DigVentures

Hedrick Rigg Level 2 Assessment

Stuart Noon and Andrew Hawthorne

Hedrick Rigg

Level 2 Building Assessment

Prepared on behalf of:

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Purpose of document

This document has been prepared as a full Level 2 Building Assessment for a Building Survey Hedrick Rigg, Marwood, Barnard Castle, Co. Durham DL12 8SG at grid reference NZ 0532821725. It has been prepared on behalf of Mr Stephen Wilcock and the Archaeology Section at Durham County Council. The purpose of this document is to provide a comprehensive account of the Level 2 building assessment.

The work is in response to an Application for Planning Permission Planning permission (DM/21/01835/FPA): Conversion of Farm Buildings to create three residential units. A building survey Level 2 is required as a condition of the planning permission.

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Project summary

DV project code and type	HKR21 Level 2 Building Assessment
National Grid Reference	NZ 0532821725
OASIS ID	digventu1-502188
Administration District	Durham County Council
Planning Ref:	DM/21/01835/FPA
Title:	Hedrick Rigg Level 2 Building Assessment
Author(s):	Stuart Noon MCIfA Andrew Hawthorne RIBA, IHBC
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Reviewed by:	Manda Forster MCIfA PhD
Approval:	Brendon Wilkins MCIfA

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Acknowledgements

We'd like to begin with a sincere thank you to Stephen Wilcock for commissioning us to undertake this project. In addition, we would like to acknowledge the invaluable advice and support of Nick Boldrini of Durham County Council's Archaeology Section. The project will be managed by DigVentures. Stuart Noon managed the project with Lisa Westcott Wilkins, Managing Director, acting as Project Executive.

Executive summary

DigVentures was invited by Stephen Wilcock to undertake a Level 2 Building Assessment concerning alterations to Hedrick Rigg, Marwood, Barnard Castle, Co. Durham DL12 8SG (NZ 0532821725). The Level 2 Building Assessment was undertaken on Thursday the 4th of November by architect, Andrew Hawthorne, based on the clients original planning drawings. The proposed works comprise of conversion of farm buildings to create three residential units (DM/21/01835/FPA).

The development area is centred on Hedrick Rigg, Marwood, Barnard Castle, Co. Durham DL12 8SG (NZ 0532821725). Although the farm is not within any Conservation Area or the North Pennines AONB, it is a non-designated heritage asset within the hinterland of Barnard Castle which is known to have a medieval foundation with a significant history and is also a conservation area. Barnard Castle is the largest settlement in Teesdale and is self-sufficient as a market town.

Due to the archaeological potential of the site, DCAAS advised that, to comply with National Planning Policy Framework (NPPF updated 2021), a record of the building should be made prior to alteration and in line with the standards for Level 2 building recording set out in Historic England's (2016a) Understanding Historic Buildings.

The farm buildings at Hedrick Rigg represent traditional stone-built structures. The buildings are typical of the area, thick stone walls with dressed quoins, heads and cills, ventilation slits and kingpost trussed roofs. The walls are mainly constructed from rubble stone. Roofs vary between Teesdale slate, steel profiled sheet and fibre cement profiled sheet. The windows and doors are timber, albeit in poor condition. The retention of the stone-built buildings and the conversion to dwellings is seen as a positive way of maintaining their appearance and form.

The overall condition of the buildings is currently dilapidated and, whilst the stables are still in use, the remaining buildings are used for storage except for the pole sheds which still shelter cattle. The general form of the buildings are typical of a courtyard farmyard development, although no definitive medieval phases have been identified. There are few internal features other than the roof trusses which are typical for this kind of vernacular building in the area. The trusses are in part already repaired and strengthened, and many of the roof coverings have been altered from the original over the years.

The buildings are in a general state of disrepair as a result of being vacant and neglected for a long period of time. This report records external and internal conditions suitable for a Level 2 survey and does not highlight more significant remains. The buildings are a non-designated heritage asset and have no significance other than local interest. Based on the results of the Level 2 survey and the deteriorating condition of the building fabric and fixtures, restoration would seem to be inappropriate in this instance.

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1 INTRODUCTION AND SCOPE

1.1 Project background

1.1.1 DigVentures was appointed by Stephen Wilcock to undertake a Level 2 Building Assessment for approval by Nick Boldrini of Durham County Council's Archaeology Section (DCAAS). The archaeological assessment works were undertaken in accordance with the requirements of DCAAS who advised on the requirement for the survey in accordance with a WSI (DM/21/01835/FPA). The site is a non-designated heritage asset which is not within any Conservation Area or the North Pennines AONB.

