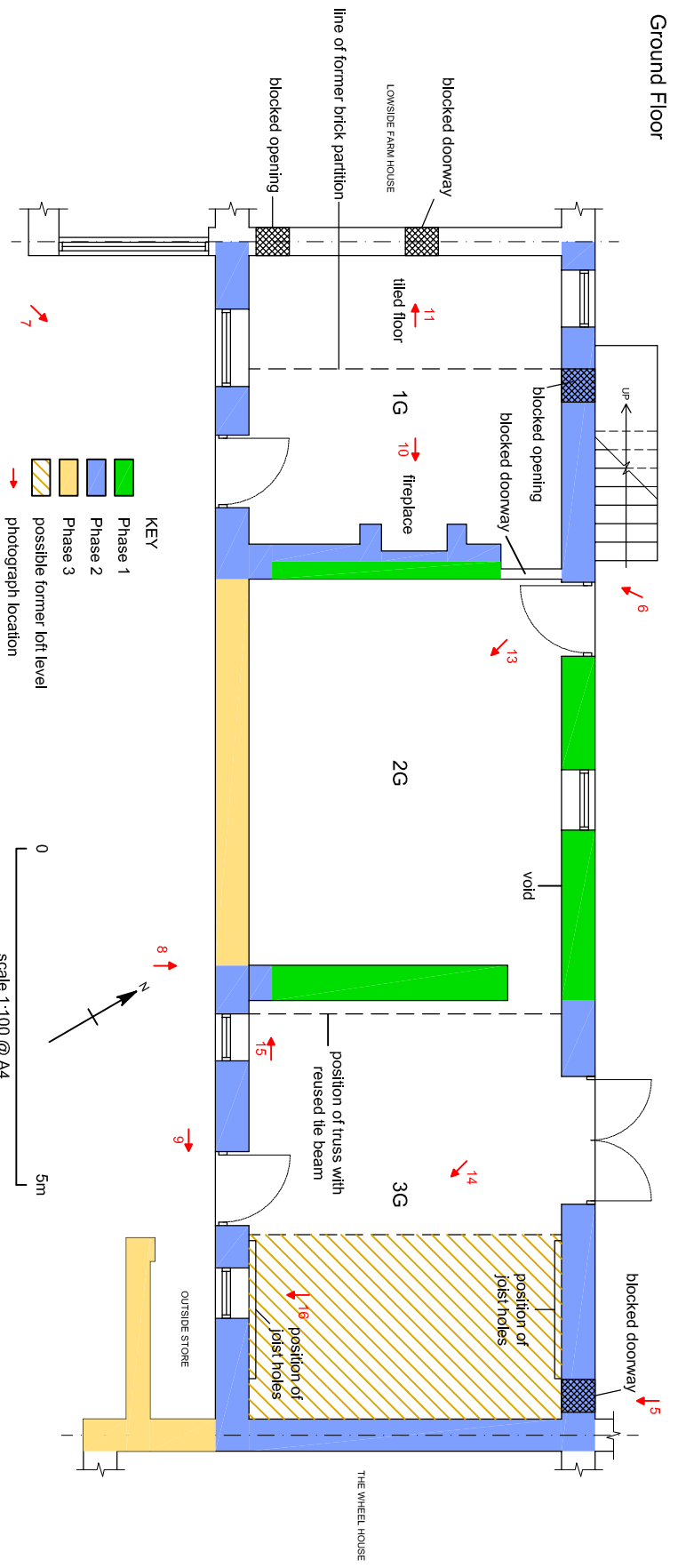
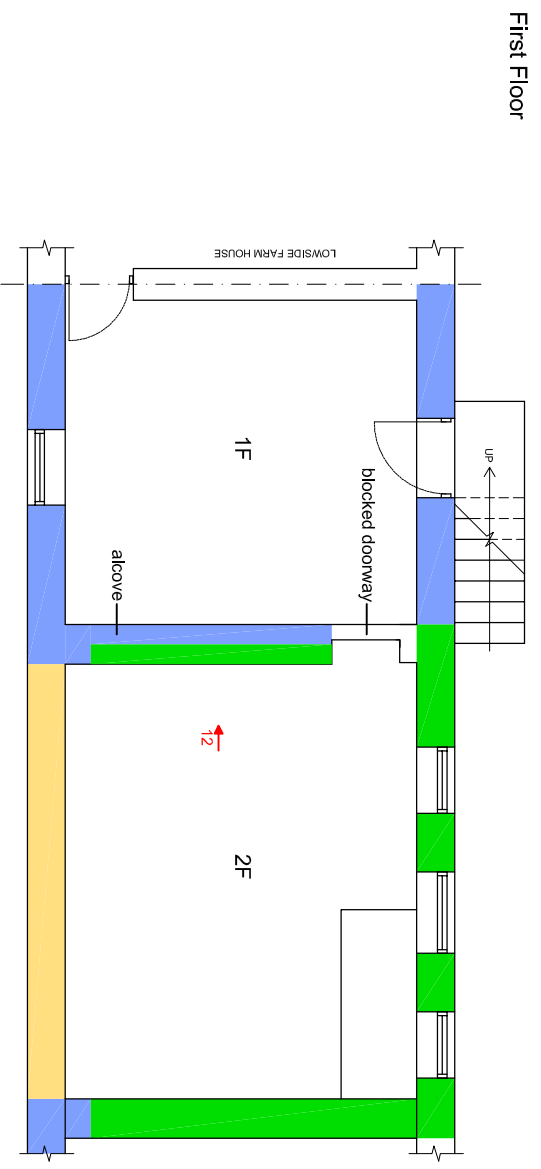
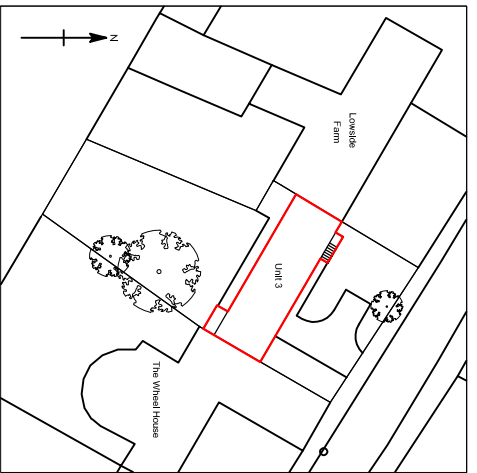
Selected Sources

