

P23-050



## BEAL FARM, NORTHUMBERLAND

*Level 2 Historic Building Record  
for Edwin Thompson (Berwick upon Tweed)*

*March 2023*

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HA Job no.: P23-050  
NGR: 406626, 642750  
Parish: Kyloe  
Council: Northumberland County Council

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## CONTENTS

1. ....	INTRODUCTION.....	5
1.2.	SITE DESCRIPTION .....	5
2. ....	ACKNOWLEDGEMENTS, STANDARDS AND GUIDANCE .....	9
2.1.	GUIDANCE.....	9
2.2.	PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS.....	9
3. ....	AIMS AND OBJECTIVES .....	10
4. ....	METHODOLOGY .....	11
4.1.	GENERAL .....	11
4.2.	THE PHOTOGRAPHIC RECORD.....	11
4.3.	THE DRAWN RECORD .....	11
4.4.	THE WRITTEN RECORD .....	11
4.5.	DOCUMENTARY RESEARCH.....	12
4.6.	LIMITATIONS.....	12
4.7.	ARCHIVE .....	12
5. ....	SITE DESCRIPTION AND SUMMARY.....	13
5.1.	DESIGNATION STATUS.....	13
5.2.	PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS .....	13
5.3.	HISTORY OF BEAL FARM.....	13
6. ....	RESULTS.....	19
7. ....	DISCUSSION .....	24
8. ....	CONCLUSION .....	25
9. ....	REFERENCES.....	26
	APPENDIX 1: PHOTOGRAPHS.....	28
	APPENDIX 2: DRAWINGS .....	78
	APPENDIX 3 PHOTOGRAPHIC REGISTER.....	81

LIST OF FIGURES

Figure 1. Site Location..... 7  
 Figure 2 General view of Beal Farm facing west. .... 8  
 Figure 3 Satellite image of Beal Farm..... 8  
 Figure 4. Extract from Armstrong and Armstrong’s Map of Northumberland 1769 ..... 14  
 Figure 5. 1846 Tithe map ..... 15  
 Figure 6. 1866 Ordnance Survey Map (six inch to the mile) ..... 15  
 Figure 7. 1897 Ordnance Survey Map (six inch to the mile) ..... 16  
 Figure 8. 1922 Ordnance Survey Map (1:2500) ..... 16  
 Figure 9. Detailed plan of Beal Farm ..... 18  
 Figure 10. Detail of the internal east facing gable of Building 1..... 19  
 Figure 11. Detail of the south facing elevation of Building 1.....20  
 Figure 12. View of Building 2 facing north ..... 21  
 Figure 13. View of the south and east elevations of Building 3 .....22  
 Figure 14. View of Buildings 4 and 5 facing north-west.....22  
 Figure 15. View of the surviving wall of Building 6 facing south.....23  
 Figure 16. View of Buildings 8 showing the west and south walls, facing north-east .....23

LIST OF DRAWINGS

- Drawing 1 South Facing Elevation of Building 1 (Provided by the client)
- Drawing 2 North Facing Elevation of Building 1 (Provided by the client)
- Drawing 3 East Facing Elevation of Buildings 1 and 2 (Provided by the client)

## NON-TECHNICAL SUMMARY

*This report was commissioned by Edwin Thompson (Berwick upon Tweed). It presents the results of a programme of historic building recording undertaken at Beal Farm, Beal, Northumberland (NGR: NU 06626 42750). The farmstead complex dates to the early 19<sup>th</sup> century and is Grade II Listed under the title 'Farmbuildings c.30 yards East of Beal House' (List UID: 1042275). The building recording was carried out as a condition of Listed Building Consent set by Northumberland County Council (22/04296/LBC) as part of an application for the full demolition of two agricultural buildings in the north-east corner of the farm which had previously been damaged by severe storms in 2021.*

*The building recording was undertaken on 3<sup>rd</sup> March 2023 and was programmed to concentrate on the external and internal elements of the two storm-damaged buildings. The work was due to be carried out prior to the demolition of the damaged buildings. However, due to further storms in February 2023 the structure had become extremely unsafe. As the farm was a working environment contact was made with Northumberland County Council for advice. With no reply forthcoming a decision was made by the landowner to demolish the buildings before a site visit could be arranged.*

*A record of the remaining gable end was made and a photographic record of the remaining 19<sup>th</sup> century elements of the farm was undertaken. These, along with photographs and a measured survey undertaken by the client prior to the demolition, have been used to provide a record of the buildings and place them within the historical narrative of the farmstead.*

*The documentary sources consulted in the preparation of this report, coupled with on-site observations and client records, has assisted in further refining the interpretation of the structures, including the method and materials of its construction and evidence for functions and phasing. The farm was constructed during the age of agricultural improvement, most likely in the early to mid-19<sup>th</sup> century. Beal House was owned by Prideaux John Selby, an eminent and Oxford educated natural historian prior to its sale in 1850. He is typical of the kind of gentlemen farmers who were at the forefront of this period of improvement and therefore the construction of the farm may have been instigated on his instruction.*

*The written, drawn and photographic record within this report serves as a permanent record of the structures and presents a summary of the history of the site.*

## LEVEL 2 HISTORIC BUILDING RECORD

### 1. INTRODUCTION

- 1.1.1. This report was commissioned by Edwin Thompson (Berwick upon Tweed). It presents the results of a programme of historic building recording (HBR) of the external and internal elements of the remnants of two storm damaged Grade II listed agricultural buildings (National Heritage List Entry 1042275) at Beal Farm, Beal, Northumberland (NGR: NU 06626 42750; Post Code TD15 2BP; Fig 1).
- 1.1.2. The HBR has been undertaken to secure the discharge of a condition of Listed Building Consent set by Northumberland County Council (22/04296/LBC) and is also associated with the planning application (22/00851/FUL) for the construction of a new building in keeping with the surrounding context.
- 1.1.3. The County Building Conservation officer provided the following advice:  
*'Whilst the demolition of the northeast range would result in 'less than substantial harm,' the current condition, as set out in the Structural Report, renders this section of the farm range incapable of 'reasonable' repair i.e., an entire rebuild would be required. Policy ENV7.5 requires any public benefits of the proposal, including securing the optimum use of the heritage asset, to be factored into the decision. In this case the optimum viable use of the listed farm ranges is the existing / historic use. The new barn proposed is consistent with the historic use.'*
- 1.1.4. Listed Building Consent to demolish the damaged agricultural buildings and the construction of a new building was consented by Northumberland County Council on 17<sup>th</sup> February 2023 subject to a number of conditions. Condition 3 states:  
*Notwithstanding the approved plans, prior to any demolition works a Historic Buildings Survey (Level 2) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey.*  
*Reasons: To preserve the special architectural and historic interest of the listed buildings in accordance with Policy ENV7 of the Northumberland Local Plan.*
- 1.1.5. The building recording constituted a descriptive record to Level 2 as defined by Historic England (Historic England, 2016 Understanding Historic Buildings: A Guide to Good Recording Practice).
- 1.1.6. The HBR was due to be undertaken prior to the full demolition of the two elements of the farm building damaged during a severe storm in 2021. However, following more recent storms in February 2023 the structure had become extremely unsafe. As the buildings were situated within a working farm with access required to areas immediately north of the damaged buildings the farm owner contacted the County Council for advice. With no reply forthcoming and the two buildings in the north-east corner of the farm becoming more unstable a decision was made to fully demolish them prior to the arranged HBR site visit.
- 1.1.7. An on-site survey was undertaken on 3<sup>rd</sup> March 2023 and a record was made of the remaining gable wall of the storm damaged buildings and a photographic record of the remaining original farm buildings was undertaken. This report has utilised the photographic record and measured survey undertaken by Edwin Thompson of the damaged buildings prior to their demolition in order to provide a permanent record of these buildings.

### 1.2. SITE DESCRIPTION

- 1.2.1. Beal Farm is located to the north side of the road linking the A1 to the west and Holy Island to the east. It stands on a hilltop (25 m AOD) within the Northumberland coastal plain (Fig 2) overlooking Lindisfarne to the east.