1.1.2 Due to the archaeological potential of the site, DCAAS advised that, to comply with National Planning Policy Framework (NPPF updated 2021), a record of the building should be made prior to alteration and in line with the standards for Level 2 building recording set out in Historic England's (2016a) *Understanding Historic Buildings*. This document has been prepared in response to that advice and may be submitted as part of future planning applications

1.2 Scope of document

1.2.1 This Level 2 Building Assessment comprises a descriptive, photographic and analytical record of the exterior and interior of the building, alongside a systematic account of the origins, development and use of the development. It conforms with current best practice and to the guidance outlined in section 5.2 and 5.3 of *Understanding Historic Buildings* (Historic England, 2016a, 26) and the Chartered Institute for Archaeologists (CIfA) Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014, updated 2019), the North East Regional Research Framework for the Historic Environment (Petts and Gerrard 2006) Draft Resource Assessments (NERFF 2020), and Standards for Archaeological Work in County Durham and Darlington (DCCAS 2021).

1.3 Site location and geology

1.3.1 Hedrick Rigg, Marwood, Barnard Castle, Co. Durham DL12 8SG is located at grid reference NZ 0532821725, just off the B6279 via an entrance leading to the existing farmhouse and the proposed conversions (DM/21/01835/FPA). The habitat is seasonally wet pastures and woodlands. The landcover is grassland with some arable and forestry. The agricultural land is mostly suited to grass production for dairying or beef; some cereal production often for feed. The soils are slowly permeable seasonally wet acid loamy and clayey soils (Soilscapes, http://www.landis.org.uk/soilscapes/).

1.3.2 The underlying bedrock geology is the Stainmore Formation - Mudstone, siltstone and sandstone. Sedimentary bedrock formed between 329 and 319 million years ago during the Carboniferous period. The superficial geology comprises of Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS, http://mapapps.bgs.ac.uk).

1.4 Historic development of the site

1.4.1 The following is taken primarily from a Design & Access Statement generated by Colling Morris Architectural Services (2021).

1.4.2 The proposed development involves conversion of existing stone buildings and the demolition of old pole barns at Hedrick Rigg Farm. As the farm has developed, the barns have been erected and to some degree, the stone buildings are obscured by these recent sheds. The buildings form a traditional farmyard with a two-storey building with granary steps completing the original structures. Hedrick Rigg

is currently a working farm, mainly livestock, however the buildings are no longer used as their size and form make them impractical for modern farming. Some are currently used as storage and stabling for the family's horses. The buildings are approximately 11m away from the farmhouse at the nearest point but are no longer used in association with the farm.

1.4.3 Although the farm is not within any Conservation Area or the North Pennines AONB it is a non-designated heritage asset within the hinterland of Barnard Castle which is known to be a medieval foundation with a significant history and is also a conservation area. Barnard Castle is the largest settlement in Teesdale and is self-sufficient as a market town. Situated on the A67, Barnard Castle is a town made up of varying architectural styles, traditional in the central part of town and more modern styles as buildings fan out. Barnard Castle has many historic features and is a great attractor of tourists and visitors alike. The town has several primary and secondary schools, the Witham Hall, a wide variety of shops including two supermarkets, public houses and restaurants, and places of worship catering for various religions.

1.4.4 Building materials in the locale are predominantly stone, dressed, coursed and rubble being evident on nearby properties. Roofing materials vary between blue slate, stone slates and clay tiles. Timber and uPVC are evident as window and door materials. Many of the properties in the area are owned by The Raby Estate and display the typical whitewashed facades.

1.4.5 The farm buildings at Hedrick Rigg represent traditional stone-built structures. The buildings are typical of the area, thick stone walls with dressed quoins, heads and cills, ventilation slits and kingpost trussed roofs. The walls are mainly constructed from rubble stone. Roofs vary between Teesdale slate, steel profiled sheet and fibre cement profiled sheet. The windows and doors are timber, albeit in poor condition. The retention of the stone-built buildings and the conversion to dwellings is seen as a positive way of maintaining their appearance and form.

1.5 Research and planning frameworks

1.5.1 The building survey at Hedrick Rigg holds some potential to address research themes and questions posed in the North-East Regional Research Framework (NERRF, Petts and Gerrard 2006), as well as investigate questions raised in recent developer-led archaeological fieldwork.

1.5.2 The investigation may address the following NERRF themes;

- Chronology - establishing chronologies for human activity in the past remains one of the most critical aspects of archaeological research. This is highlighted in each of the cultural periods defined in the NERRF (Petts and Gerrard 2006).
- Settlement – There is growing evidence for the survival of medieval structures masked behind more recent facades. The settlement pattern of the later medieval North-East was overwhelmingly rural but the stock of standing later medieval vernacular buildings, both domestic and agricultural, is very modest. there is greater potential than has hitherto been recognised for the survival of urban domestic structures, and there is still a need to understand the architecture of non-domestic buildings. They have the potential to inform us about the impact of urbanism on vernacular architectural traditions while their layout and organisation also has implications for the use of space in medieval towns.

