

Archaeological Building Recording Level II Report Manor Farm, Dunnington



Site	Manor Farm, Dunnington, North Yorkshire
Site Codes	MFB17
County	North Yorkshire
NGR	SE 6536651352
Planning Application No	16/02505/FUL
Development	Conversion of barns into dwellings
Date of Issue	
Site Dates	18/02/2017
Project by	LS Archaeology
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Client	CJ Cook Ltd.
Non Tochnical Summany	

Non Technical Summary

A program of archaeological building recording Level 2, at Manor Farm, Elvington Road, Dunnington, North Yorkshire was undertaken prior to the proposed conversion of a cluster of six farming related buildings.

The buildings had most recently been used as a piggery and the survey of the buildings revealed:

- The East Barn is the earliest of all the 6 structures that make the present complex. This barn is likely to be 18th century in date. The barn originally had an upper floor.
- The overall design of the complex is of interest due to the inclusion of two grand Pigeon Cotes positioned either end of the main structure facing the street frontage.
- The South Cow House has to its southern external elevation a unique curved wall. This architectural statement only occurs on this elevation. The location of this curve may have been deliberate to enable more effective driving of livestock into the courtyard.

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Front Cover: Latch details on the door of the North Pigeon Cote (Image 42)

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1. INTRODUCTION

L S Archaeology was commissioned by Steve Wilkinson of Dryden Wilkinson Partnership on behalf of CJ Cook LTD to undertake a Building Recording Level 2 as requested by the City of York Council Planning Authority, January 2017. This complies with the guidance as outlined in Historic England's 'Understanding Historic Buildings: A Guide to Good Practice' 2016 and the National Planning Policy Framework 2012.



Figure 1: Site location of Manor Farm, Dunnington (Streetmap.co.uk)

This document serves as a report on the results of the survey and recording of the east barn, cow houses, pigeon cotes and a four bay shed, prior to its conversion at Manor Farm, Dunnington, York.

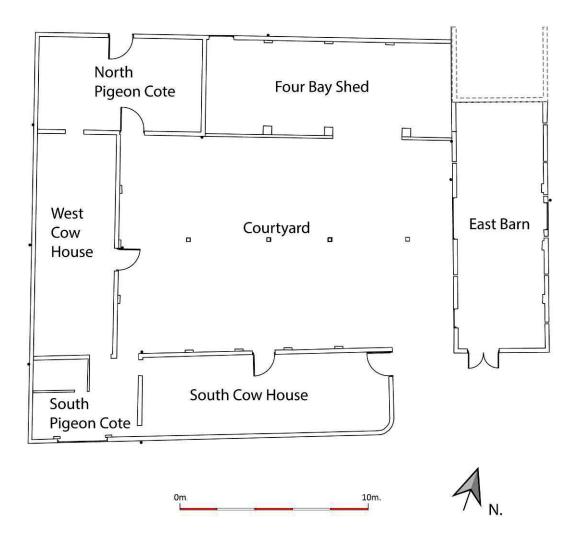


Figure 2: Recorded buildings and names (picture from Google Map)

1. SITE DESCRIPTION

The planned development at Manor Farm, Elvington Lane, Dunnington, York, proposes the conversion of a barn, two cow houses a four bay shed and two pigeon cotes into three dwellings and the erection of a garage, following the conversion of the former farm buildings.

The site comprises of six abandoned farm dwellings and a roofed yard. Nearly all of the buildings are in reasonably good condition, with the exception of the four bay shed where the roof is in a very poor state of preservation. In the courtyard, two of the posts supporting the roof structure are in poor condition.





Although the buildings are not listed, the adjacent Manor Far is Grade II listed. Nevertheless, acknowledging the historical importance of these vernacular buildings is widely accepted.

Traditional farm buildings are among the most ubiquitous of historic building types in the countryside. They are not only fundamental to its sense of place and local distinctiveness, but also represent a major economic asset in terms of their capacity to accommodate new uses. The restructuring of farming and other economic and demographic changes in the countryside provide both threats and opportunities in terms of retaining the historic interest of this building stock and its contribution to the wider landscape. **Historic England 2006**

2. PLANNING CONDITION

The development at Manor Farm barns has been approved, however an archaeological condition was issued by the City of York Local Panning Authority:

3. No work shall commence on site, including demolition, alteration or removal of fabric, until the applicant has secured the implementation of a programme of archaeological work consisting of a written description and photographic record of the barns and cow houses to Historic England Level of Recording 2. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences. Upon completion, copies of the survey report shall be submitted to the Local Planning Authority.

Reason: The buildings on this site are of archaeological interest and must be recorded prior to demolition and alteration. This condition is required to be prior to commencement of development in order to ensure that no archaeological features are adversely affected by any works carried out at the site.

5. AIMS AND OBJECTIVES

The aim of the evaluation was to carry out a Level 2 Buildings Recording and Assessment of the existing farm buildings prior to their conversion. This was done in accordance with the guidance as set out in Historic England's Guidance notes: *Understanding Historic Buildings A Guide to Good Recording Practice*, 2016.

6. METHODOLOGY

The site was visited by a team of two archaeologists on the 18th February 2017. During the visit the buildings were recorded through descriptive notes, photographic evidence and a survey. This was to meet the Level 2 Building Recording criteria as suggested by Historic England 2016:

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

No prior archaeological works have taken place at the site known as Manor Farm Barns, Dunnington. Up until recently the structures were used as a piggery.

7. MAP REGRESSION AND HISTORICAL REVIEW

The hamlet of Grimston has diminished in size compared to the earliest cartographic evidence available. In 1606 it had ten houses and eight cottages aligned in north south and east rows. By the 18th century an undated map depicts houses laying to the west of Grove Lane as well as being positioned alongside it (Allison, 1976).

