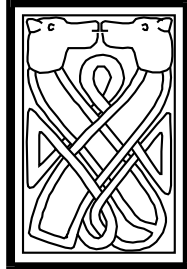


BAMBURGH RESEARCH PROJECT



CARTERSIDE FARM, ROTHBURY, NORTHUMBERLAND

HISTORIC BUILDING RECORDING

Compiled for Mortgage Guarantee plc by The Bamburgh Research Project: Commercial Projects Section

BRP 13/02b

May 2013

SUMMARY	3
1.0 INTRODUCTION	4
1.1 Location	4
2.0 THE SITE	4
2.1 Description	4
3.0 METHODOLOGY	4
3.1 Building assessment	5
3.2 General Standards	5
4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	6
5.0 RECORDING OF THE STANDING BUILDINGS	7
5.1 Building sequence	8
6.0 IMPORTANCE OF THE STANDING BUILDINGS	9
7.0 CONCLUSIONS	10
REFERENCES	11
APPENDIX I The Written Schedule of Investigation	12
Figure 1	Site location
Figure 2	Location of the farm buildings
Figure 3	Cartographic evidence
Figure 4:	Plan of the original buildings
Figure 5:	Plan of the new development
Plate 1:	Room F from the south-west, two archways were blocked at the time of the development
Plate 2:	Rooms E and F from the south-east
Plate 3:	Rooms A and B, from the south-west, one archway is blocked on the south side of Room B
Plate 4:	Room B part demolished with the through passageway visible between Rooms A and B, facing east
Plate 5:	Northern part of the western building range following the demolition of the late 20 th century shock sheds, Rooms B, C and D, facing west
Plate 6:	Rooms B, C and D, facing south-west
Plate 7:	The north side of Room F with extensions I and L, facing south
Plate 8:	South end of Room E, showing blocked doorway, facing north

SUMMARY

This document has been compiled by The Bamburgh Research Project for Mortgage Guarantee plc during May 2013 and sets out the results of the investigation and recording of the post medieval standing buildings at Carterside Farm, Rothbury, Northumberland. The work has been undertaken in accordance with the brief issued by the Northumberland County Council Conservation Team and the Written Scheme of Investigation compiled by the BRP in February 2011 (Appendix I). The Northumberland County Council Conservation Team reference is: B6/2: 11418, the Planning reference is: 10/B/0277.

Carterside lies on the northern side of an unclassified road between Newtown and Whitton, some 1,200m to the southwest of the centre of the town of Rothbury in Northumberland (NGR NU 0493 0090) (Figures 1 and 2).

The town of Rothbury is of Anglo-Saxon origin and sculpted stone fragments of a substantial cross, dated to the first half of the 9th century, on stylistic evidence, have been taken as indicative of an early ecclesiastical site (Cramp, R. Online Corpus). In the later middle ages Rothbury was a royal borough of the crown. It passed through a series of medieval owners into the hands of the Earl of Northumberland. The township of Newton, of which Carterside appears to have been a satellite farm, is mentioned in records from 1242. Carterside is first mentioned, directly, in the early 19th century as a part of Newton when it was purchased by the 1st Lord Armstrong to form part of the Cragside Estate.

The farm complex comprises a farm house and two ranges of buildings, the central C-shaped and extending parallel to the road, and the third, T-shaped, on the west side and extending away from the road. The farm occupies 75m east to west and 42m north to south. The buildings themselves slope gently downhill from south to north as they extend away from the road (Figure 2).

At least three phases of construction would appear to be present with the core represented by Room F, which was substantially added to by Rooms E, G and H by the time of the compilation of the 1st Edition OS. It is unclear if the farm building formed part of the original build or was part of phase two along with the now missing Room J that joined the house to the main range. The western range would appear to have been constructed as part of Phase 2 with the phase 3 addition of the cottage-like structure Room D. Parallel with the other buildings on the estate at Newton would indicate an 18th century date for the Room F core, and that the upper storey may have functioned as a grain store.

The stone farm buildings at Carterside Farm represent a modestly complex sequence of farm structures, probably dating back to the later 18th century, further developed into the early 19th century. The sequence represent an interesting range of structures, but are representative of a post medieval building tradition of agricultural improvement common within older Northumbrian farms. As such they represent part of a wider building tradition associated with the agricultural improvement movement of the 18th and 19th centuries. These included the construction of new stone farm complexes to replace the previously crude buildings of the late medieval tradition as well as changes in crop rotation and livestock breeding. As such the present structures are of value as evidence of such changes but fit into a common tradition.

CARTERSIDE FARM, ROTHBURY, NORTHUMBERLAND

REPORT ON THE RECORDING OF HISTORIC BUILDINGS

1.0 INTRODUCTION

- 1.0.1 This document has been compiled by The Bamburgh Research Project for Mortgage Guarantee plc during May 2013 and sets out the results of the investigation and recording of the post medieval standing buildings at Carterside Farm, Rothbury, Northumberland.
- 1.0.2 The work has been undertaken in accordance with the brief issued by the Northumberland County Council Conservation Team, as far as can be realised, and the Written Scheme of Investigation compiled by the BRP in February 2011 (Appendix I) and undertaken as part of the mitigation of the now completed development. The Northumberland County Council Conservation Team reference is: B6/2: 11418, the Planning reference is: 10/B/0277 and the OASIS number is: bamburgh1-150173.