  Vernacular architecture – A wider understanding of the vernacular architecture of the North-East has been highlighted as being of paramount importance. There were changes in all aspects of the region's architecture, both vernacular and high status in the Industrial Revolution with its roots in the 16th and 17th century. A requirement for basic work has been emphasised on less high-profile buildings, including rural vernacular building traditions and sub-urban building stock (Petts and

Gerrard 2006, 90, 175, 179). The period between 1790 and 1830 was the peak for industrial intensification and innovation. This period must be a focus for in depth research, not only into industrial production and manufacture, but also into major contemporary developments in agriculture, including stockbreeding, enclosure and vernacular architecture.

- From an extensive survey of vernacular farmhouses and related structures by the North-East Vernacular Architectural Group it would appear that in the 19th century the uplands also went through a period of 'improvement'. Although not as intense as in the lowland, there were significant alterations to many upland farmsteads, covered stock yards and sheds were added and networks of external enclosures for stock control. (Petts and Gerrard 2006, 63, 64, 90, 159, 171, 175, 197).

1.5.3 The 20th century was an important time for agriculture and achieving a better understanding of the development of 20th century agricultural changes has been highlighted as a research aim in the draft updates of the NERFF. In addition, research into major alterations made to farmsteads brought about by increasing mechanisation and intensive farming because of two world wars is included, such as construction of corrugated iron sheds and silos which have not been studied in the region though large numbers exist. Particular priority should be given to the chronological development of building types, including evidence for the origins of building forms (NERFF 2020).

1.5.4 National Planning Policy Framework (NPPF) (updated 2021) puts the presumption in favour of sustainable development at the heart of planning policy and the planning system. The NPPF seeks to boost significantly the supply of housing (para 60). Planning policies and decisions should avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting (para 80). In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (para 196). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The developer is required to record and advance understanding of the significance of heritage assets, and to ensure information gathered becomes publicly accessible (para 199).

Whilst the building survey undertaken was limited in its scope, there was still potential that observations made, and buildings recorded could have contributed some information to our understanding of the development of vernacular architecture in the hinterland of Barnard Castle especially relating to agricultural improvement in the 19th century and in particular the effects of increased mechanisation on farm buildings in the 20th century.

2 METHODOLOGY

2.1 Building survey aim

2.1.1 The building survey was recommended as a Level 2. The building survey comprised of a descriptive record where both the exterior and interior of the building has been, described, and photographed, and an analytical record containing a systematic account of the building's origins, development and

use. This conformed to the standards set out in 'Understanding Historic Buildings Section 5.2 and 5.3 (Historic England. 2016, 26).

2.1.2 The overarching research aim of the Level 2 survey was to create a photographic record of the buildings prior to demolition to illustrate the building's appearance and structure and to support an historical analysis in accordance with Section 5.2 and 5.3 of 'Understanding Historic Buildings' (*ibid*).

2.1.3 The comprehensive Level 2 survey consists of:

- a drawn record.
- a photographic record.
- written record or account.

3 METHODOLOGY AND CONSTRAINTS

3.1 Methodology

3.1.1 All work complied with current best practice and guidance outlined in the Chartered Institute for Archaeologists (2019) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* and Historic England's (2016a) *Understanding Historic Buildings: A Guide to Good Recording*. All works were undertaken in accordance with the standards set out within the WSI provided by DigVentures (Noon. 2021), and Standards for Archaeological Work in County Durham and Darlington (DCCAS 2021).

3.2 Constraints

3.2.1 Andrew Hawthorne undertook a Level 2 Building Assessment on Thursday 4th of November 2021 based on the clients original planning drawings. The Client afforded reasonable access on the recording visit so that the buildings could be investigated and recorded. There were no significant health and safety issues in carrying out the survey, and access was generally good all round except for the ground floor to the south part of the granary.

3.2.2 The buildings were accessible and are all interlinked through internal doorways. The buildings are generally in a poor state of repair and dilapidated. There are roof problems, settlement or structural cracking and evidence of water ingress. The assessment focused on the main farm outbuildings and later constructed Pole Sheds (Cow Sheds).

3.2.3 The recording undertaken involved inspection of all parts of the outbuildings. All recording was undertaken using DigVentures pro forma recording system to compile a photographic record. The camera used for recording was a Nikon D3500 and the images were captured as JPEG Files and raw images. The drawn record comprises of the floor plans, a numbered floor plan of the plates and the site plan provided for the planning application.