The 1853 Ordnance Survey Map depicting the site of Manor Farm Barns shows that buildings are present, albeit in a different layout to the present configuration and they front onto Grove Lane. Grove lane was also known as the 'Outgang' pertaining to its time used as a route for cattle heading to pasture (at this time Grimston had 161 acres of pasture much on the Great Moor- Grimston Moor). There are no names attached to the dwellings on the 1853 map, however it is known that Manor House Farm (Grade II listed) is dated to the mid- 18th century, therefore the East Barn and other associated farm houses and buildings may be contemporary with this building.

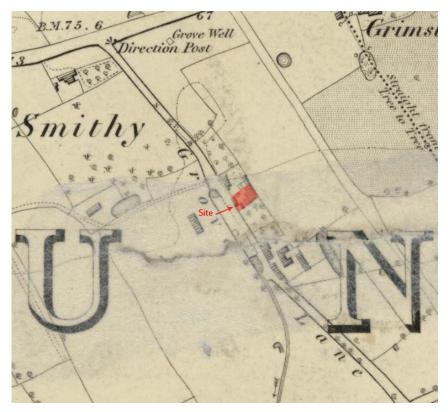


Figure 4: Ordnance Survey Map 1853

By 1910 the farm buildings have been developed to create an enclosed courtyard taking the form of the present structural arrangement. Grove Lane has evolved into Elvington Lane and the previously unnamed buildings on the 1853 map are now known as Pigeon Cote Farm and Manor House. Between 1853 and 1910 is appears that there was major building work and restructuring of the area in and around the development site. It is known that the Lane- Fox family who owned much of the land in this area remodelled Grimston Hall (later known as Grimston Hill; Grade II listed) in the 18th century with further work during the 19th century. It may be the case that some of this work on the estate extended to the farm buildings, however, this is supposition and historical records related to this property would need to be consulted to fully explore this hypothesis.

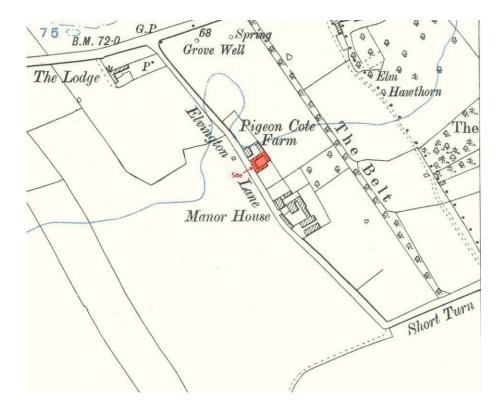


Figure 5: Ordnance Survey Map 1910

The Ordnance Survey Map of 1929 shows that by this time the farm courtyard has been roofed over. At this period the associated name with these structures remains 'Pigeon Cote Farm', with the Manor House to the south.

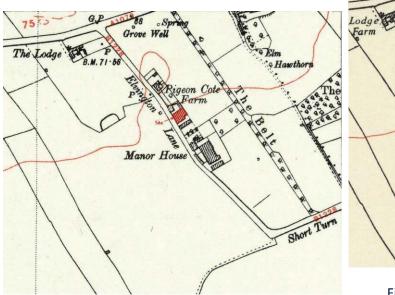


Figure 6: Ordnance Survey Map 1929

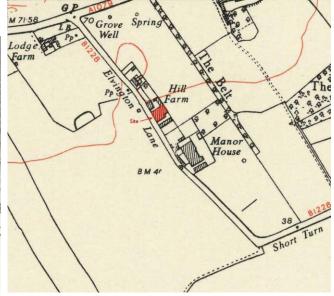


Figure 7: Ordnance Survey Map 1953

By 1953 the most significant evidence from the cartographic record is that the farm has changed name to 'Hill Farm' and Manor House retains its original name.

8. RESULTS

The six buildings that have been recorded at Manor Farm occupy an area of circa 600m² and are set around a roofed courtyard. All the buildings have been built using handmade bricks laid on a common bond pattern and joined with mortar. The roofs of the west barn, the south cow house, the west cow house and the four bay shed have a pitched form, whereas the two pigeon cote buildings have a hipped roof form. All the buildings have a King post roof truss structure, covered with blue grey slate works and in part asbestos sheets.

For the purpose of this report each building will be described singularly, starting from the East Barn moving anti clockwise.

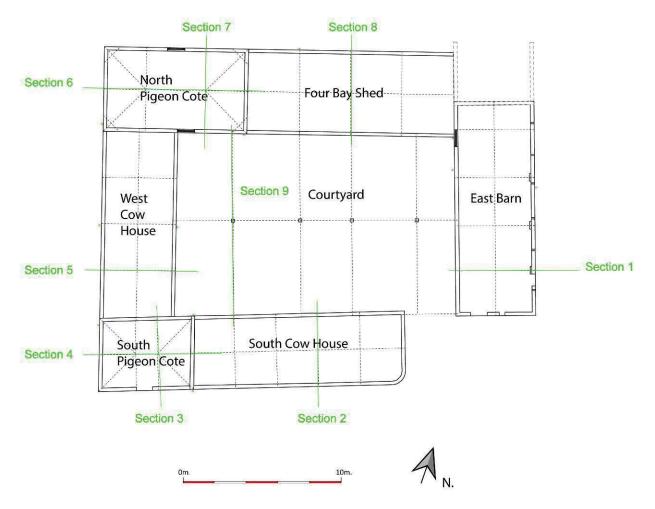


Figure 8: Plan of the site and location of the section drawings in relation to the buildings.

THE EAST BARN

This building, of a rectangular shape in plan and measuring 13m in length, 4.5m in width and 6.3m in height is orientated on a northwest to southeast alignment and is located to the east of the complex. The barn is part of a longer building which extends further north, forming part of the Hill Farm complex.