1.1 Location

- 1.1.1 Carterside lies on the northern side of an unclassified road between Newtown and Whitton, some 1,200m to the southwest of the centre of the town of Rothbury in Northumberland (NGR NU 0493 0090) (Figures 1 and 2).

2.0 THE SITE

2.1 Description

- 2.1.1 The farm complex comprises a farm house and two ranges of buildings, the central C-shaped parallel to the road and the third, T-shaped, on the west side and extending away from the road. The farm extends for 75m east to west and 42m north to south. The buildings themselves slope gently downhill from south to north as they extend away from the road (Figure 2).

3.0 METHODOLOGY

- 3.0.1 As specified by the brief issued by the Northumberland County Council Conservation Team the evaluation of the standing and formerly standing buildings will be undertaken retrospectively using the available historical records and photographs in addition to the compilation of a photographic record of the standing structures. The building recording will conform as far as possible with Section 3 of the English Heritage Guidelines (EH 2006).

3.0.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) (IFA 2000) and will follow the IFA Standard and Guidance for for building recording of the Royal Commission on the Historical Monuments of England (RCHME 1996) and for the archaeological investigation and recording of standing buildings or structures (IFA 1994).

3.1 Building assessment

3.1.1 The building recording will evaluate the archaeological potential and significance of the buildings in the development area based on information derived from:

1. A written account.

- Precise details of the location of the building, by name or street number, civil parish or town.
- The National Grid reference of the building and details of listing or scheduling
- The date when the record was made and the name of the recorder
- A summary of the building's plan, type and purpose, materials used in construction and so far as is possible, the date of construction
- The names of architects, builders, patrons and owners (if known)

2. Drawn Record

- A scale plan of all floors as existing, showing the form and location of any structural features of historic significance (including blocked windows and doors, former fireplace openings, masonry joints, changes in internal levels, internal fixtures and fittings)

3. Photographic Record

- General views of the exterior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings

3.1.2 The buildings will be assessed using historic maps, photographs and records in order to establish the historic significance of the standing and formerly standing buildings.

3.2 General Standards

3.2.1 All staff will be suitably qualified and experienced and a brief CV will be included in this WSI and will be familiar with the archaeological background to the site. In addition they will be aware of the work to be undertaken.

3.2.2 A full and proper record (written, graphic and photographic as appropriate) should be made for all work, using pro forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings should be drawn at 1:50, 1:20 and 1:10 scales as appropriate.

- 3.2.3 The recorded buildings should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area.
- 3.2.4 A photographic record should be taken in colour transparency and black and white print and should include a clearly visible metric scale in each frame.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.0.1 The upland landscape around Rothbury represents a zone of survival of prehistoric remains, including hill forts, settlements, standing stones, burials and cup and ring marked stones. The southern valley floor site of Carterside Farm places it outside the main area of surviving prehistoric remains. An earthwork of probably Romano-British date is present near Newtown to the west of the site (HER 2816).
- 4.0.2 The town of Rothbury is of Anglo-Saxon in origin and sculpted stone fragments of a substantial cross, dated to the first half of the 9th century AD, on stylistic evidence, have been taken as indicative of an early ecclesiastical site (Cramp, R. Online Corpus).
- 4.0.3 In the later middle ages Rothbury was a borough of the crown. It passed through a series of medieval owners into the hands of the Earl of Northumberland. The township of Newton, of which Carterside appears to have been a satellite farm, is mentioned in records from 1242. A Bastle house, of 16th to 17th century date, is present at the estate centre of Newton (HER 2818). Carterside is first mentioned in the early 19th century, listed as a part of Newton, when the Newton estate was purchased by the 1st Lord Armstrong to form part of the Cragside Estate.
- 4.0.4 The farm at East Newton, which is the estate centre to which Carterside is a dependent farm, has been dated to the late 18th and early 19th century and so is broadly comparable to Carterside Farm. The buildings are reported as stone build of rubble and dressings (HER 15080). As head farm of the estate, it is almost certainly not without significance that the buildings, in form and style, are very reminiscent of those at Carterside.
- 4.0.5 The the farmhouse and two building ranges that comprise the present study are depicted on the 1st Edition Ordnance Survey map and therefore were built prior to the mid 19th century. In fact some buildings are depicted in the present area of the site on Fryer's Map of 1820, though it is by no means certain that these represent any of the standing structures. Great strides in agricultural improvements were made in Northumberland from the 18th century. These improvements included the construction of new stone and brick farm buildings to replace cruder often wattle and daub structures noted by a number of travellers accounts of the northern counties (McCord and Thomson 1988). The stone buildings that are the subject of the present study would fit comfortably within the 1750 to 1850 date range.
- 4.0.4 A WWII pillbox is present on the farm land (HER 2880)