- 1.2.2. The farmyard is a Grade II listed building (List Entry: 1042275), the official list entry name of the structure is *'Farmbuildings c.30 yards East of Beal House.'*
- 1.2.3. It is one of four listed buildings associated with the farm. The three other Grade II Listed Buildings comprise Beal House (List Entry: 1042274), its dovecote (List Entry: 1042276) and a cart shed (List Entry: 1370931).
- 1.2.4. Only two of these listed buildings front directly onto the road; Beal House, which itself is set back behind a hedged garden boundary; and the listed farm building that is subject of this report, which stands immediately east of the house. Overall, the farm complex is a mixture of original elements and modern barns (Fig 3). A central gabled gateway set within the centre of the south range fronts directly onto the road and is the building's principal entrance. The farmyard buildings themselves are laid out around a central courtyard with original elements of the farm surviving along the south, west and north ranges. The east range had been replaced by modern structures. A large modern agricultural barn stands immediately north of the listed farm buildings, abutting and largely concealing the north facing elevation of the north range. A large barn also projects out into the courtyard. Although externally this barn appears to be well preserved when viewed from the farmyard, closer inspection found that its northern gable has been removed and internally it has been amalgamated with the modern barn to the north.
- 1.2.5. A site visit undertaken as part of a Heritage Impact Assessment (HIA) in January 2023 (AOC Archaeology) recorded that:
- 'A significant proportion of the historic fabric within the northern and north-eastern ranges of the east courtyard had been lost including the whole of the roof and much of the southern elevation of the northern range plus the western elevation and southern gable of the of the shorter north-east range. The greater proportion of this loss occurred in November 2021 as a consequence of Storm Arwen'.*





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Figure 1. Site Location





Figure 2 General view of Beal Farm facing west.



Figure 3 Satellite image of Beal Farm.

## 2. ACKNOWLEDGEMENTS, STANDARDS AND GUIDANCE

### 2.1. GUIDANCE

- 2.1.1. This report has been prepared with reference to the Chartered Institute for Archaeologists' (CIfA's) *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014, updated 2019 and 2020) and *Code of Conduct* (2014, revised 2019), and Historic England's guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

### 2.2. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 2.2.1. Headland Archaeology (UK) Ltd is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 2.2.2. Headland Archaeology (UK) Ltd, as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 2.2.3. Headland Archaeology (UK) Ltd operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001, 14001 and 45001.
- 2.2.4. Ordnance Survey data is produced under Crown copyright and database rights licence 100065113.
- 2.2.5. Site work was undertaken by Donald Wilson BA (Hons), MCIfA. Report writing was undertaken by Donald Wilson and edited by Laurence Hayes BA (Hons) MCIfA IHBC.

### 3. AIMS AND OBJECTIVES

3.1.1. As defined in the specification issued by Northumberland County Council (17<sup>th</sup> Feb 2023), the aim of the Historic Building Recording was to create a permanent record of the remaining external and internal elements of the damaged agricultural buildings prior to their demolition and redevelopment.

3.1.2. The specification required a Level 2 historic building record (as defined in Historic England's guidance document (2016)). This is a descriptive record:

3.1.3. *'... 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.'*

The specific objectives of this programme of building recording were therefore to produce:

- A written record that comprises the precise location of the building, the date of the survey and the location of the archive. To include a descriptive account of the form, function and phasing of the building, undertaking cartographic analysis and assessment of the building's relationship with its current and past setting.
- A drawn record (supplied by the client) consisting of measured elevations and plans of the structure, showing the form and location of any structural features.
- A photographic record including photographs of the buildings' wider aspects together with detailed and general views of the external and internal appearance of the structure.

3.1.4. In order to achieve these objectives, a written, photographic and drawn record of the building was made, with the results presented in a single fully illustrated report (this report), with dissemination of the results and submission of an ordered archive.

## 4. METHODOLOGY

### 4.1. GENERAL

- 4.1.1. The historic building recording was, where possible, undertaken in accordance with the methodology described in the specification issued by Northumberland County Council (17<sup>th</sup> Feb 2023). This required a Level 2 historic building record (as defined in Historic England's guidance document (2016)).

### 4.2. THE PHOTOGRAPHIC RECORD

- 4.2.1. The photographic record (Appendix 1) captured was as follows:

- General views of the farmstead in its wider setting.
- The building's external appearance as a series of oblique views and, where possible, at right-angles to the plane of the elevation.
- The overall appearance of the principal spaces.
- Any internal detail, structural or decorative, which is relevant to the structure's design, development and use.

- 4.2.2. The camera used for the survey was a digital SLR camera (Canon EOS D3000) with 16.2-megapixel resolution; files were collected in RAW and JPEG format.

- 4.2.3. The location and direction of all photographs were recorded in a register. Photographs contain a scale except for general record shots and areas where there was a lack of access as a result of health and safety precautions (see Limitations below).

### 4.3. THE DRAWN RECORD

- 4.3.1. The drawn record was as follows:

- Measured plan as existing. A detailed measured survey exists for the structure, which was used as the basis for the plan and was augmented with detailed annotations by hand measured survey. The plan shows the form and location of any structural features of historic significance.
- Measured elevations as existing. Detailed measured surveys exist for the structure, which were used as the basis for the elevations.

- 4.3.2. The existing measured plans and elevations formed the basis of the site drawings, which were augmented with detail and phasing as necessary.

### 4.4. THE WRITTEN RECORD

- 4.4.1. In accordance with the project specification and Historic England (2016) para 4.5.2, the content of the written record (this report) is summarised below.

- The precise location of the building as an address and in the form of a Nation Grid reference.
- A note of any statutory designation.
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- A contents list, a list of illustrations or figures.
- A longer summary statement summarising the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary.

- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.
- Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site
- Full bibliographic and other references.

## 4.5. DOCUMENTARY RESEARCH

4.5.1. In support of the written record contained in this report, additional documentary research has been carried out to place the building in its historical context.

- Designation data from the National Heritage List for England, downloaded from the Historic England website on 8<sup>th</sup> March 2023 and descriptions of designated heritage assets viewed on the Historic England website;
- Archaeological and architectural records from the National Record of the Historic Environment, viewed through the Heritage Gateway website;
- Aerial photographs in the Historic England Archive;
- Archaeological records held by Northumberland County Council HER;
- Historic maps from the National Library of Scotland (NLS)
- Readily available published sources and unpublished archaeological reports.

## 4.6. LIMITATIONS

4.6.1. Access to the farm was good. However, due to recent severe storms in 2023 the buildings related to the LBC condition had become extremely unsafe and required immediate demolition for the safety of the employees of the farm.

4.6.2. The limitations noted above did not prevent the completion of the survey, and a record has been made of the structure in accordance with the aims of the project. The remaining components comprised of a single gable wall which was fully recorded. Additional data was obtained from the records of the Heritage Impact Assessment, the structural report and the ecology report, The photographic evidence of these reports was analysed and used to develop the descriptive record.

## 4.7. ARCHIVE

4.7.1. The report's contents and format will be in line with ClfA standards & guidance. A summary report will be prepared for submission to 'Archaeology in Northumberland' and the online OASIS database (headland1-513771).

4.7.2. The project archive will be compiled in accordance with the guidelines published by the Chartered Institute for Archaeologists on behalf of the Archaeological Archives Forum (2011). The documentary archive will be submitted to the Northumberland HER within six months of completion of all work on this project.



## 5. SITE DESCRIPTION AND SUMMARY

### 5.1. DESIGNATION STATUS

- 5.1.1. Beal Farm is a Grade II listed building (List Entry: 1042275). It was first listed December 1969 and amended May 1986. It was formerly listed as '*Barns and granaries II in large block ttp East of Beal House.*'
- 5.1.2. The listing of the farm buildings indicate it is of early 19<sup>th</sup> century with dressed stone with Scottish and Welsh slate roofs. It comprises four ranges round courtyard with further buildings inside courtyard.
- 5.1.3. The south range has central segmental-arched entry under gable and flanking single- storey byres with a hipped roof. The north range has projecting former threshing barn, now a hay store, and flanking shelter sheds with 18 segmental arches, some now blocked, and granary over. The west range is stables with boarded doors and ½-slatted windows. The east range is largely altered with the added buildings are not of interest.
- 5.1.4. The Listed farm building is one of four Grade II Listed Buildings at Beal, the others being, Beal House (List Entry: 1042274) and its dovecote (List Entry: 1042276), both of which stand to the west of the farm, and a cart shed (List Entry: 1370931) to the east of the farm buildings.
- 5.1.5. Beal House is dated to 1674 but with an older core. It includes alterations made in the 18<sup>th</sup> and 19<sup>th</sup> centuries and some of the walls are recorded as being 5 ft thick. The associated dovecote is 18<sup>th</sup> century in date and is now roofless. The late 19<sup>th</sup> century cart shed was converted into a restaurant following a 2006 consent (06/b/0634) and remains in that use.