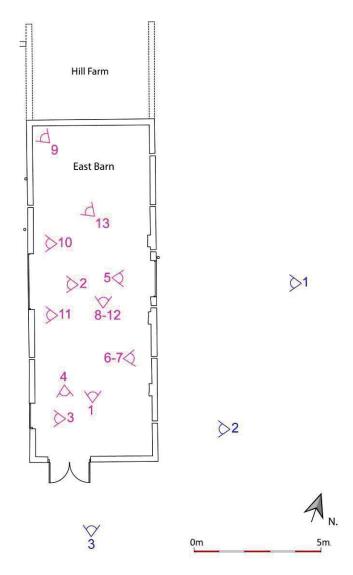


Figure 9: Plan showing the direction of the photographs taken.

The blue markers indicate the external images and the cyan the internal images.

The Barn walls are built using handmade bricks measuring in average 23cm in length, 11cm width and 6cm in depth, bonded with a grey sandy mortar. Access to the building is through a 2.0m by 1.80m open space along the south wall. Remaining external features such as a rail indicate that there may have been a sliding door on this elevation. There are three other doors within this barn, one situated along the east wall has been blocked with breeze blocks and two open into to the courtyard on the west elevation, one double one, single.

The roof structure is of a traditional King post truss, and covered with asbestos corrugated sheets. Within the roof there are three square wooden chimney/ vents.

Although at present the building appears to be of one open plan, there is evidence within the wall that an upper floor was present. The upper store had two small square windows, one along the southern end of the eastern wall and the other along the southern wall. A blocked square opening on the upper part of the southern wall may indicate the presence of a former door/opening. A series of air vents are also present along the east wall, these vents measure on average 0.12m in width and 0.25m in height.

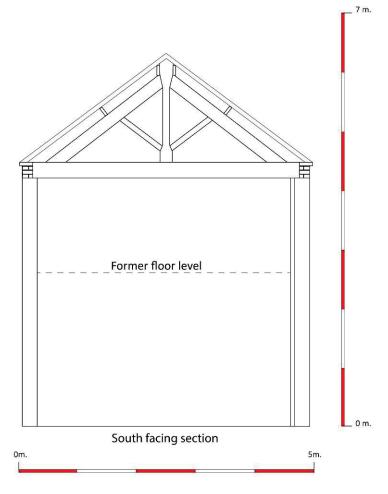


Figure 10: Section 1- through the east barn



EXTERNAL EAST BARN





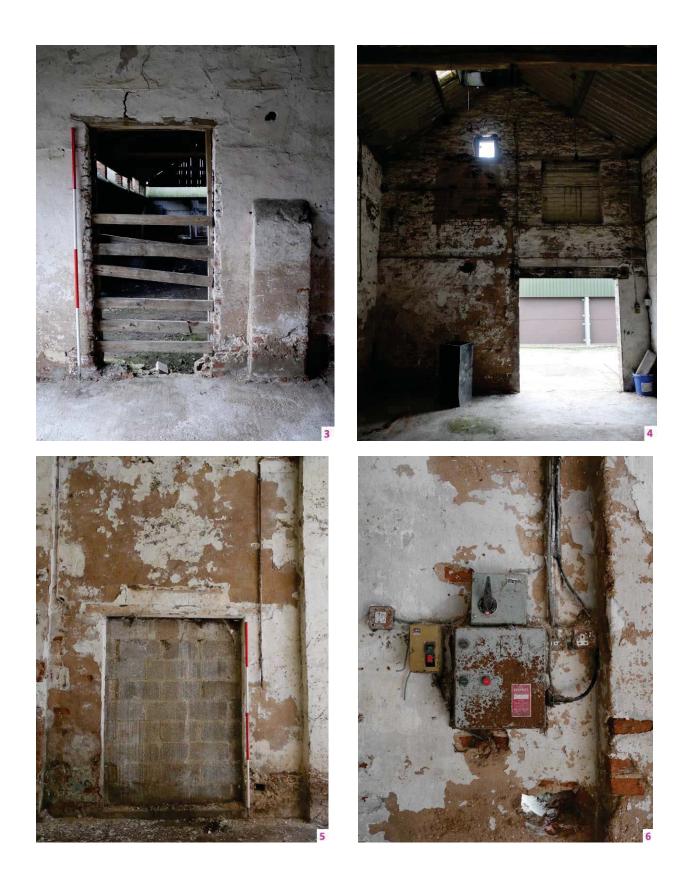
Image Number	External East Barn
1	East elevation with view of the two layers of ventilation slits
2	East elevation view of the window with remaining wooden shutters and fixtures
3	South elevation with detail of sliding door fixtures and bricked in upper floor opening

INTERNAL EAST BARN



Image	Internal East Barn
Number	
1	Facing north with general view of the internal space in the east barn
2	Facing west with details of the door showing patched repair work to
	the left and the original half x brace stable door and fixtures to the
	right
3	Door within the west elevation showing access to the courtyard
4	Facing south showing the main entrance with the altered
	window/opening, to the right, on the upper floor
5	Facing east door filled in with breeze blocks
6	Modern electrical fixtures positioned on the wall of the east
	elevation
7	Earlier electrical fixture on the east elevation
8	Facing north with the details of the roof- rafters with king post truss
9	Cast iron trough located in the north west corner
10	Electrical fixtures located above the double doors on the west
	elevation
11	Electrical fixtures situated on the left hand side of the double doors
	located on the west elevation
12	Details of the modern ceiling fan and corrugated asbestos roof
	sheets.
13	Green oil drum with details of the upper floor joist notches in the
	background to the right