5.0 RECORDING OF THE STANDING BUILDINGS

- 5.0.1 The standing building assessment was undertaken by Graeme Young on the 25th April 2013. This was after the building work had been completed and as such the following reconstruction of the build sequence and form is based on surviving structures, cartographic evidence and photographs supplied by the client (Figure 4). The structures are constructed throughout from sandstone, but do display different build characteristics and a variety of masonry sizes and finishes, suggesting more than one phase of construction and alteration. The buildings appear to have been roofed throughout in slate. The internal features of the buildings have been altered or covered during the development of the structures as housing, particularly with regard to what were likely more utilitarian floors to cart and stock sheds. As a consequence the original use of individual rooms is, in the main, elusive.
- 5.0.2 The C-shaped range of buildings, in the centre and nearest the road, would appear from both position and form to have formed the heart of the farm complex and to have been the earliest constructed on the site. The east-west range, Room F, is formed from square cut rectangular masonry blocks of varying sizes up to 0.7m wide by 0.25m in height down to small blocks. The structure was irregularly coursed, but formed a build of apparently good quality. It measured 21m by 5.5m and had an upper storey over the eastern half of the structure. A single build with north and south facing doorways in the western single storey element and a series of four archways let into the south wall of the eastern two storey section. Rooms E, G, H and I were a later additions, present by the 1st Edition OS map's compilation, indicating their construction by the first half of the 19th century. The additions were also constructed from square cut blocks but of generally smaller proportions than those of the original build. Rooms E and G formed a north to south range on the east end of F measuring 17m north to south by 5.6m east to west, with G overlapping range F at a width of 8.5m. The range formed by Rooms H and I measured 18m north to south by 5.5m east to west. Two doors led into the east wall of Room E on its south side and a further blocked doorway was present in the south wall, originally leading out to the road (Plate 8). Two doorways were present in the east wall of Room H and no trace of structure J, that joined this range to the farmhouse on the first edition, was visible. A further doorway, facing west and opposite those into Room E, was present. Modestly sized simple square windows were present within the range including a series of three in each long wall of the upper storey element of F (Plates 1 and 2).
- 5.0.3 Room F, likely to be the earliest part of the C-shaped structure is reminiscent of structures at East Newton and can be interpreted as a range of shelter sheds and cart sheds with the upper storey part a grain store. The masonry build style is of a somewhat better quality at Carterside, but a similar 18th century date for the construction would seem likely. The main farm buildings at West Newton are also U-shaped in plan and dated to *c.* 1830 (HER 15087). The close links between these elements of the estate could indicate that the two ranges assumed their present layout at a broadly contemporary date.
- 5.0.4 The 1st Edition OS depicts a range (J) joining the C-shaped range to the farmhouse building K, but this had been demolished by the compilation of the 2nd Edition, and no trace now remains. The farmhouse is a two storey building with a lean-to attachment on its west side.

It gives a general impression of a single build of smaller square cut masonry blocks, similar in proportion to those of the second phase of the C-shaped range. It has simple rectangular doors with plain lintels and a series of equally simple rectangular sash windows. It appears to represent a simple functional domestic building and has not been altered as part of the current development. The farmhouse at West Newton is of a similar build style and is reported as a built about 1830 (HER 15086), which could be indicative of the general build date of the current farmhouse.

- 5.0.3 Rooms A, B and C formed a T-shaped range extending northwards from the road on the west side of the farm. It was not attached to the C-shaped range being separated by 5.9m. The range measured 29m by 15.6m overall. Room A, measured 11.56m by 5.9m and was adjoined to room B at its north end where a cross-passage, at the south end of B, led through the building. The L-shaped section formed by B and C was offset slightly to the east. B and C are stepped down the slope. This block was 15.6m by 17.6m overall and formed from wings 5.4m wide. Rooms A, B and C appear to have formed a single build, originally, but the preponderance of small and irregular sandstone blocks towards the base of the structure and somewhat larger, but still irregularly coursed blocks higher in the walls may indicate more than one phase of work. That noted, no clear evidence of a phase division was present and it is quite possible that this was just an eccentricity of the build. A door was present in the west wall of Room A and three archways led through the south wall of B. A further archway was present in its east wall with a further three in the east wall of Room C, which formed cart sheds, shelter sheds or a simple storage area. Simple square windows were present in the west wall of Room A but not elsewhere within the range (Plates 3, 4, 5 and 6).
- 5.0.4 An additional Room (L) measuring 4.8m by 4.9, was added to the north side of Room F by the 1920s, from cartographic evidence. It represented a simple lean-to addition to the north side of room F with a large rectangular door taking up much of the west wall. A cottage-like building (Room D) had also been constructed onto the north end of the western range. It measured 9m east to west by 8.3m north to south and was a single phase build of small to medium rectangular, regularly coursed, sandstone blocks. A simple door was set into the east wall and two equally plain windows were present in each of the west, north and east walls (Plate 7).
- 5.0.5 A rectangular stock building, of post 1980 construction, stood at the northern side of the yard and measured *c.* 24m east to west by *c.* 15m north to south. It was demolished as part of the development process.