### 5.2. PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- 5.2.1. No previous intrusive archaeological work has been undertaken in relation to the farm building.
- 5.2.2. A Heritage Impact Assessment (HIA) was undertaken in January 2023 (AOC Archaeology) to provide supporting information for the Listed Building Consent application for the proposed demolition of the northeast portion of the range of the farm buildings. This assessment focused on whether the demolition of the ruinous structure and its proposed replacement (the proposed development) would cause harm to the overall significance of the Listed farm complex. The report identified that the proposed development would cause less than substantial harm to the significance of the Grade II Listed Farm buildings c.30 yards East of Beal House (List Entry: 1042275). However, given the damage that had already occurred to this range it advised that the predicted additional impact of the works would fall on the mid-point of the scale and with the exception of the undertaking of historic building recording no further mitigation was considered necessary.

### 5.3. HISTORY OF BEAL FARM

- 5.3.1. A comprehensive historical overview of the farm that included a 1 km study area beyond the extents of the farm was undertaken as part of the HIA (AOC 2023). This will not be repeated in full here, and a summary of the findings is given below.
- 5.3.2. The early historical maps of Saxton (1575, not illustrated) and Bleau (1646, not illustrated) shows that there was a settlement and church at Kyley (Kyløe) at this time. Adair's map of Holy Island (1703, not illustrated) depicts a chapel at Biel, and Kitchin's map of Northumberland (1750, not illustrated) depicts how a hamlet and chapel emerged at Beal (Beal), east of Kyløe and west of Lindisfarne, by the mid-18<sup>th</sup> century. By 1666 the Hearth Tax records 28 householders at Beal.
- 5.3.3. Ridge and furrow and other probably associated earthworks surrounding Beal farmhouse have been recorded by the Northumberland HER from a study of aerial photography. These earthworks are described as the deserted medieval village of Beal (HER Entry No N4107).

- 5.3.4. By 1769, all that remained was a small hamlet on the road to Holy Island. Armstrong's map of Northumberland (1769; Fig 4) depicts a house at Beal with the name Selby Esq. (George) indicating the landowner at this time. Family records indicate that Oliver Selby had purchased half of the manor of Beal in 1588 and land at neighbouring Lowlin in 1629. The Selby's moved from Beal when George Selby bought Twizell House in the late 18<sup>th</sup> century. They may have leased Beal house after they moved as it is recorded that his son Prideaux John Selby (1788-1867) sold the Beal Estate in 1850.
- 5.3.5. The Beal and Lowlin Tithe Map of 1846 (Fig 5) depicts a group of buildings referred to as Plot 1 which do not easily correlate with the listed farm complex, although it does depict buildings in the location of the present farm. The accompanying apportionment (1836-1929) for the Tithe map describe Plot 1 as 'Beal Estate', which was owned by Prideaux John Selby and occupied by Thomas Scott. Selby was an Oxford natural historian and artist served as High Sheriff of Northumberland from 1823. The detail of the map is not detailed enough to ascertain if the farm existed at this time.
- 5.3.6. Historic Ordnance Survey (OS) mapping shows that the core of the Listed farmyard had been constructed by 1860 (Fig 6) although it did not include a complete east range or separate cart shed at this time. The publication of the OS 1897 (Fig 7) shows that both these buildings were present along with several additional internal elements within the courtyard of the farmstead. Later maps (Fig 8) suggest that this layout then remained fundamentally unchanged until at least 1981.
- 5.3.7. This historic mapping suggests that the farmyard may date from Prideaux John Selby's ownership of the estate, although it may have been constructed once the estate had been sold in 1850. The OS maps indicates that the cart shed and north half of the east range had been constructed at a later date and may imply that the farm was still under construction at the time of the original survey in 1860. The listing information implies that the eastern part of the farmyard had been largely altered by time that the Listing was revised in 1986.



Credit: (NLS) Contains OS data © Crown copyright and database right (2023)

Figure 4. Extract from Armstrong and Armstrong's Map of Northumberland 1769



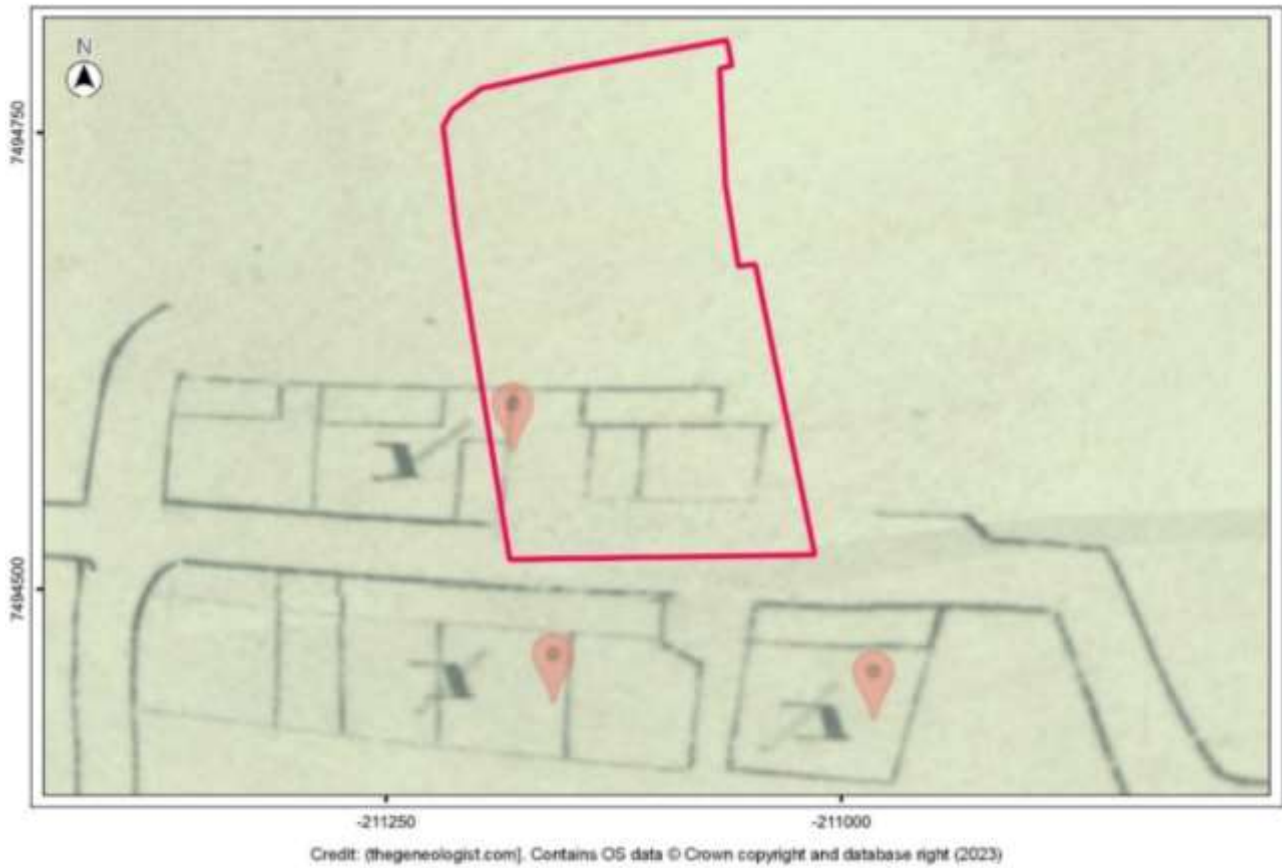


Figure 5. 1846 Tithe map



Figure 6. 1866 Ordnance Survey Map (six inch to the mile)