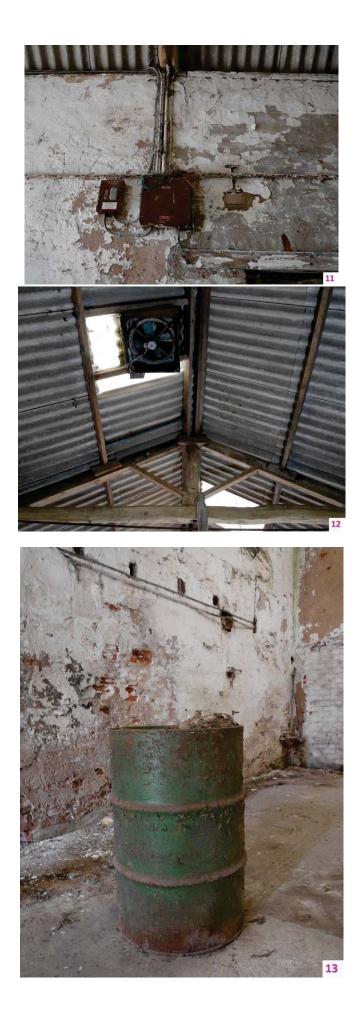












The south cow house, measuring 13m in length, 4.2m in width and 4.5 height, forms the south side of the courtyard and is adjacent to the south pigeon cote.

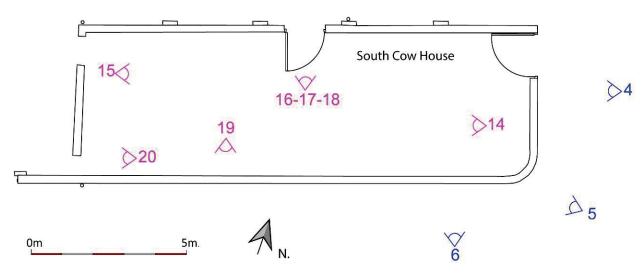


Figure 11: Plan showing the direction of the photographs taken in the south cow house.

The blue markers indicate the external photos and the cyan markers the internal

Access to the cow house is through a door located along the eastern wall, another door providing access to the courtyard is located along the north wall. A door located to the north of the west wall and a secondary opening/door created along the south end of the western wall, provides access to the south pigeon cote.

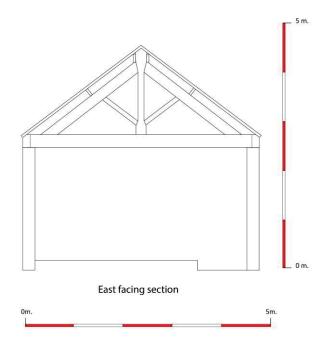


Figure 12: Section 2, drawing through the south cow house

The walls of this building have been built using handmade bricks measuring approximately 23cm in length, 11cm in width and 6cm in depth, bonded with a grey sandy mortar, similar to the bricks and mortar used for the construction of the east barn. The southeast part of the cow house has a round corner (bevelled edge). This is an unusual feature and the design may have been deliberate to enable the cows from pasture

to be herded into the cow house/dairy more effectively as curved features are known to have this effect on cattle.

The original roof was replaced by a new structure, consisting of a traditional King post truss, and covered with asbestos corrugated sheets. Two large openings along the southern side of the roof provide light into the building.

The cow house originally was partially open along the north elevation. This took the form of open space which starts at a height of 1.60m from ground level to the extent of the wall plate. At a later date, most likely middle 20th century, these openings were filled in with bricks. Currently this building has no windows, however ventilation was provided by the use of four 'dog leg' clay pipes (measuring 15cm in diameter) positioned at a equal distance along the upper part of the south wall.

The east and west doors are linked by a walkway measuring 0.9m in width, with a concrete base with perpendicular grooves dug into the concrete, in front of the door leading to the courtyard the floor is made of concrete tiles with square grooves. To the east of the door, along the floor there is evidence of a small drain, with a clay pipe inserted through the north wall leading into the courtyard.

The floor area is set at about by 0.1m, high off the walkway and consists of a smooth concrete surface.

EXTERNAL SOUTH COW HOUSE



Image Number	External South Cow House
4	East elevation with details of the bevelled edge
5	General view of the south cow house and adjoining south pigeon
	cote
6	Eastern elevation with details of the brick work and air vent square
	gaps



6

INTERNAL SOUTH COW HOUSE







Image	Internal South Cow House
Number	
14	General internal view facing west roof details
15	Facing east showing the walk way positioned adjacent to the north elevation
16	Details of the wooden double Z door, positioned within the northern elevation,
	leading to the courtyard
17	Details of the square block entrance area positioned underneath the double Z
	style wooden door
18	Details of the concrete flooring adjacent to the entrance blocks as seen in image
	17. This flooring forms a path from the east entrance to the south pigeon cote
19	Clay pipe air vent one of three situated along the south elevation
20	View of the narrow passage way leading to the south pigeon cote. One of two
	entrances to this building







THE SOUTH PIGEON COTE

This building, is a tower brick structure, measuring 5.5m in length, 4.2m in width and 6.8m high, is located at the southwest corner of the complex and abuts the south cow house at the east and the west cow house to the north.

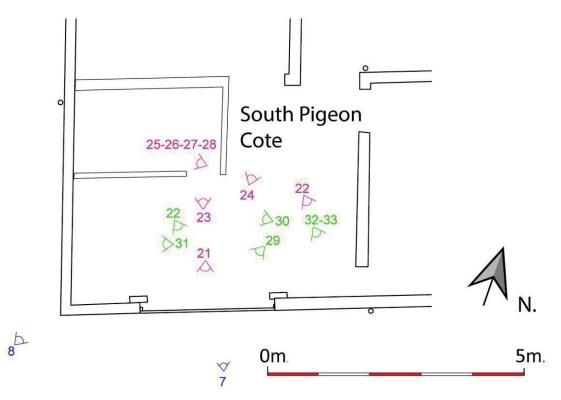


Figure 13: Plan showing the direction of the photographs taken for the south pigeon cote

The blue markers indicate the external photos, the cyan markers the internal photos taken at ground level and the green marker indicates the photos taken within the upper floor

The pigeon cote is a two-storey building with a wooden shuttered opening to the upper floor and a double width door to the ground floor. Both theses are located on the southern elevation. This entrance provides access from the exterior to the ground and upper floors. Internally access to the upper floor is through a narrow opening via a wooden stepladder positioned along the east wall.