5.1 Building Sequence

- 5.1.1 At least three phases of construction would appear to be present with the core represented by Room F, which was substantially added to by Rooms E, G and H by the time of the compilation of the 1st Edition OS. It is unclear if the farm house formed part of the original build or was part of phase two along with the now missing Room J that joined the house to the main range. The western range would appear to have been constructed as part of phase 2 with the phase 3 addition of the cottage-like structure Room D.

6.0 IMPORTANCE OF THE STANDING BUILDINGS

- 6.0.1 The stone farm buildings at Carterside Farm represent a modestly complex sequence of farm structures, probably dating back the the later 18th century to very early 19th century at their earliest. The sequence represents an interesting range of structures but are representative of a post medieval building tradition of agricultural improvement common within older Northumbrian farms.

7.0 CONCLUSIONS

7.0.1 The buildings at Carterside Farm, as stated, represent part of a wider building tradition associated with the agricultural improvement movement of the 18th and 19th centuries. These included the construction of new stone farm complexes to replace the previously crude buildings of the late medieval tradition as well as changes in crop rotation and livestock breeding. As such the present structures are of value as evidence of such changes but fit into a common tradition.

REFERENCES

Published and unpublished sources

- English Heritage *Archaeology Division Research Agenda*, 1997.
English Heritage *Management of Research Projects in the Historic Environment*, 2006.
English Heritage *Understanding Historic Buildings. A guide to good recording practice* (EH product code 51125) 2006.
IFA 2008 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Building or Structures*.
IFA 2008 *Code of Conduct*
McCord, N. and Thomson, R.
The Northern Counties from AD 1000, Newcastle.1998

Armstrong's map of 1769

Fryer's map of 1820

Greenwood's map of 1828

1st Edition Ordnance Survey, 25 inch to the mile

2nd Edition Ordnance Survey, 25 inch to the mile

3rd Edition Ordnance Survey, 25 inch to the mile

http://www.ascorpus.ac.uk/corpus.php?pageNum_urls=458

http://www.ascorpus.ac.uk/corpus.php?pageNum_urls=459&totalRows_urls=532

APPENDIX I

CARTERSIDE FARM, WHITTON, NORTHUMBERLAND

WRITTEN SCHEME OF INVESTIGATION FOR THE RECORDING AND ASSESSMENT OF THE STANDING AND FORMERLY STANDING BUILDINGS

2.0 INTRODUCTION

- 1.0.1 This document has been compiled by The Bamburgh Research Project for Mortgage Guarantee plc during February 2013. The document sets out the written scheme of investigation for the recording assessment of the standing and formerly standing buildings at Carterside Farm, Whitton, Northumberland.
- 1.0.2 The written scheme of investigation details the proposed scheme of work to be undertaken as part of the mitigation of the now completed development, as far as can be realised, and in line with the brief issued by the County Council Conservation Team. The Northumberland County Council Conservation Team reference is A39/2; 5526 and the Planning reference number is: A/2006/0064.

1.1 Location

- 1.1.1 The development area lies at Carterside Farm between Whitton and Newtown, 1km south-west of Rothbury in central Northumberland (NGR NU 0493 0090) (Figure 1).

2.0 METHODOLOGY

- 2.0.1 As specified by the brief issued by the Northumberland County Council Conservation Team the evaluation of the standing and formerly standing buildings will be undertaken using the available historical records and photographs in addition to the compilation of a photographic record of the standing structures. The building recording will conform as far as possible with Section 3 of the English Heritage Guidelines.
- 2.0.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) (IFA 2000) and will follow the IFA Standard and Guidance for building recording of the Royal Commission on the Historical Monuments of England (RCHME 1996) and for the archaeological investigation and recording of standing buildings or structures (IFA 1994).

2.1 Building assessment

- 2.1.1 The building recording will evaluate the archaeological potential and significance of the buildings in the development area based on information derived from:

A written account.

- Precise details of the location of the building, by name or street number, civil parish or town.
- The National Grid reference of the building and details of listing or scheduling
- The date when the record was made and the name of the recorder
- A summary of the building's plan, type and purpose, materials used in construction and so far as is possible, the date of construction
- The names of architects, builders, patrons and owners (if known)

Drawn Record

- A scale plan of all floors as existing, showing the form and location of any structural features of historic significance (including blocked windows and

doors, former fireplace openings, masonry joints, changes in internal levels, internal fixtures and fittings)

Photographic Record

- General views of the exterior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings

2.1.2 The buildings will be assessed using historic maps, photographs and records in order to establish the historic significance of the standing and formerly standing buildings.

2.2 General Standards

2.2.1 All staff will be suitably qualified and experienced and a brief CV will be included in this WSI and will be familiar with the archaeological background to the site. In addition they will be aware of the work to be undertaken.