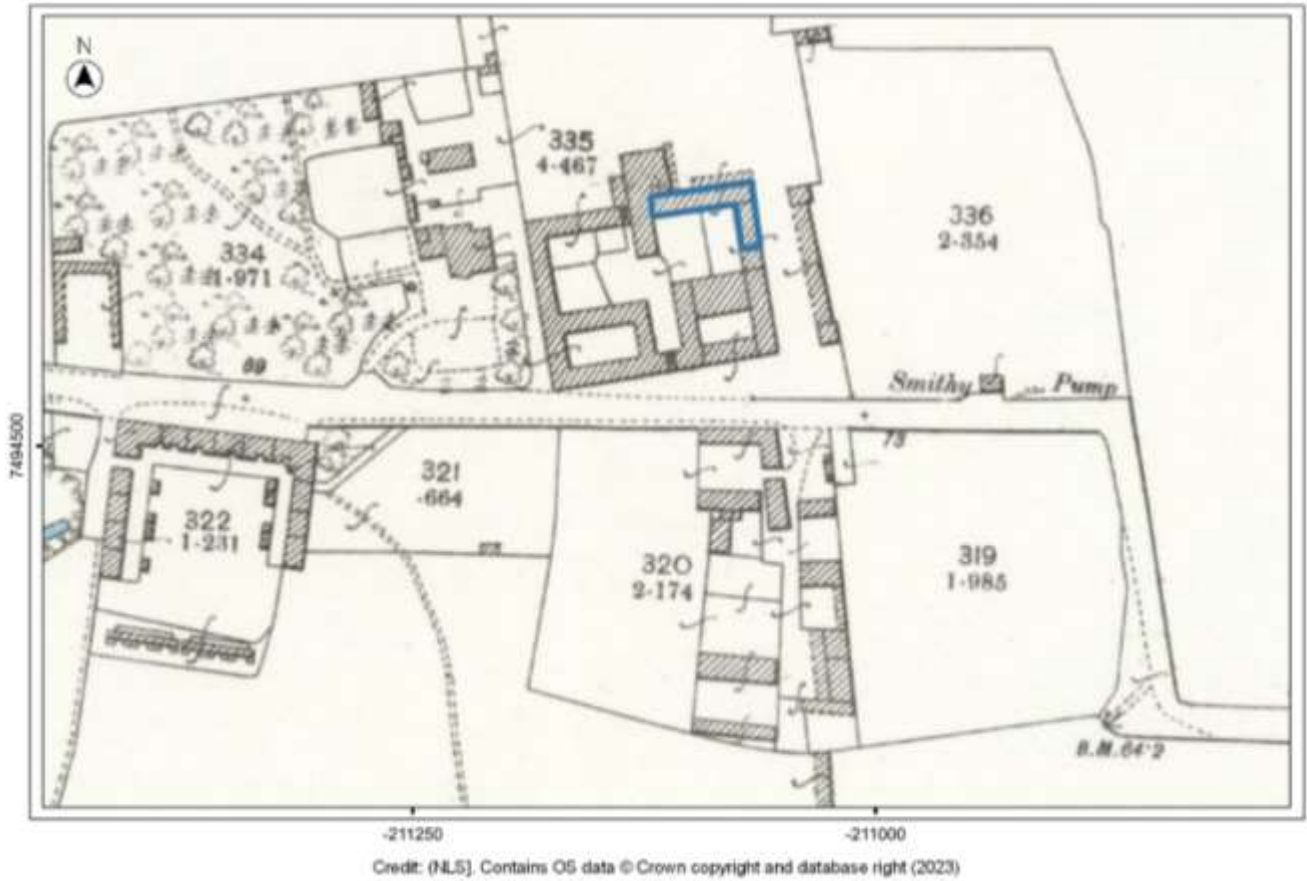


Figure 7. 1897 Ordnance Survey Map (six inch to the mile)

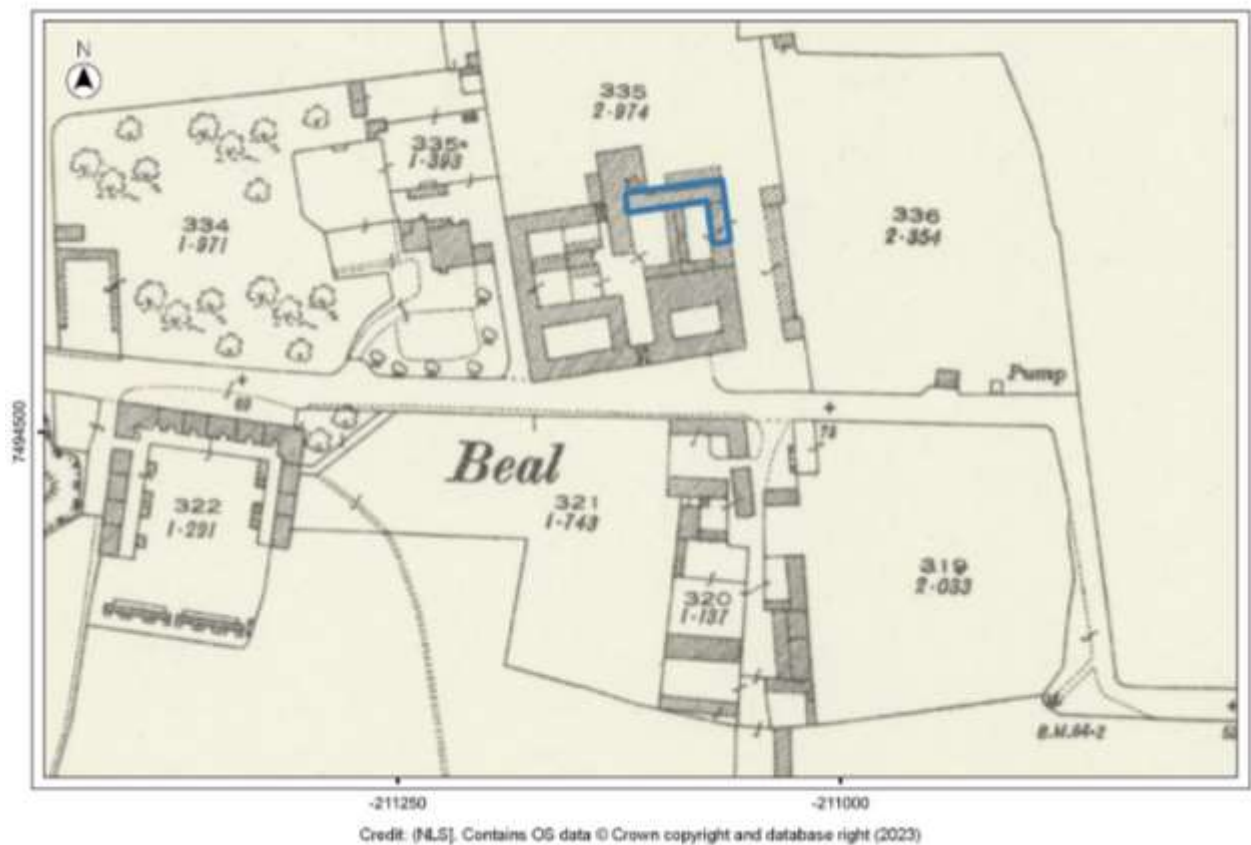
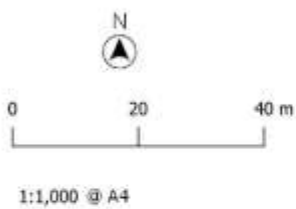
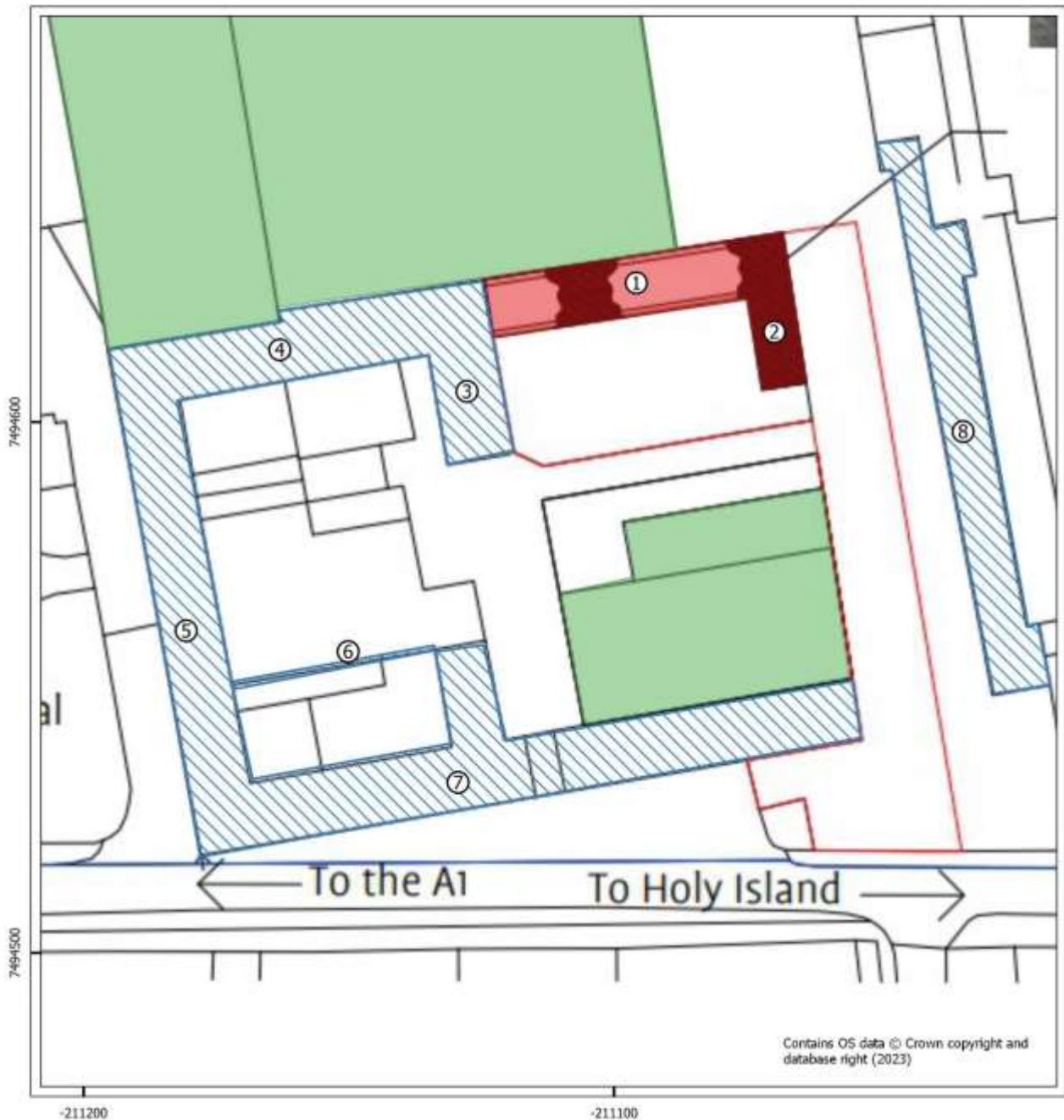