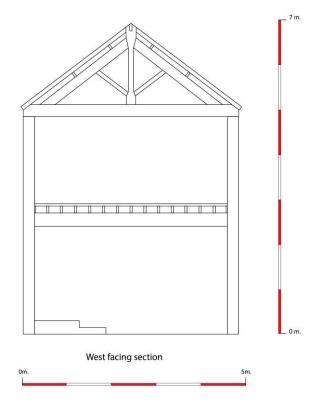


Figure 14: Section 3, drawing through the south pigeon cote

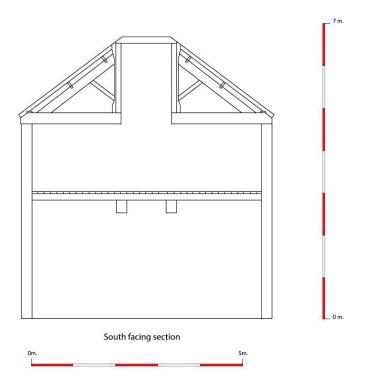


Figure 15: Section 4, drawing through the south pigeon cote

Two doors along the east wall provide access to the south cow house, whereas access to the north cow house and the courtyard is via two doors inserted into the north wall. Since the ground level of the pigeon cote is circa 0.5m lower than the cow houses and the courtyard, two large steps were built towards the northeast corner of the building in order to facilitate access to the other areas.

A utility room has been built along the north wall of the pigeon cote. Measuring 3.0m in length and 1.6m wide, this space appeared to have been used to store any equipment related to the modern piggery.

The floor at ground level is made of concrete whereas the upper floor is made of wood.

EXTERNAL SOUTH PIGEON COTE



Image	External South Pigeon Cote
Number	
7	South elevation with blocked double
	width door and original upper floor
	opening
8	General view of the south pigeon cote



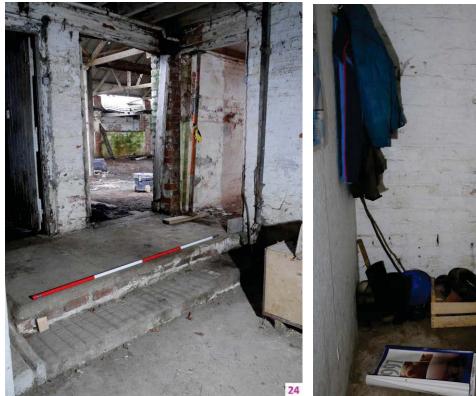
INTERNAL SOUTH PIGEON COTE







Image Number	Internal Ground Floor South Pigeon Cote
21	Blocked double width door way on the south elevation
22	Details of the wooden ladder leading to the upper floor. Adjacent to the partitioning
	wall between the south cow house and south pigeon cote
23	Modern wood and glass door entrance to a small utility room. This room is a
	secondary addition, created inside the open space within the south pigeon cote
24	Details of steps leading north with the same blocked pattern on the first step as seen
	in image 17
25	Details of small utility room
26	Details of small utility room
27	Items associated with pig breeding
28	Details of small utility room











The upper floor of the pigeon cote was heavily littered with animal/bird droppings, therefore actual time in the space to undertake a survey was extremely limited. The roof structure consisted of a King post struss and associated beams. There was a small hinged door/window opening positioned on the south elevation.

Image Number	Internal Upper Floor South Pigeon Cote
29	General view of the southern elevation
30	Details of the roof structure
31	General view of the west elevation
32	Facing the ground floor with details of the ladder structure and hatch opening
33	Metal troughs











THE WEST COW HOUSE

The west cow house measuring 12m in length, 4.2m in width and 4.5 height, forms the west side of the courtyard, and is abutting the south and north pigeon cotes.

The walls of this building have been built using handmade bricks measuring on average 23cm in length, 11cm in width and 7cm in depth, bonded with a grey sandy mortar, similar to the bricks and mortar used for the construction of the east barn. The interior space reflects the same layout as the south cow house, with a 0.9m wide walkway along the east wall, and a raised floor of about 0.1m.

Similarly to the south cow house, this building originally had partially open bays along the east wall. At a later date these openings were filled in with bricks. There are no windows or openings on this building. Light to the building was provided by large electrical lightings set along the west wall. This building has a ceiling set at 2.5m, which consists of large sheets of firm fiberglass wool. The roof structure is similar to the others buildings, consisting of a traditional King post truss, with grey slate tiles covering the west part and asbestos corrugated sheets covering the east.

North and south doors provide access to both pigeon cotes, with direct access to the courtyard via a door inserted into the east wall. In front of the door, leading to the courtyard, the floor is made of concrete tiles with square grooves. To the south of the door, along the floor there is evidence of a small drain, with a cast iron cover. This drain runs through the north wall leading into the courtyard.

The floor area is set at about by 0.1m high off the walkway and consists of a smooth concrete surface.