4 LEVEL 2 BUILDING ASSESSMENT RESULTS

4.1 Farm outbuildings

4.1.1 The farm outbuildings consist of a collection of typical farm building stone structures of varying height forming a farmyard courtyard.

4.1.2 Granary – Two storey square building of random coursed stone with stone quoins, corbel eaves stones stone kneelers to the gables with a corrugated roof supported by timber trusses, purlins and rafters (Plates 3, 4, 32, 33, 34 and 35). The first floor is accessed by external steps and an internal ladder. Timber floor in reasonable condition and it is used for storage. Timber windows in poor condition and a first-floor window to the south side has been blocked up.

4.1.3 Stables – Link building to the north of the courtyard of random coursed stone, Teesdale slate roof and three stable doors with stone heads. The roof is in poor condition and supported by rough-hewn trusses (with added cross ties), purlins and rafters. Limewash plaster to is left to some walls and the three stables are divided by modern block walls (Plates 24, 41 and 42).

4.1.4 Garage, Workshop and Wood Store – Set behind the stables to the north, the garage is an extension to the original wood store ad workshop which are of the same materials as the other outbuildings. The garage is a lightweight steel post and truss frame clad with corrugated sheeting and block wall to the front (east). It abuts the stables to the south side. The workshop and wood store have the same timber truss, purlin and rafter construction as the buildings running to the west side of the courtyard but have a corrugated sheet roof covering. Condition is generally poor with bare stone walls, wood decay and damaged roof sheets (Plates 51 to 56).

4.1.5 Straw Barn and Store 2 – Random coursed bare stone walls inside and out with a triangular timber roof truss and purlin structure directly supporting corrugated roofing sheets. Some cracking is evident to the gable end walls. Timber stable doors and shuttered windows, high level to the store (Plates 26, 43-48).

4.1.6 Loose Box – This section of building forms the end of the higher of the courtyard buildings to the west and is the same random coursed stone walls. The roof trusses have square and diagonal ties that have been reinforced with timber plates, timber purlins and rafters but with the original stone slates set between stone kneelers to the dividing and end gable walls. A gable window to the south wall has been blocked up with stone. This wall has stone quoins and eaves corbel stone (Plates 21, 22, 26, 63 and 64).

4.1.7 Milking Shed – This section of building is set lower than the previously discussed buildings forming the west side of the courtyard. It is the same random coursed stone with a king post truss with timber purlins and rafters supporting a corrugated sheet roof. There is a later additional timber double tie repair. The walls are white limewashed. There is a timber window to the south gable and three owl holes with protruding perch stones (Plates 12, 13, 20, and 65 to 67).

4.1.8 Dairy – Small lean-to roofed building joining the Milking shed. The timber entrance double door is to the north side along with a small window. The south wall is random coursed stone, but the remaining walls have been rebuilt in blockwork and painted. The roof is a shallow mono-pitch with two timber purlins supporting corrugated sheeting (Plates 9, 12 and 68).

4.1.9 Pole Sheds (Cow sheds) – This building comprises of three bays of a mono-pitched timber post and beam structure to the east side, a simple timber truss pitched centre ‘aisle’ and a mono-pitched steel post and timber beamed roof to the west side. The floor plan is split into several cattle stalls or pens and is used for machinery storage. This is all a much later addition with the east section having low blockwork walls and corrugated cladding and roof and the west section steel framed, low concrete panelled walls and corrugated cladding and roof (Plates 14 - 17 and 57-62).

5 DISCUSSION AND CONCLUSIONS

5.1 Discussion

5.1.1 The condition of the buildings at the time of the inspection has been recorded and the main features of the walls, roofs, windows and internal features fully documented. A photographic record is included (Appendix 2) and provides a record around the extent of the building, generally overlapping and with image locations indicated and numbered (Figure 3). The images clearly demonstrate the condition both internally and externally for the buildings and a 2m ranging pole has been used to give a guidance on scale.

5.1.2 There are few internal features other than the roof trusses which are typical of this kind of vernacular building to the area. The trusses are in part already repaired and strengthened, and many of the roof coverings have been altered from the original over the years. The overall condition is dilapidated and run down and although the stables are currently in use, the remainder of the buildings is generally used for storage except for the pole sheds which still shelter cattle.

5.1.3 The general form of the buildings are typical of a courtyard farmyard development but there is no definitive medieval phase.

5.2 General conclusion

5.2.1 The buildings are in a general state of disrepair as a result of being vacant and neglected for a long period of time. The report records all the external and internal conditions suitable for a Level 2 survey and does not highlight anything more significant remaining at the present time.