Figure 8. 1922 Ordnance Survey Map (1:2500)

- 5.3.8. The first edition OS map published in 1866 (Fig 6) depicts the farm as a typical model farm of the period. The preliminary Character Statement for the North-East region (English Heritage and the Countryside Agency 2006) indicate these model farms were planned and model farms of the late 18<sup>th</sup>- and 19<sup>th</sup> century estates, the ideas for which were widely disseminated in textbooks and journals (Wade Martins 2002). They are generally associated with holdings over 150 acres, and are far less likely than the other plan types to be associated with other loose scatters of buildings.
- 5.3.9. Certainly, Beal farm adhered to this pattern of a set of ranges placed around a central courtyard, although the OS 1866 shows that the east range was not complete at this date. The map shows buildings attached to both the interior and exterior of the north range. It is possible the building to the north of the range may have included a steam pump and chimney which were a common feature on farmsteads of this date. This map also shows several buildings within the southern half of the courtyard forming a complex series of buildings, these may have been cattle yards. The first edition OS also depicts a series of terraced houses to the south side of the road opposite the farm. It is noted in Historic England's Historic Farmsteads Character Statement (2006) that sometimes whole settlements were replaced by these industrial sized farmsteads and the workers' re-housed in terraces alongside the farmstead.
- 5.3.10. . These may relate to the development of the farm The revised survey published in 1897 (Fig 7) shows that the east range had been completed and an additional cart shed range had been constructed to the east of the farmstead. The detail on this map shows a main arched entrance to the south range and a second pend on the north range. No significant changes are noted on the later OS 1922 (Fig 8).



- Key
-  Original Farm Buildings
  -  Modern Buildings
  -  Demolished Building

Figure 9. Detailed plan of Beal Farm



## 6. RESULTS

- 6.1.1. Photographs accompanying the results are contained in Appendix 1 and a full list can be found in Table 1 (Appendix 3). A selection of images have been included within the text below for reference.
- 6.1.2. The elevations were surveyed by the client and are illustrated in **Drawing 1 - 3**. (Appendix 2)
- 6.1.3. The farm buildings have been issued with individual numbers (1 to 8) specific to this report in order to ease the identification of each building within the text.
- 6.1.4. The focus of the HBR report centred on the two buildings in the north-east corner of the farm (Buildings 1 and 2; Fig 9). Due to health and safety measures both these buildings had been demolished prior to the site visit and all that remained of these two buildings was the east facing elevation of Building 1's western gable (Fig 10).
- 6.1.5. The remaining gable of Building 1, along with photographic evidence enabled a record of this building to be undertaken. The randomly coursed stone-constructed gable incorporated an upper floor that included a brick-blocked door that had subsequently had a small window inserted. Beam slots on the west facing elevation (within Building 3) of the gable wall indicate this floor level had originally continued into the attached building to the west, although this floor level had subsequently been removed. Stonework projecting from the west facing elevation along with stone voids also indicated that the north and south walls of the north range had originally continued to the west and would have formed a single long range. Client photos also aided the identification of a small window present at the apex of the gable above the blocked door (P23-050-049-client). The addition of a modern barn to the north side of these two buildings and new roofing on Building 3 had removed any evidence of the structural relationship between Building 1 and Building 3.



*Figure 10. Detail of the internal east facing gable of Building 1*

- 6.1.6. Client photographs of Building 1 also provide further structural evidence of the building. The remains of the south elevation of the north range show that it included at least three large, segmented arched cart door openings with stone voussoirs to the west half of the range (Fig 11). These had subsequently been stone-blocked and a modern opening had been inserted in the centre of the elevation with a wide timber lintel and overhead breeze blocks. It is likely that the configuration of cart doors had originally continued along the full length of this elevation. Examples of these openings are still present on Building

4 to the west side of the north range. Both the north and south elevations of Building 1 also included a series of louvred window vents, typical for granary, across the upper floor, situated just below the roofline. This sequence is also repeated on Building 4 to the west.

- 6.1.7. Little remained of the internal elements of Building 1 although beam slots were present along both the main walls to receive north-south aligned joists for an upper floor. A single entrance with breeze-block infill was present on the northern wall at ground level. It is not clear if this was an original feature although, as it did not include any surround stones (see Fig 11) it is likely to be a later insertion. There is evidence to suggest that there may have been two doors on the upper floor of the north wall. At least two of the openings on this elevation, most of which repeat the louvred window vent pattern seen on the south elevation, continue to floor level and appear to have brick infill above implying they had been larger than the window vent openings. These two doors are located to the western half of the building and may have been loading doors or entrance into the building that had originally been attached to the north side of the range. The roof had collapsed as a result of storm Arwen and only remnants of it were still present. This was a slate covered pitched roof with hipped gable, supported by paired rafters and higher-level tie beams. The high tie beams may have been to provide more space for workers in the granary.
- 6.1.8. Building 2 provided the only remaining evidence of the east range of the farmstead. The OS mapping indicates that this building had been added to the farm at a slightly later date, abutting the eastern end of Building 1's southern elevation. It comprised a single storey barn with a dressed stone east wall and an open timber post-supported roof to the west side (Fig 12). The pitched roof had been re-covered (same materials as Buildings 4 and 5) and supported by four king post trusses, the tie beams resting on the solid masonry of the eastern wall and supported by timber uprights at the western end.



Figure 11. Detail of the south facing elevation of Building 1





Figure 12. View of Building 2 facing north

- 6.1.9. The site visit made a photographic record of the present farmyard to provide context to the demolished buildings. Surviving buildings include a large barn (Building 3) extending into the northern half of the courtyard. This was a tall gabled structure that abuts the north range. The south facing gable includes a later inserted door, entrances to each side and windows vents high up on the side elevations (Fig 13). The east elevation also includes several tall narrow ventilation slots. The roof covering is asbestos/corrugated cement sheeting. The north range (Building 4) to the west of the barn had been modified, although repeated the design of Building 1 with segmented arched cart doors along its south elevation and louvered window vents across the upper floor. These would likely have housed carts and farm machinery, with granaries or hay loft above.
- 6.1.10. The west range (Building 5) also survived although included several modifications and alterations (Fig 14). The majority of the west range includes an upper floor with the southern end dropping to a single ground floor level. The east facing elevation includes several stone-blocked doors and two breeze-blocked doors indicating several phases of change. The elevation also includes several windows set at different levels providing evidence that the range had several uses. At the centre of the elevation a series of beam slots provided evidence that a covered barn must have abutted this wall. Both Buildings 4 and 5 had been re-roofed.