2.2.2 A full and proper record (written, graphic and photographic as appropriate) should be made for all work, using pro forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings should be drawn at 1:50, 1:20 and 1:10 scales as appropriate.

2.2.3 The recorded buildings should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area.

2.2.4 A photographic record should be taken in colour transparency and black and white print and should include a clearly visible metric scale in each frame.

3.0 REPORT COMPILATION

3.0.1 The report will be compiled in accordance with English Heritage MoRPHE guidelines (English Heritage 2008).

The report will include:

- 3 Northumberland County Council Conservation Team reference, OASIS reference number and an 8 figure grid reference
- 4 Description of the results of the Standing Building Recording
- 5 An assessment of the importance of the standing buildings individually and as a group of buildings
- 6 Where possible an assessment of the impact on the visual setting of Scheduled Monuments, Listed buildings, Historic Parks and Gardens and Historic battlefields and unscheduled archaeological sites of national or regional importance

3.2 Illustrations

- A location plan of the site at an appropriate scale of at least 1:10 000 will be included
- A location plan of the extent of the proposed development area at a recognisable planning scale, and located with reference to the national grid
- Copies of all maps described in the text with the extent of the proposed development area marked on each map. Where copyright prevents the inclusion of a map in the report, a hand-drawn copy will be provided. Where possible historic maps will be transcribed either by hand or digitally, as an overlay on to the 1st Edition Ordnance Survey to allow details to be assessed in relation to recent features.
- A plan with the extent of the proposed development area and showing the location of all archaeological sites, Scheduled Monuments, Listed buildings, Historic Parks and Gardens and

- Historic battlefields in the proposed development area and the wider study area will be included
- Plans, Drawings and photographs appropriate to the building recording required

Site archive

- 3.2.1 An archive containing a copy of the report and original illustrations and tracings that are not included in the report and digital copies of the report and illustrations will be deposited in the appropriate local museum within 6 months of the completion of the post excavation work.
- 3.2.2 An online OASIS form will be completed for the project as part of the post-excavation assessment process.
- 3.2.3 The site archive will be deposited with the appropriate museum within six months of the completion of the report.
- 3.2.4 A summary of the recording report will be submitted to the County Council Conservation Team for inclusion in 'Archaeology in Northumberland' by December 2009.

4.0 PERSONNEL

- 4.0.1 The designated project manager Graeme Young, is one of the five directors of the Bamburgh Research Project. A graduate of Newcastle University, with 23 years of experience in field archaeology including directing a number of excavations of urban medieval sites in Newcastle and Durham. He is an Associate Member of the Institute of Field Archaeologists.
- 4.0.3 Additional field staff, with appropriate archaeological experience, will be engaged as required.

5.0 HEALTH AND SAFETY

- 5.0.1 The Bamburgh Research Project complies with the 1974 Health and Safety Act and its subsequent amendments in all its operations. The SCAUM manual and the Bamburgh Research Project Health and Safety Policy Document is followed for all site works. A designated and appropriately trained first aider is present at all times during working hours. A First Aid kit, Accident Book and telephone are provided for each project. Safety footwear is mandatory on all excavation sites. Where required safety helmets and reflective jackets are provided.
- 5.0.2 All staff undergo a safety induction prior to commencing work on site. A written risk assessment is undertaken specific for each site. The safety assessment is reviewed on a daily basis and changes to the working conditions monitored continually during adverse weather conditions.