5.3 Assessment of significance

5.3.1 The buildings are a non-designated heritage asset and have no significance other than local interest.

5.3.2 Based on the results of the Level 2 survey, and the deteriorating condition of the building fabric and fixtures, restoration would seem to be inappropriate in this instance and it would merit being re-used for a more appropriate purpose to continue the overall validity of the site.

6 ARCHIVE

6.1 Preparation and deposition

6.1.1 The complete project archive will be prepared in accordance with DigVentures' Guidelines for Archive Preparation and DCCAS's Standards (DCCAS 2021), and in accordance with best practice guidance (English Heritage 1991; Historic England 2015a; 2015b; Walker 1990; Watkinson and Neal 2001). There is no physical archive resulting from this survey and deposition of the digital archive will follow guidelines outlined by the Archaeological Data Service (ADS).

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APPENDIX 1 – FIGURES

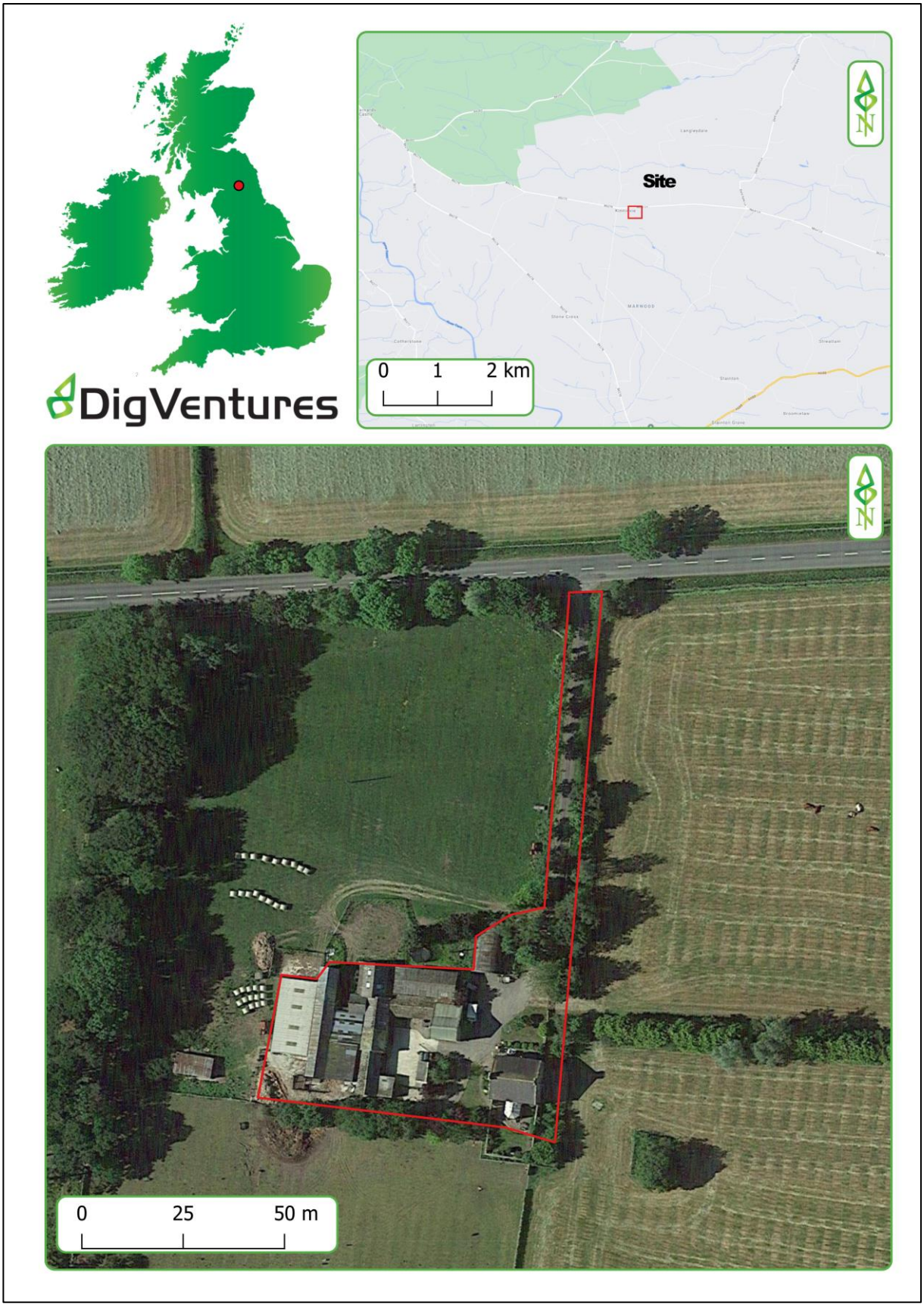

Figure 1: Site location plan

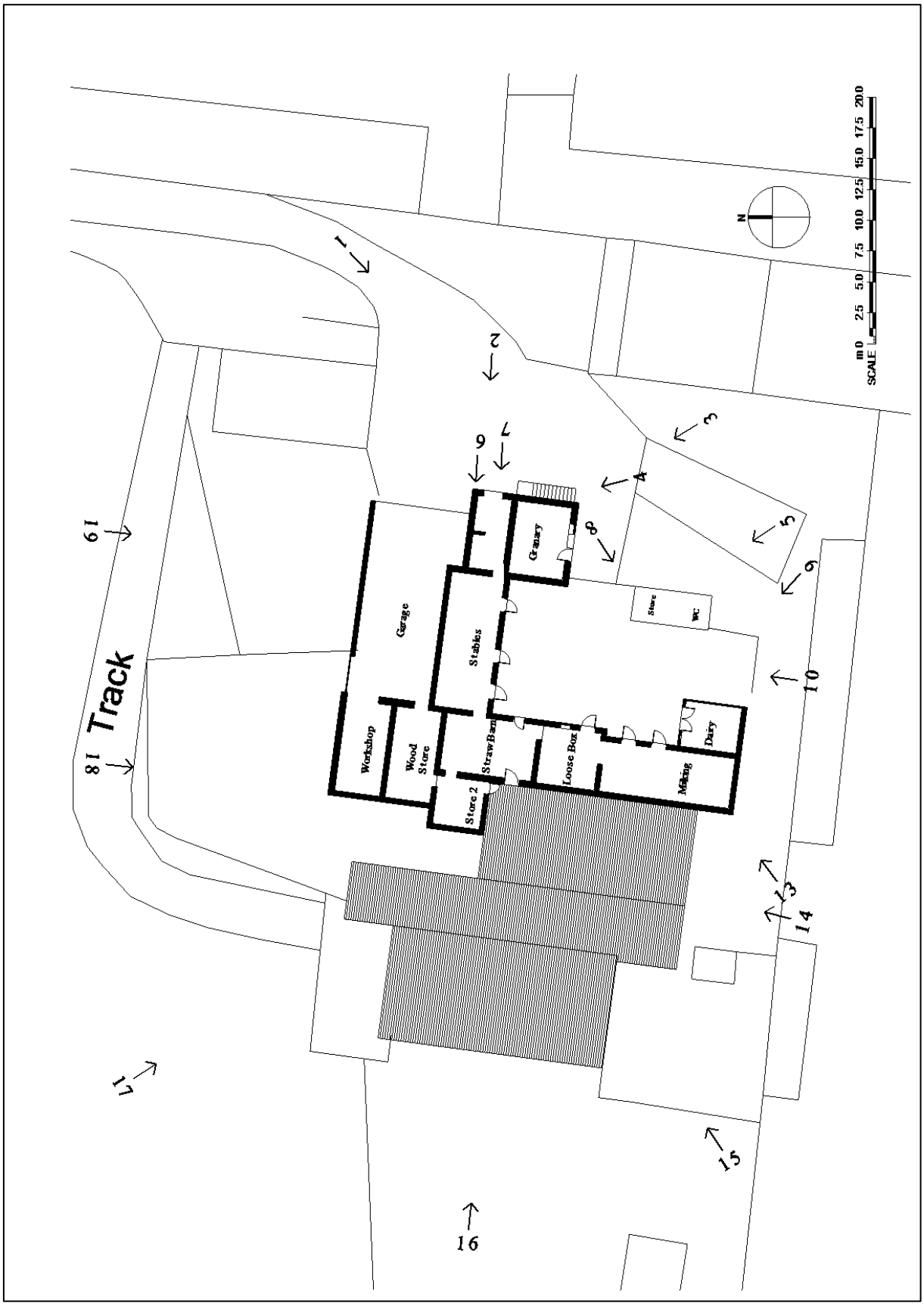