Figure 13. View of the south and east elevations of Building 3



Figure 14. View of Buildings 4 and 5 facing north-west

- 6.1.11. To the south side of the courtyard is the remains of another building that extended into the courtyard (Building 6). Only the south wall of this building survived (Fig 15). The building extended between Building 5 and the entrance on the south range (Building 7). It comprised of a tall stone wall showing evidence of an upper floor. The ground floor includes two stone-blocked arched cart doors to the west side plus several windows to the ground and upper floor, although these are much more widely spaced than is seen on the west and north ranges.

- 6.1.12. The south range (Building 7) is a single storey stone constructed building with a tall arched central entrance. The entrance is housed in a gabled two floor block with arched cart doors leading though a short pend. Both the internal north elevation and the external south elevation include an upper loading door. There are no openings on the south facing external elevation of the south range.
- 6.1.13. The stable block (building 8) to the east of the farmstead has been modified throughout although some of its original features are still visible such as the segmented arched cart door on the west facing gable at the south end of the building and a standard door on the south wall (Fig 16).



Figure 15. View of the surviving wall of Building 6 facing south



Figure 16. View of Buildings 8 showing the west and south walls, facing north-east

## 7. DISCUSSION

- 7.1.1. Dating to c. 1850's, Beal Farm is a good example of the regular courtyard plan farmstead that became ubiquitous across the Northumberland during the age of agricultural improvement that began in the 1750's. These improvements were partly as a result of a series of famines that occurred across the country in the late 17<sup>th</sup> century.
- 7.1.2. The farm at Beal can be seen in the context of this period of agricultural improvements. In general, these improvements took the form of a more ordered and systematic way of farming utilising the latest technology and introducing improved practices. It affected all aspects of farming including enclosure of fields, improved arable regimes, the use of improved fertilisers and advancements in animal husbandry and stock management. However, by far the most visually apparent change saw the introduction of ordered farms such as seen at Beal. These new farms were constructed to provide a more efficient flow of materials, crops and animals through the farmyard. This reorganisation of land and buildings required finance and was driven by the gentry and landlords who were becoming increasingly wealthy through the advancement of the industrial revolution, with coal, iron and timber in great demand. All of which could be supplied by these landowners. The initial drivers of the agricultural improvements are seen in central and south-east Scotland (Glendinning and Wade Martins 2008, p18) and would likely have rapidly continued into north-east England.
- 7.1.3. The courtyard farm buildings became a dominant form by the mid-19<sup>th</sup> century. These buildings demonstrated the importance of order in their design and the increasing importance of mechanisation. They generally adhered to a plain classical symmetrical arrangement. Glendinning and Wade Martins (2008) suggested that buildings were laid out to aid smooth working of the system (p31). In general the barn would have been placed in the centre of the main block, so that straw could be equally easily delivered to the byres on one side and stables on the other. The turnip house would have opened up to both the fields from where they were grown and into the yard and byres to feed the stock. The cart and implement sheds would generally be close to the stables and open outwards. The granary would be near the barn and convenient for loading the grain for market. Social divisions were also important, with the farmhouse generally separate from the farmstead which would sometimes include bothies for the farm workers away from the main house.
- 7.1.4. The remains of the buildings at Beal Farm certainly adhere to some of the generalisations associated with these improvement-period farm buildings. The large barn (Building 3) was set in the middle of the north range providing easy access to the ranges to both sides. The cart sheds in the north range were situated below the granary and the west range may have included workshops and living quarters for the farm workers. The mapping suggests that further buildings had been situated in the south half of the courtyard and these are likely to have represented stockyards. It is also likely that a threshing machine, possibly powered by a steam engine, had been situated to the north side of the north range.
- 7.1.5. The farm was clearly constructed during the age of agricultural improvement, most likely in the early to mid-19<sup>th</sup> century. The tithe map of 1846 is not detailed enough to provide confirmation that the farm was constructed at this time. Beal House was owned by Prideaux John Selby, an eminent and Oxford educated natural historian prior to its sale in 1850. He is typical of the kind of gentlemen farmers who were at the forefront of this period of improvement and the construction of the farm may have been instigated on his instruction.

## 8. CONCLUSION

- 8.1.1. The recording of the farm buildings was undertaken in March 2023. Although the buildings that formed the main focus of the building recording had to be demolished on health and safety grounds prior to the site visit, the utilisation of client images and drawings along with documentary research has allowed a record of these building to be made.
- 8.1.2. The sources consulted in the preparation of this report, have assisted in refining the interpretation of the demolished structures, including the method and materials of its construction, evidence for functions and phasing.
- 8.1.3. This written, drawn and photographic record serves as a permanent record of the structures and their place within the farm complex and presents a summary of the history of the site and its heritage significance.



## 9. REFERENCES

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### **Websites Consulted**

- British Geological Survey: [www.bgs.ac.uk/geoindex/index.htm](http://www.bgs.ac.uk/geoindex/index.htm)
- English Heritage NHLE: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

[Keys To The Past – This site unlocks the archaeological secrets of County Durham and Northumberland.](#)

### **Archive Sources**

- <https://historicengland.org.uk/listing/the-list/list-entry/1066060>

### **Cartographic Sources**

The following maps were consulted through National Library of Scotland Website (<http://maps.nls.uk>), the Genealogist online (<https://www.thegenealogist.co.uk/>) and Old Maps (<http://www.oldmapsonline.org/>) – last accessed 28th Feb 2023

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**Tithe Map Consulted**

Parishes of Beal and Lowlin Tithe Map, 1846

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Blaeu, J. 1646. Northumberland

Adair, 1703. Farn Islands with the many Rocks and Hazards that lye Scatter'd in that Sea, and the Coast from Sunderland point in England to St Abbs-head in Scotland

Armstrong A and Armstrong M 1769 A map of the County of Northumberland

## APPENDIX 1: PHOTOGRAPHS

<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-01	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NW
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*View of the south range including the original entrance*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-02	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NW
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*View of the south range including the original entrance*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-03	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NW
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*View of the remains of the east range (eastern elevation)*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-04	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NE
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*The west elevation of the modified stable block to the east of the farmstead*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-05	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> W
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*View of the location of removed Buildings 1 and 2 showing the remaining gable of Building 1 and barn (Building 3)*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-06	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> W
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*View of the location of removed Buildings 1 and 2 showing the remaining gable of Building 1 adjoining the barn (Building 3)*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-07	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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East elevation of Building 3 and the remaining gable of Building 1



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-08	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*Detail of the remaining east facing gable of Building 1*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-09	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*Detail of the remaining gable of Building 1*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-010	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> E
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*Detail of the remaining gable of Building 1 within Building 3*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-011	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> E
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*Detail of the remaining gable of Building 1 within Building 3*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-012	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NW
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General view of Building 3



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-013	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> N
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South facing gable end of Building 3



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-014	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> N
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*Courtyard area showing the south facing elevation of Building 4*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-015	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> W
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*Courtyard area showing the east facing elevation of Building 5*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-016	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> W
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*Detail of the east facing elevation of Building 5*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-017	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NW
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General view of the courtyard with Buildings 4 and 5



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-018	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> S
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*Internal north facing elevation of the remains of Building 6*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-019	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*West elevation of Building 3 and east side of Building 4*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-020	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> S
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*Internal view of the main entrance on the south range, Building 7*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-021	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> N
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*External view of the main entrance on the south range, Building 7*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-022	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*External west elevation of the west range, Building 5*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-023	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NE
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*External south elevation of the south range, Building 7*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-024	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*External west elevation of the west range, Building 5 north end*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-025	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> SE
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*External west elevation of the west range, Building 5*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-026	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*View of front south facing elevation of the Main House*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-027	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*View of front south facing elevation of the Main House*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-028	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NE
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*View of front south facing elevation of the Main House plus entrance*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-029	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> S
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*View of the rear north facing elevation of the Main House*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-030	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> SW
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*View of the rear north facing elevation of the Main House*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-031	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> S
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*East facing elevation of the modified stable block (Building 8)*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-032	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*East facing elevation of the modified stable block (Building 8)*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-033	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*View of the farm from the main road*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-034	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*View of the farm from the main road*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-035	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*View of the farm from the main road at a distance*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-036- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NW
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*View of East Range, oblique view of Building 2 southern and eastern elevation visible in middle of shot*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-037- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NW
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View of Building 2 southern and eastern elevation, and gable end of Building 1