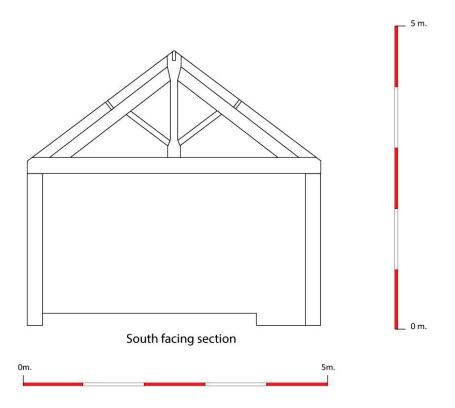


Figure 16: Section 4, drawing through the west cow house

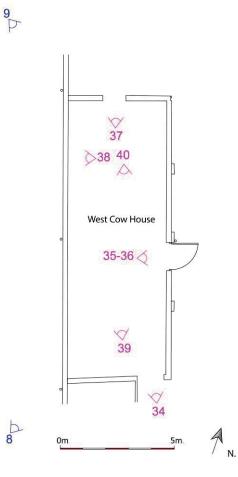


Figure 17: Plan showing the direction of the photographs taken for the west cow house

The blue markers indicate the external photos and the cyan markers the internal



EXTERNAL WEST COW HOUSE

Image Number	External West Cow House
8	West cow house and adjoining south pigeon cote
9	Corner image showing north pigeon cote with west and north cow houses
	extending either end

INTERNAL WEST COW HOUSE







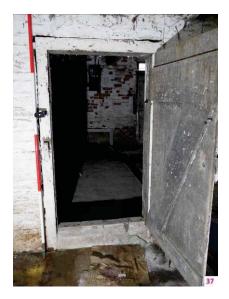








Image Number	Internal West Cow House
34	Details of the plank door leading to the south pigeon cote
35	Details of the double mid bar wooden door that leads into the courtyard off
	the east elevation
36	A drain with metal sheet covering, located adjacent to the door that leads into
	the courtyard off the east elevation
37	Z brace door leading to the north pigeon cote
38	Lamps details along the west elevation
39	General view of west cow house facing north
40	General view of west cow house facing south

THE NORTH PIGEON COTE

This building, is a tower brick structure, measuring 8.6m in length, 5.0m in width and 6.8m high, and located at the northwest corner of the complex and abuts the west cow house at the south and the north cow house to the east.

The pigeon cote is a two-storey building that has no windows with two doors built along the north wall to provide access from the exterior to the low ground and upper floors. Internal access to the upper floor is through a narrow opening on the floor via a wooden stepladder positioned along the south wall.

Two doors along the south wall provide access to the west cow house, and the courtyard, whereas there is no access to the north cow house directly from the pigeon cote. It appears that the ground floor of the pigeon cote was at a later stage modified in order to provide space for livestock. The ground floor to the east and west of the central doors is made of concrete and is raised about 0.25m, leaving a central walkway measuring circa 2.5m in width, leading from the north door to the south (courtyard area), at each side of the passageway there is a shallow drain flowing towards the courtyard.

The upper floor ceiling is at 2.5m from ground level and consists of wooden planks. The upper floor of this pigeon cote is a single room with two square door/windows both located at the center of the north and south walls respectively above the main doors.

Air vents can be seen along the exterior of the west and north walls, at the same level as the first floor.

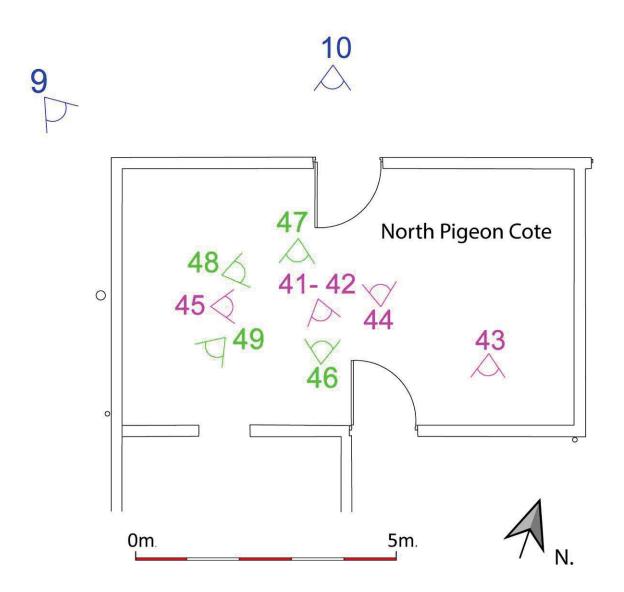


Figure 18: Plan showing the direction of the photographs taken for the North Pigeon Cote

The blue markers indicate the external photos, the cyan markers the internal photos taken at ground level and the green marker indicates the photos taken within the upper floor.

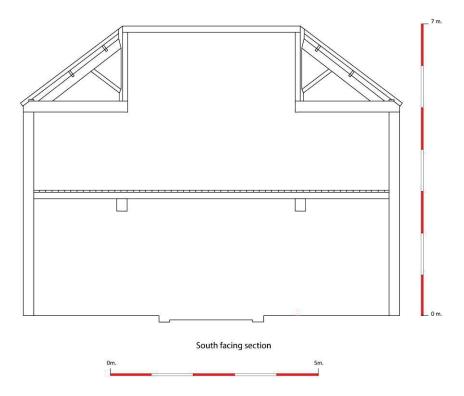


Figure 19: Section 6, drawing through the North Pigeon Cote

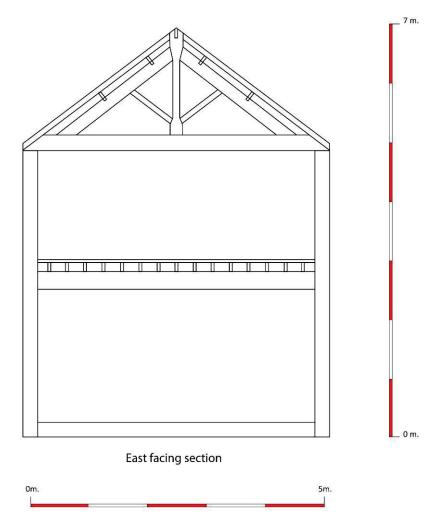


Figure 20: Section 7, drawing through the North Pigeon Cote



Image Number	External North Pigeon Cote
9	Corner image showing north pigeon cote with west and north cow houses
	extending either end
10	Details of the door and upper floor window on the north elevation
11	Image showing the north pigeon cote abutting the 4 bay shed with the barn
	belonging to Hill Farm being located at a right angle in the background
12	Details of the modern air vent and earlier clay pipe ventilation located on the
	west elevation