Figure 2: Site plan, showing location of plate numbers

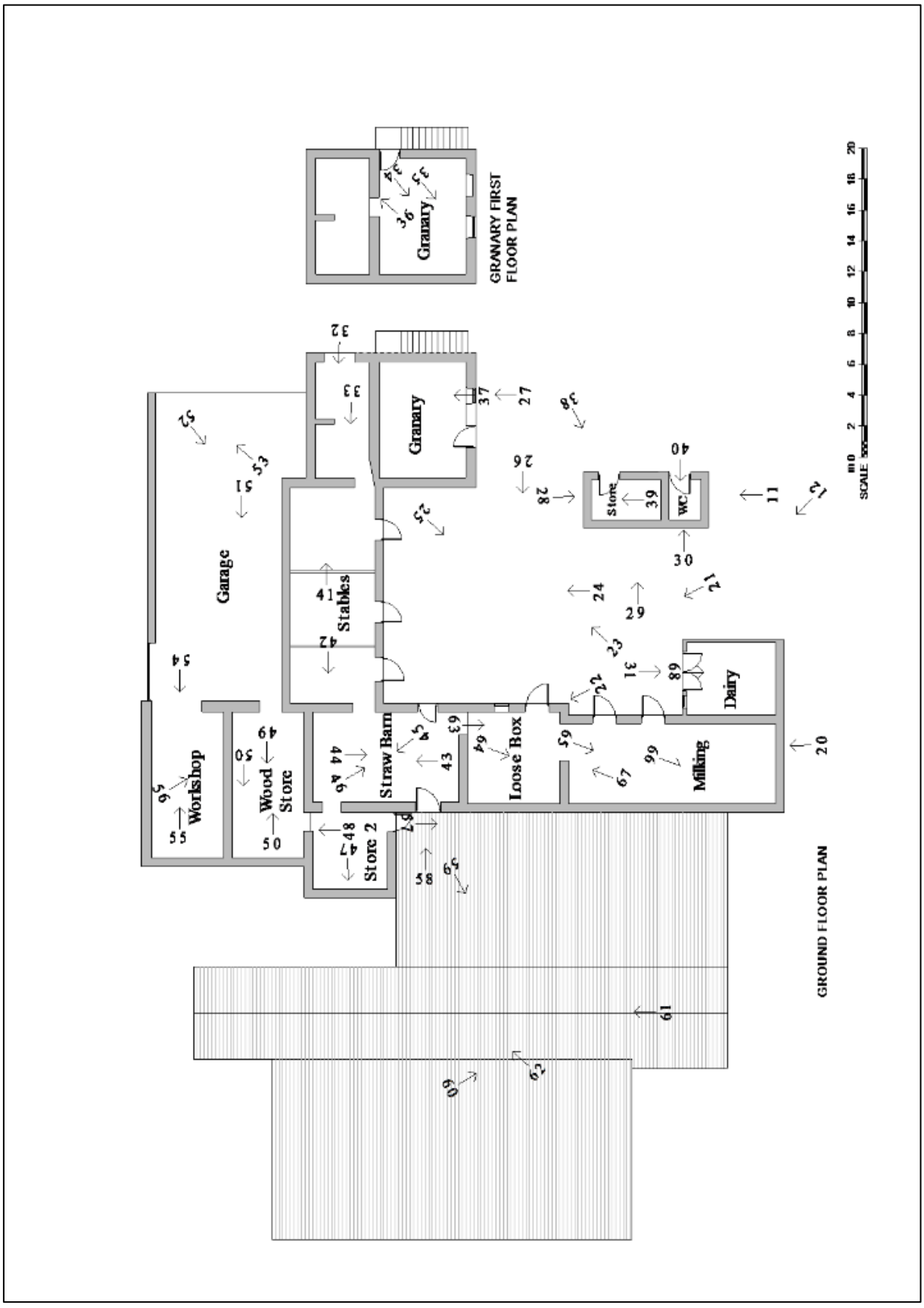

Figure 3: Ground Floor Plan, showing location of plate numbers

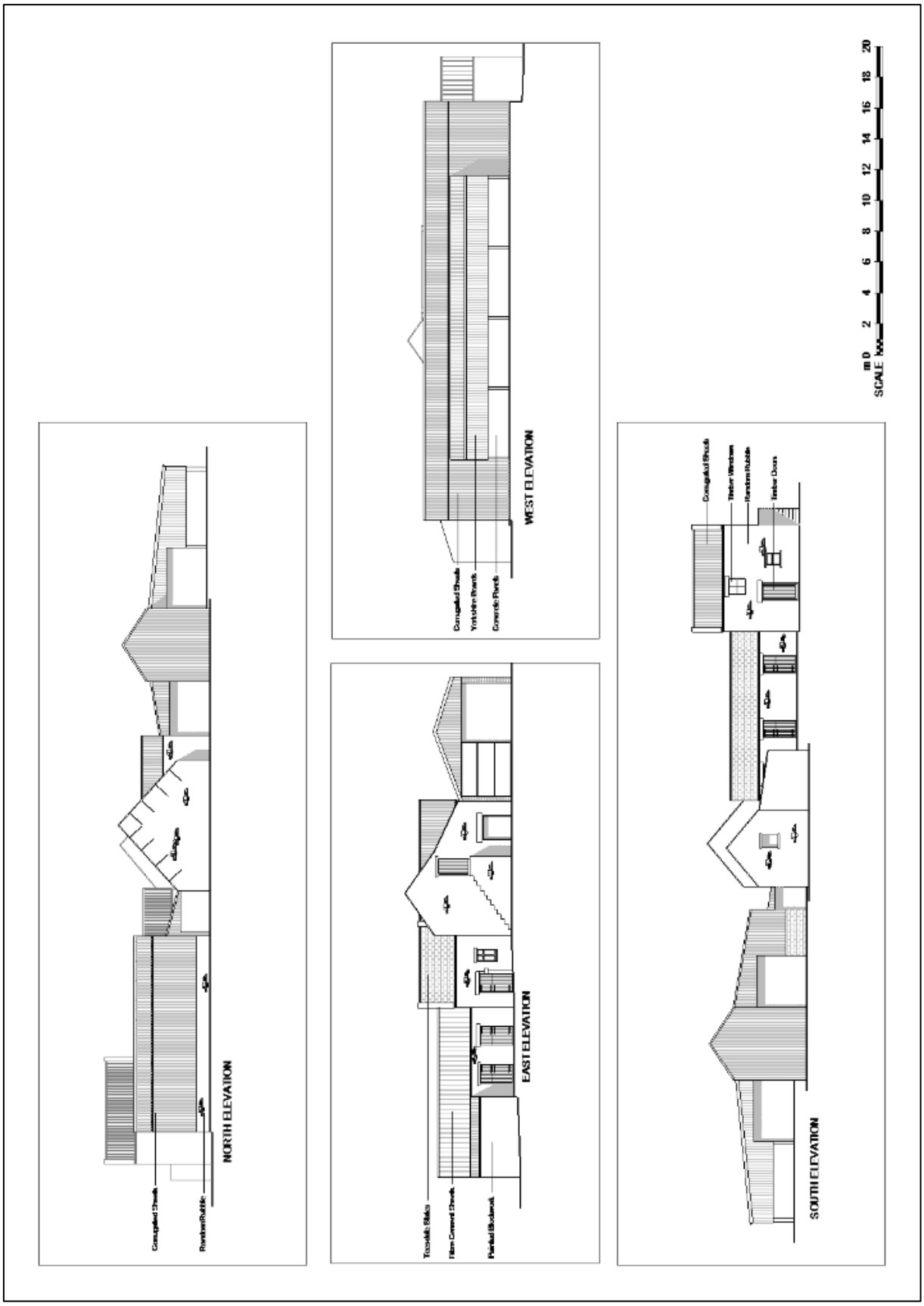

Figure 4: Existing elevations

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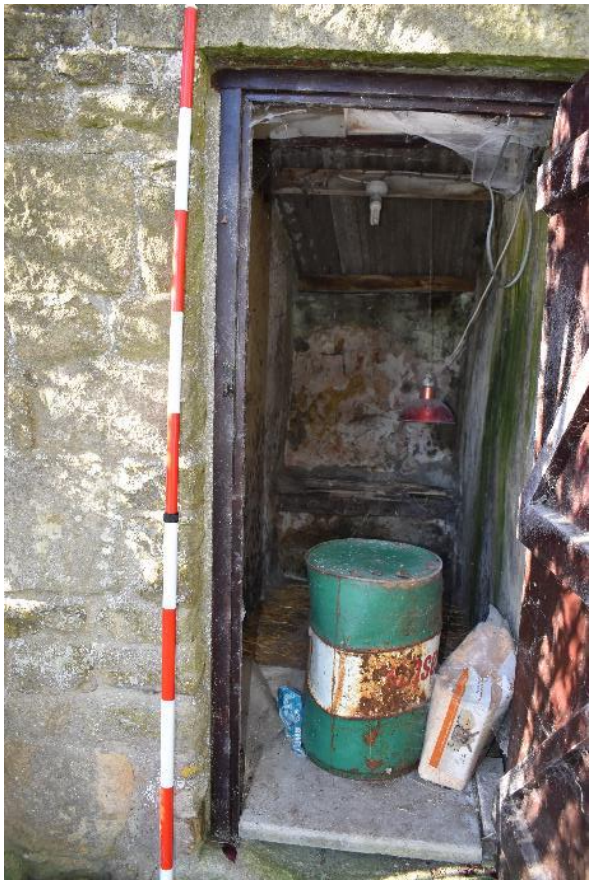

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