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-038- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> N
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*Detail of damage to south elevation of Building 1*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-039- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NW
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Remains of south elevation of Building 1



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-040- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> N
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Remains of south elevation of Building 1



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-041- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> N
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*Detail of south elevation of Building 1*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-042- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*Detail of damage to south elevation of Building 1*





<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-043- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> W
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*View of Building 2 and gable end of Building 1*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-044- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> SW
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NE corner of Building 1 and 2



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-045- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> N
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*South elevation of the west half of Building 1*



<b>Client:</b> Edwin Thompson	<b>Photo No.</b> P23-050-046- client	<b>Date:</b> 06-03-23	<b>Direction Taken:</b> NE
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South elevation of the east half of Building 1





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-047- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NW
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*View of Building 1 and 2*



<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-048- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NW
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*Detail of remains of a window on the north elevation of Building 1*





<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-049- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> W
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*Interior view of west gable of Building 1*



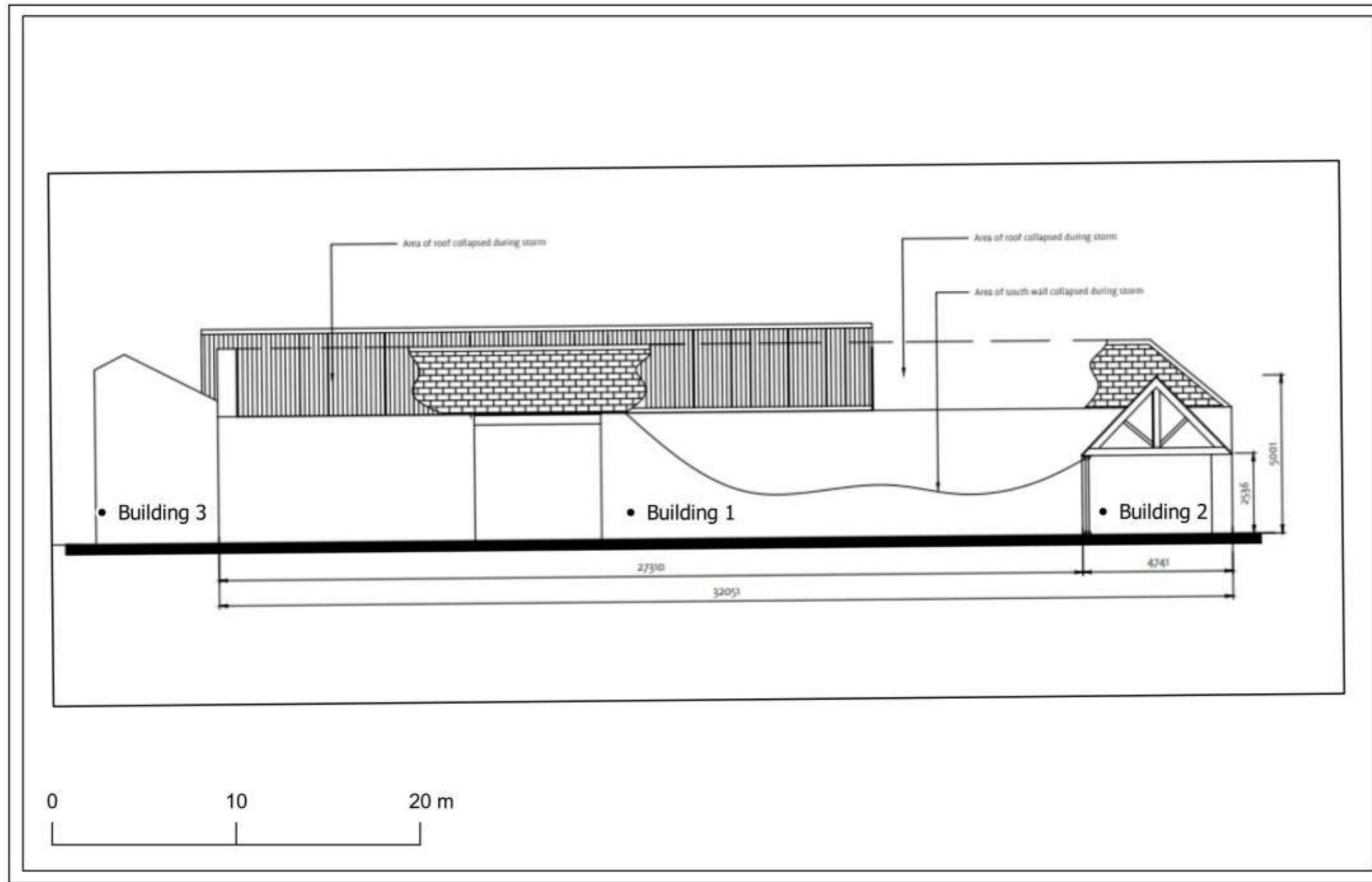
<i>Client:</i> Edwin Thompson	<i>Photo No.</i> P23-050-050- client	<i>Date:</i> 06-03-23	<i>Direction Taken:</i> NE
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*Interior NE corner of Building 1*