INTERNAL NORTH PIGEON COTE

















Image Number	Internal Ground Floor North Pigeon Cote
41	General view facing south east
42	The double Z door stable door leading into the courtyard
43	Particulars of the 20 th century electrical fittings
44	Wooden paneled and mid bar braced door leading into the yard of Hill Farm
	facing north
45	Ceiling with wooden rafters and beams
Image Number	Internal Upper Floor North Pigeon Cote
46	Details of the wooden shutter on the opening, north elevation
47	Wooden shutter and wooden hatch with railings and ladder leading to the
	ground floor
48	King truss beam
49	Details of the angle tie supporting the hip rafter

THE FOUR BAY SHED

This building is located to the northern edge of the farm complex. Located between the north pigeon cote and the east barn, it measures 13.0m in length, 5.0m in width and 4.5m in height. It has the same general layout as the west and south cow houses, with four bays that are in this case open with no partial wall containing the structure. This structure is likely to have contained carts and other farm machinery. During the building's later phase, these open bays have been filled in with a breeze block wall of 1.4m high.

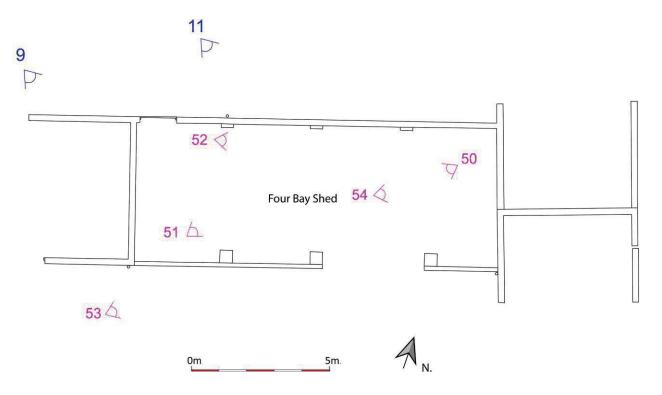


Figure 21: Plan showing the direction of the photographs taken for the Four Bay Shed

The blue markers indicate the external photos and the cyan markers the internal

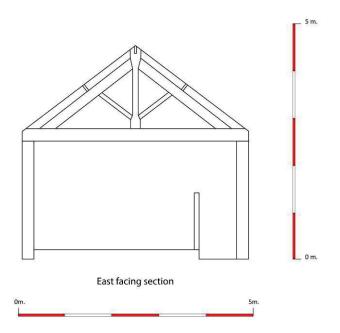


Figure 22: Section 8, drawing through the four bay shed

It appears that this building was originally designed to function as an open shed, with a brick wall to the north and a single door located towards the western end. Three brick and mortar built columns, measuring 0.5m in width and set at equal distance from the southern limits of the building, supporting the roof structure. The distance between the columns is approximately 1.5m.

Internal partitions were made using breeze blocks and access to the internal partitioned space was possible via three metal gates inserted at equal distance along the passageway wall. A 1.2m high concrete and breeze block wall runs parallel to the north wall with a gap measuring 0.9m in width.

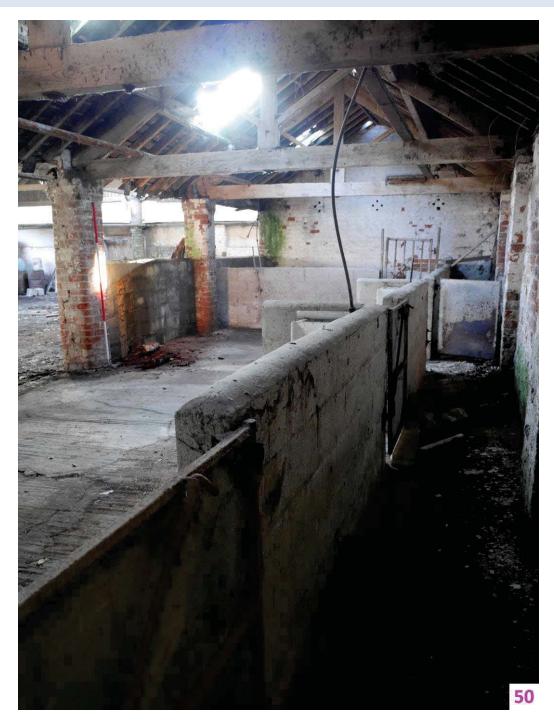


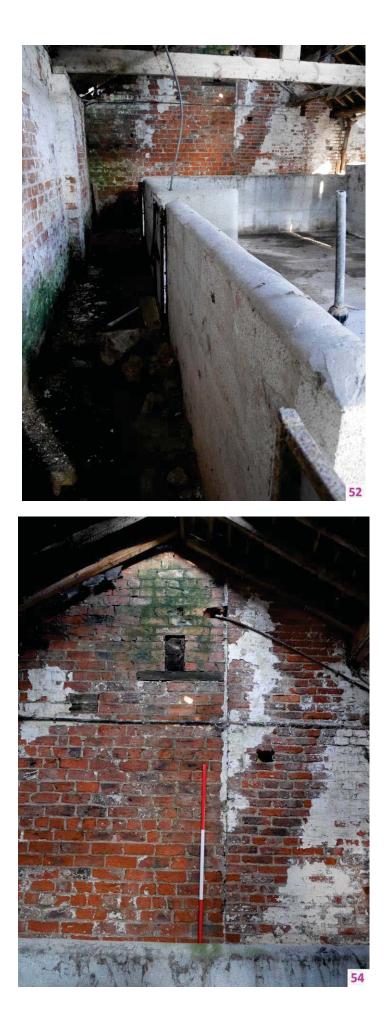


EXTERNAL IMAGES FOUR BAY SHED

Image Number	External Four Bay Shed
9	Corner image showing north pigeon cote with west and north cow houses
	extending either end
11	Image showing the north pigeon cote abutting the 4 bay shed with the barn
	belonging to Hill Farm being located at a right angle in the background