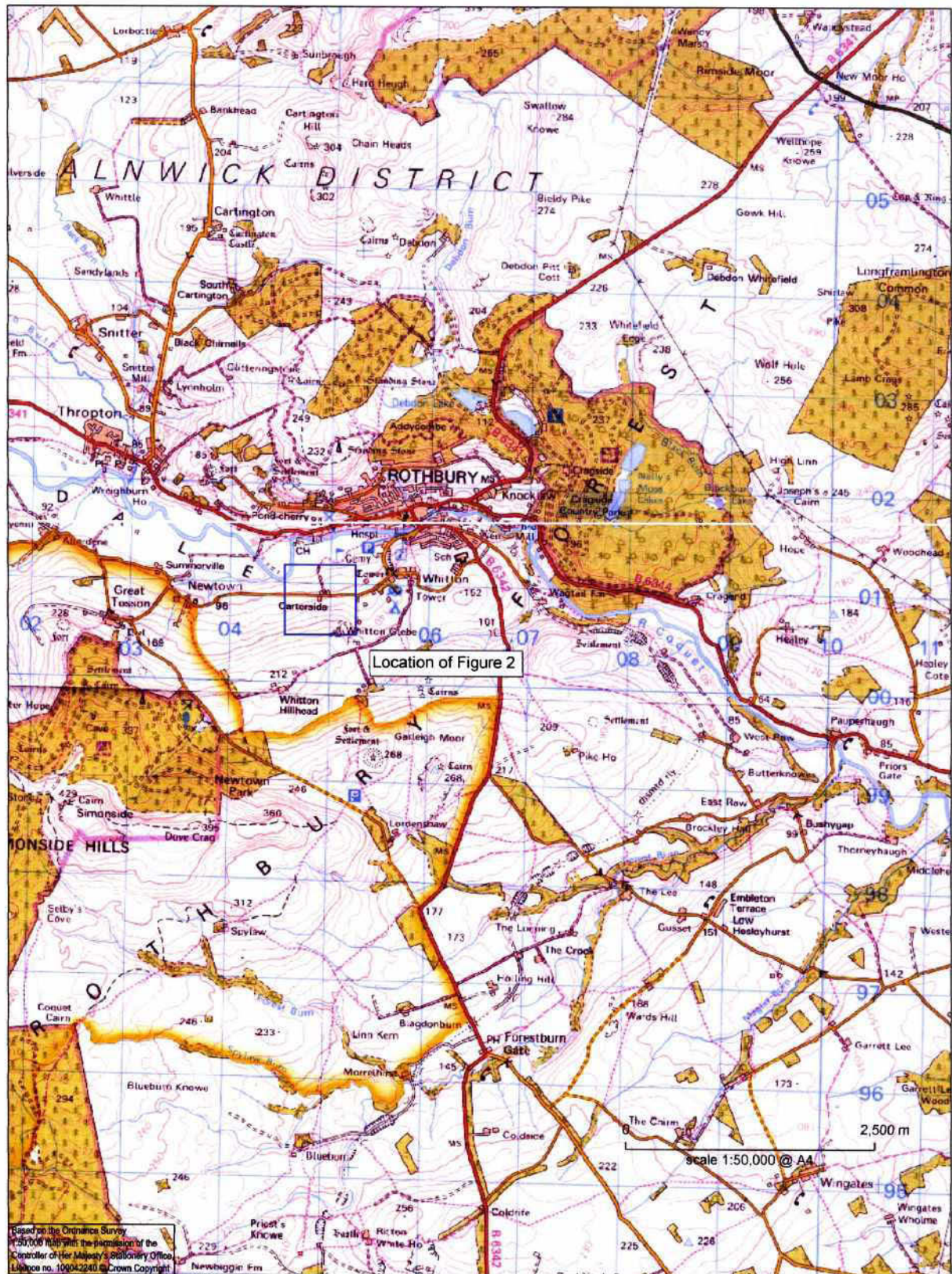


Figure 1 Location plan



Figure 2 Location of the farm buildings

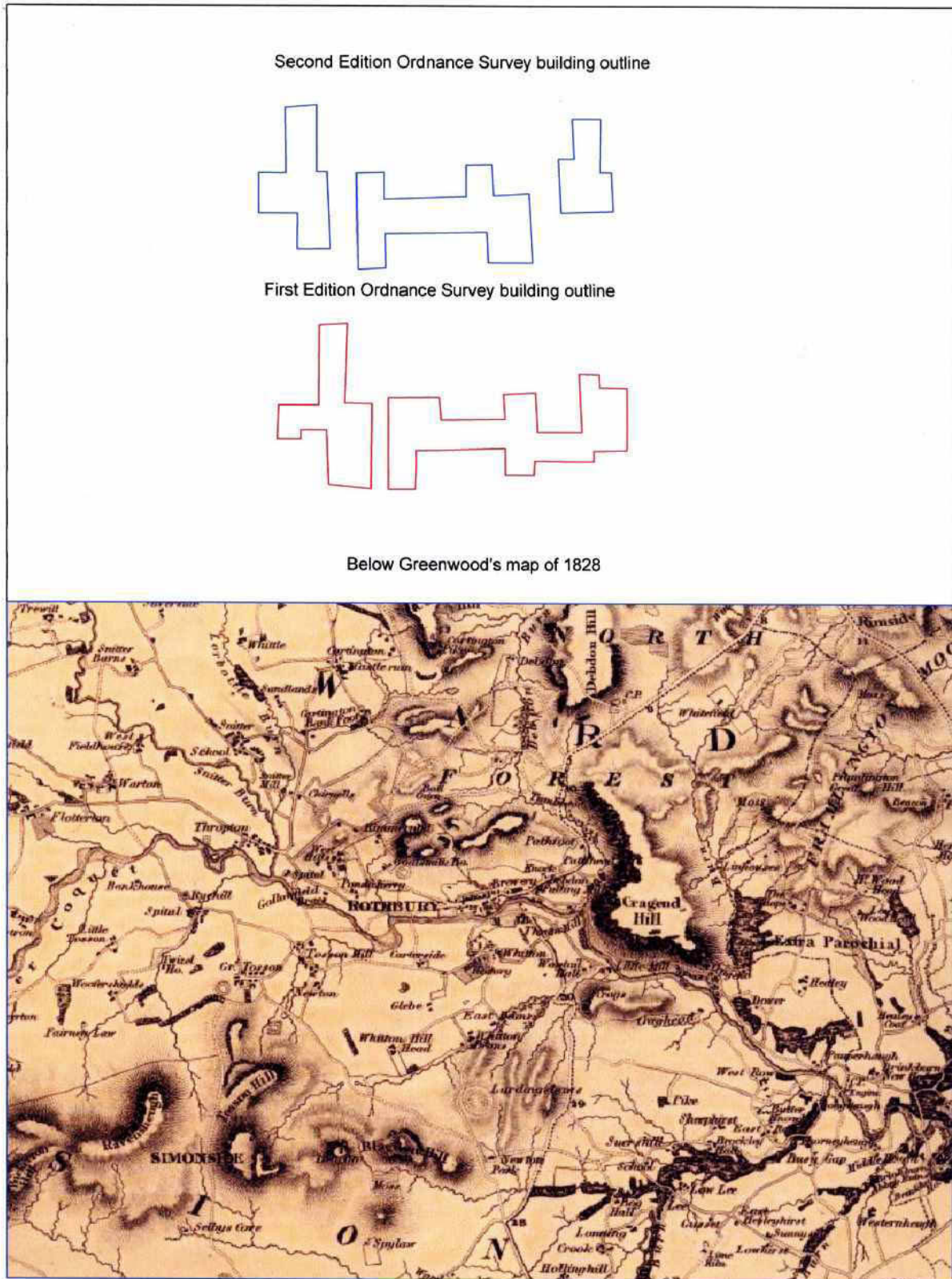


Figure 3 Cartographic evidence

©BRP 2013

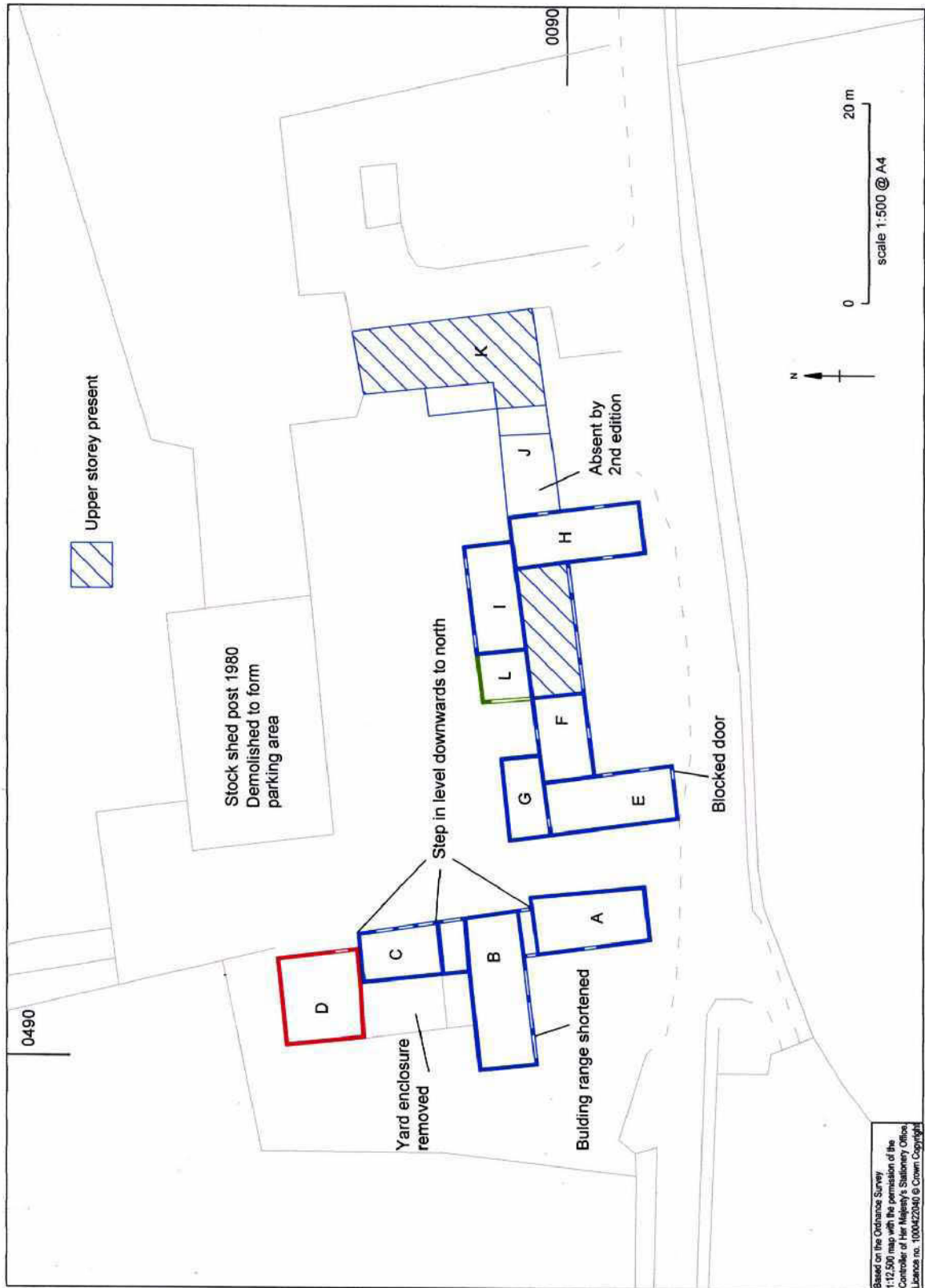


Figure 4 Plan of the original buildings

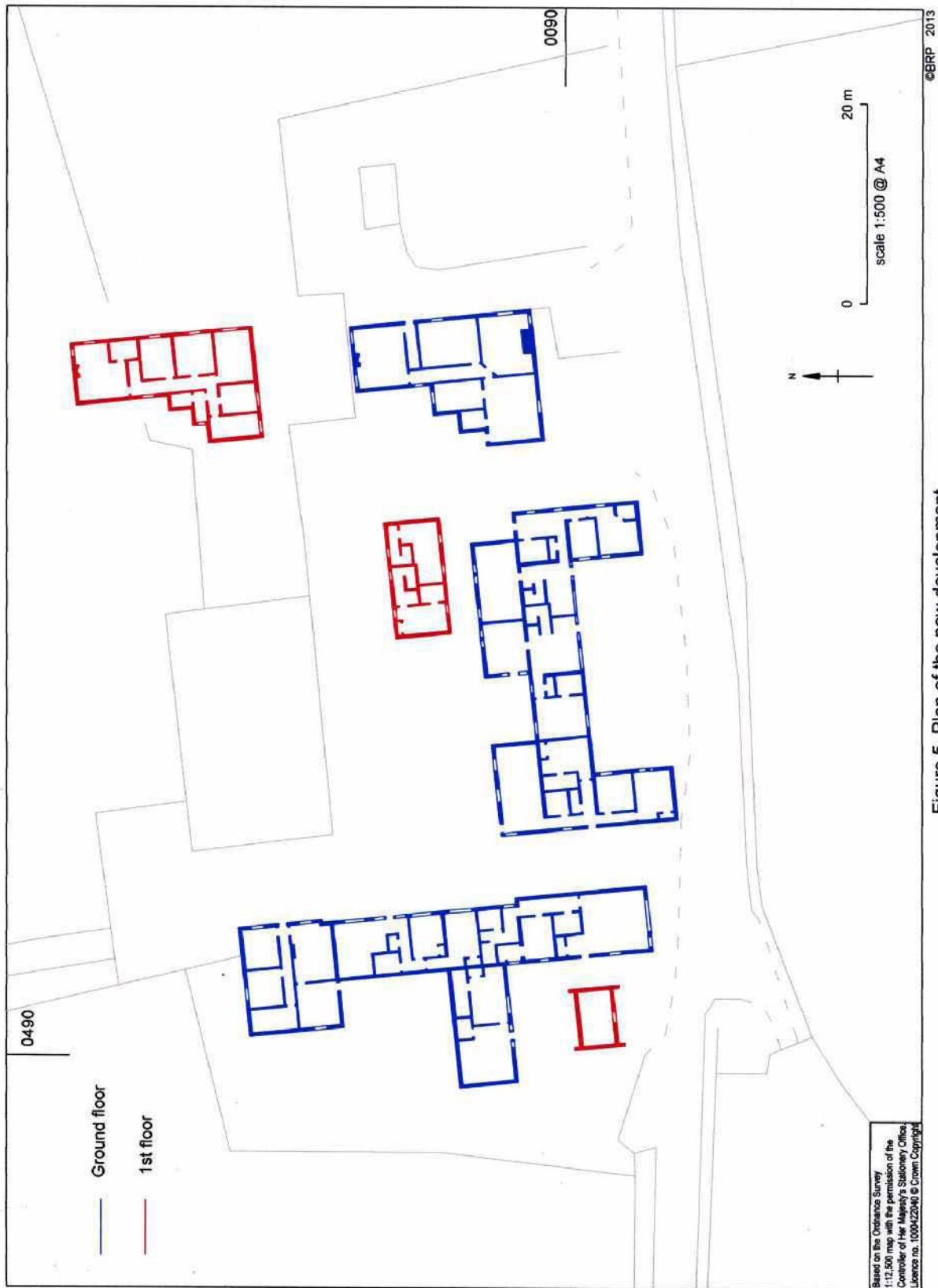


Figure 5 Plan of the new development



Plate 1: Room F from the south-west, two archways were blocked at the time of the development



Plate 2: Rooms E and F from the south-east



Plate 3: Rooms A and B, from the south-west, one archway is blocked on the south side of Room B



Plate 4: Room B part demolished with the through passageway visible between Rooms A and B, facing east



Plate 5: Northern part of the western building range following the demolition of the late 20th century shock sheds, Rooms B, C and D, facing west



Plate 6: Rooms B, C and D, facing south-west



Plate 7: The north side of Room F with extensions I and L, facing south



Plate 8: South end of Room E, showing blocked doorway, facing north