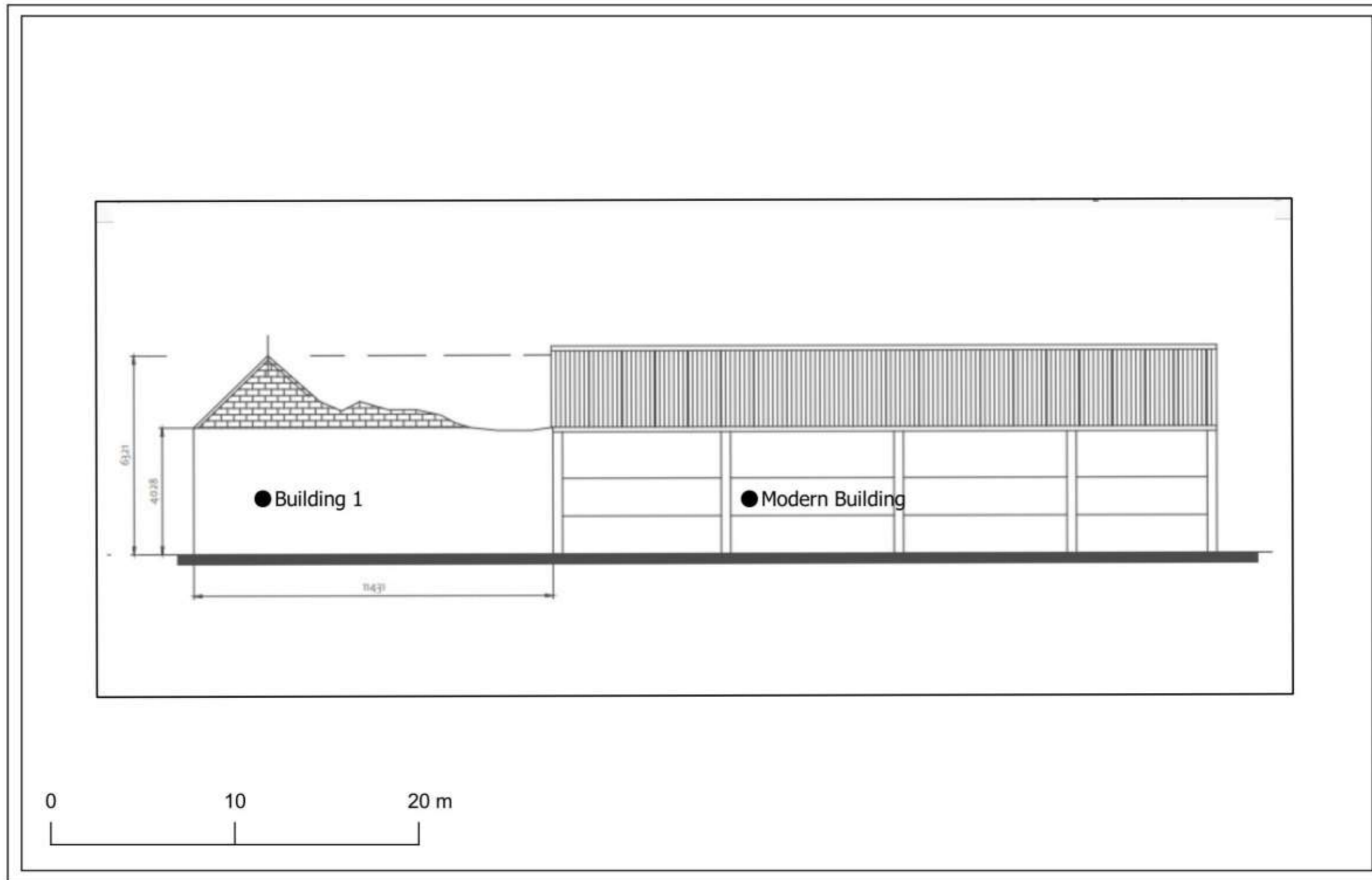




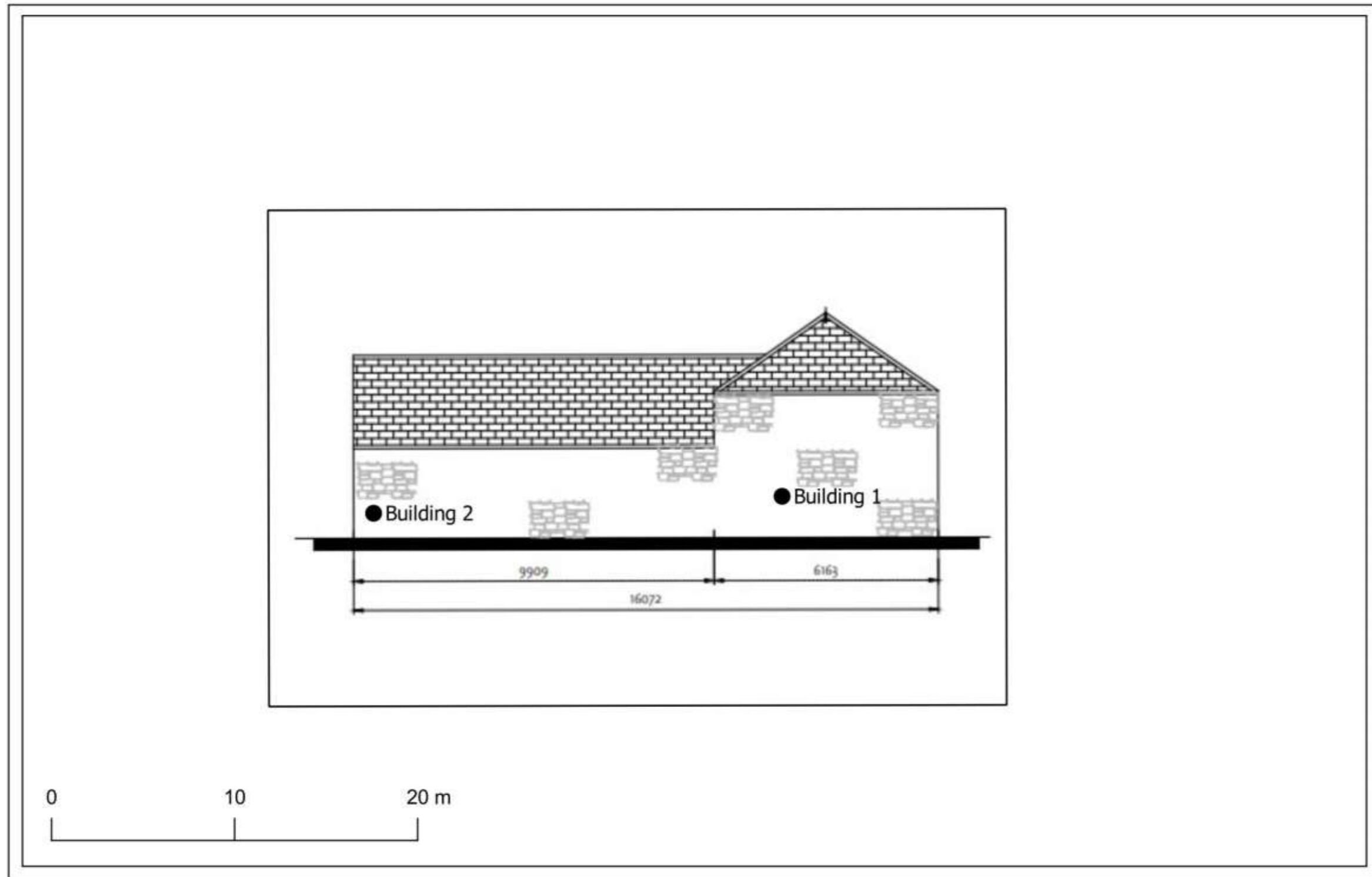
## APPENDIX 2: DRAWINGS



Drawing 1 South Facing Elevation of Building 1 (Provided by the client)



Drawing 2 North Facing Elevation of Building 1 (Provided by the client)



Drawing 3 East Facing Elevation of Buildings 1 and 2 (Provided by the client)

## APPENDIX 3 PHOTOGRAPHIC REGISTER

Table 1. Photograph Register

	Description	FACING
P23-050-01	View of the south range including the original entrance	NW
P23-050-02	View of the south range including the original entrance	NW
P23-050-03	View of the remains of the east range	NW
P23-050-04	The west elevation of the modified stable block to the east of the farmstead	NE
P23-050-05	View of the removed buildings 1 and 2 showing the remaining gable of building 1	W
P23-050-06	View of the removed buildings 1 and 2 showing the remaining gable of building 1	W
P23-050-07	East elevation of building 3 and the remaining gable of building 1	W
P23-050-08	Detail of the remaining gable of building 1	W
P23-050-09	Detail of the remaining gable of building 1	W
P23-050-10	Detail of the remaining gable of building 1 within building 3	E
P23-050-11	Detail of the remaining gable of building 1 within building 3	E
P23-050-12	General view of building 3	NW
P23-050-13	South facing gable end of building 3	N
P23-050-14	Courtyard area showing the south facing elevation of building 4	N
P23-050-15	Courtyard area showing the east facing elevation of building 5	W
P23-050-16	Detail of the east facing elevation of building 5	W
P23-050-17	General view of the courtyard with buildings 4 and 5	NW
P23-050-18	Internal north facing elevation of the remains of building 6	S
P23-050-19	West elevation of building 3 and east side of building 4	NE
P23-050-20	Internal view of the main entrance on the south range building 7	S
P23-050-21	External view of the main entrance on the south range building 7	N
P23-050-22	External west elevation of the west range, building 5	NE
P23-050-23	External south elevation of the south range, building 7	NE
P23-050-24	External west elevation of the west range, building 5 north end	NE
P23-050-25	External west elevation of the west range, building 5	SE
P23-050-26	View of front south facing elevation of the Main House	NE
P23-050-27	View of front south facing elevation of the Main House	NE
P23-050-28	View of front south facing elevation of the Main House plus entrance	NE



P23-050-29	View of the rear north facing elevation of the Main House	S
P23-050-30	View of the rear north facing elevation of the Main House	SW
P23-050-31	East facing elevation of the modified stable block	S
P23-050-32	East facing elevation of the modified stable block	W
P23-050-33	View of the farm from the main road	W
P23-050-34	View of the farm from the main road	W
P23-050-35	View of the farm from the main road at a distance	W
P23-050-36-client	View of East Range	NW
P23-050-37-client	View of Building 2 and gable end of Building 1	NW
P23-050-38-client	Detail of damage to south elevation of Building 1	N
P23-050-39-client	Remains of south elevation of Building 1	NW
P23-050-40-client	Remains of south elevation of Building 1	N
P23-050-41-client	Detail of south elevation of Building 1	N
P23-050-42-client	Detail of damage to south elevation of Building 1	NE
P23-050-43-client	View of Building 2 and gable end of Building 1	W
P23-050-44-client	SE corner of Building 1 and 2	SW
P23-050-45-client	South elevation of the west half of Building 1	N
P23-050-46-client	South elevation of the east half of Building 1	NE
P23-050-47-client	View of Building 1 and 2	NW
P23-050-48-client	Detail of remains of a window on the north elevation of Building 1	NW
P23-050-49-client	Interior view of west gable of Building 1	W
P23-050-50-client	Interior NE corner of Building 1	NE