Legacy Record - This information may be included in the List Entry Details

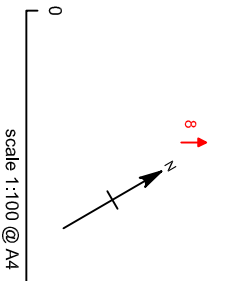
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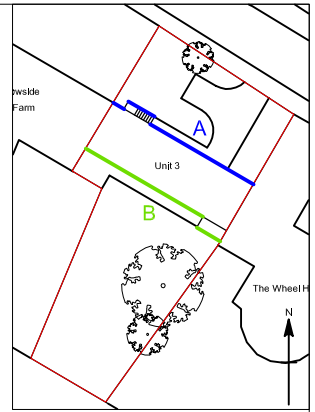


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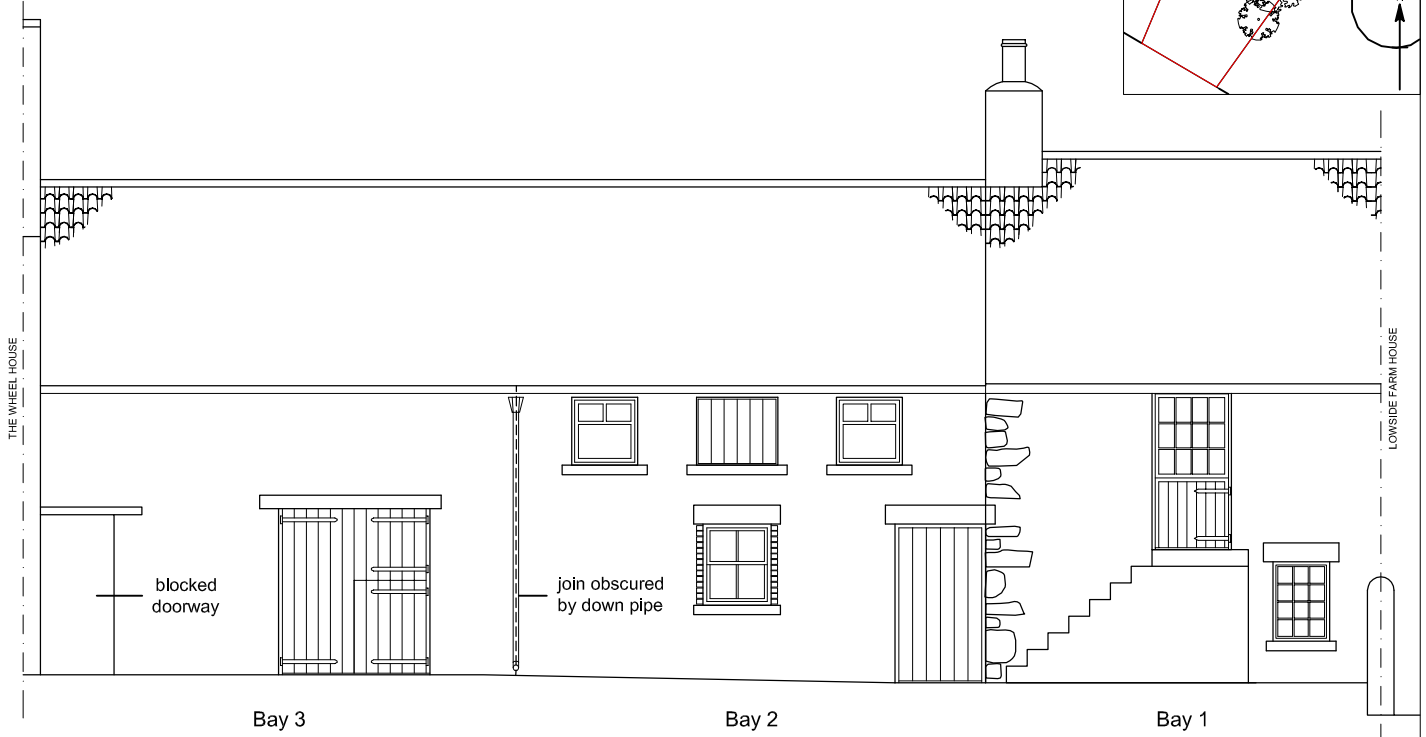


- KEY**
- Phase 1
 - Phase 2
 - Phase 3
 - possible former loft level
 - photograph location





Elevation A (north-east facing)



Elevation B (south-west facing)