INTERNAL FOUR BAY SHED





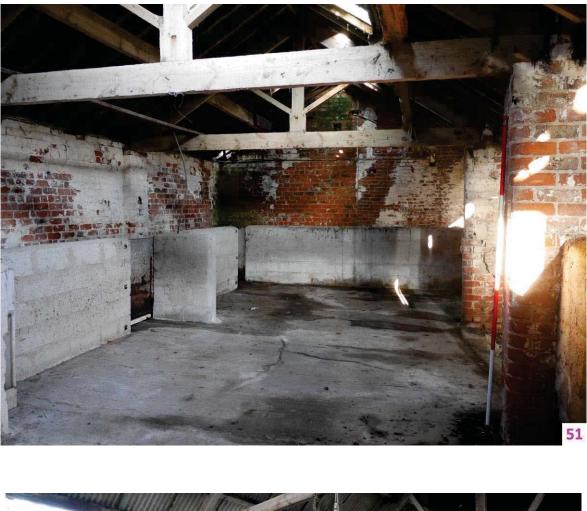




Image Number	Internal Four Bay Shed
50	General view facing west
51	20 th century breeze block alterations to create animal pen areas.
52	Breeze block wall alteration facing east
53	Details of the four bays, now partially blocked
54	Elevation showing where the east barn adjoins the Hill farm barn with the four bay
	shed being incorporated to the west

THE COURTYARD AREA

The courtyard area, measuring 18m in length and 12m wide, is an open space with a double pitch roof with a tied King post truss frame covered with asbestos sheets. The roof cover at its highest point measures from ground level 6.5m in height.

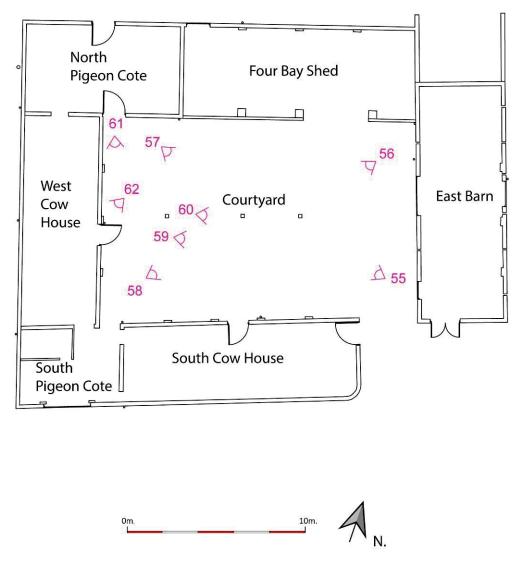


Figure 23: Plan showing the direction of the photographs taken

The cyan markers indicating the position of the camera

The roof structure is supported by the extended brick columns of the south cow house north wall and the north cow house south wall, and by four wooden posts (measuring 0.2m by 0.2m), positioned at the centre of the courtyard on an east to west alignment.

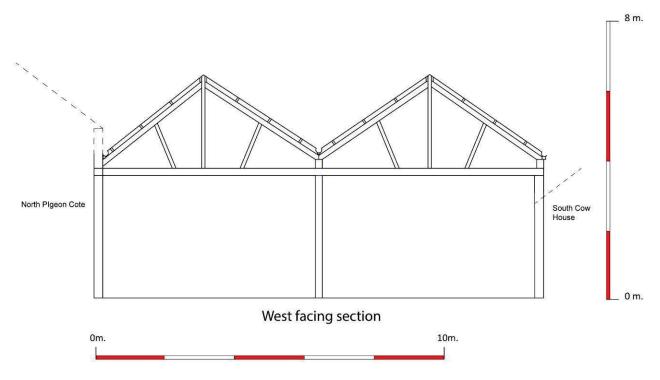
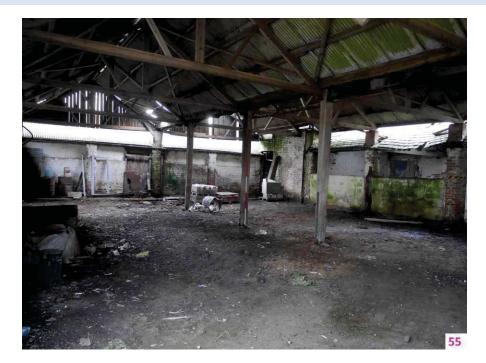


Figure 24: Section 9, drawing through the courtyard area

A gate between the east barn and the south cow house provides access to the yard. The yard areas current ground surface is dried earth, although at the western end, between the south and north pigeon cote, running along the east wall of the west cow house there is a brick-surfaced footpath measuring 1.2m in width.



COURTYARD IMAGES







Image Number	Courtyard
55	General view facing west
56	General view facing south
57	General view facing east
58	Details of the cast iron hopper head and down pipe
59	Facing towards the west cow house showing details of the original partially
	open bays now bricked up and painted white
60	Sewer hole and metal sheet covering located along the north elevation of the
	south cow house
61	Red brick blocked path with a retaining kerb edge constructed with bevelled
	bricks leading between both pigeon cotes with central access to the west cow
	house





9. CONCLUSION

The Level 2 Building Recording of Manor Farm Barns involved a site survey on the 18th February with follow up work completed by 17th April 2017.

The survey highlighted the following:

- The East Barn is the earliest of all the 6 structures that make the present complex. This barn is likely to be 18th century in date. The barn originally had an upper floor.
- The overall design of the complex is of interest due to the inclusion of two grand Pigeon Cotes positioned either end of the main structure facing the street frontage.
- The South Cow house has to its southern external elevation a unique curved wall. This architectural statement only occurs on this elevation. The location of this curve may have been deliberate to enable more effective driving of livestock into the courtyard.

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