



# Yew Trees Farm, Yew Trees Lane Bolsterstone South Yorkshire

Historic building recording



Planning Ref: NP/S/1218/1130; LBC Ref: NP/S/1218/1131  
Appeal Decision Ref: APP/M9496/Y/193224901  
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Unit R6  
Sheaf Bank Business Park  
Prospect Road  
Sheffield  
S2 3EN

[www.wessexarch.co.uk](http://www.wessexarch.co.uk)

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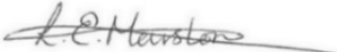
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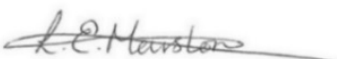
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National grid reference 426947, 396437 (SK 26947, 96437)  
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Project management by Lucy Marston  
Document compiled by Alvaro Mora-Ottomano and Seth Price  
Graphics by Alvaro Mora-Ottomano and Joanna Debska

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## Summary

Wessex Archaeology has been commissioned [REDACTED] to produce a historic building record relating to the proposed development at Yew Trees Farm, Yew Trees Lane, Bolsterstone, South Yorkshire.

The Site comprises an irregular courtyard farm complex with dispersed buildings, including a cart shed, cattle sheds, barns, and a farmhouse. The farmhouse comprises two merged structures: Yew Tree Cottage, designated as a Grade II listed building (NHLE no. 1240678), and Yew Tree Farmhouse, also a Grade II listed building (NHLE no. 1240698). The merged listed buildings were the subject of the historic building recording.

The primary phase of construction corresponds to the 17th-century Yew Tree Cottage: a two-storey lobby- / baffle-entry dwelling with an integral cross-wing to its north-east. The Cottage was the primary dwelling within the farmstead which included other agricultural outbuildings.

The Cottage was substantially altered at the end of the 18th century when the adjacent Farmhouse was built; a larger and more dominant structure, constructed in a typically Georgian aesthetic. The construction of the Farmhouse necessitated part demolition of the cross-wing's northern wall, and a range of modernisations and alterations to the interior of the Cottage, including the insertion of an internal well, to provide pumped water, and an inserted access to a new cellar, constructed beneath the south of the Farmhouse.

Finally, in the later 19th century, a two-storey stone-built extension was added to the north end of the Farmhouse, functioning as a cart house and store, with a hay loft above. Later 20th-century alterations to the buildings have further affected their planform and function, in line with evolving domestic and agricultural needs and roles.

The relationship between the Cottage and the Farmhouse is unusual, and was never quite resolved during the course of either the earlier assessment, nor during this building recording exercise; the existing evidence suggests that the two buildings were disparate entities, for separate households, and yet the cellar below the Farmhouse was constructed to service the Cottage, in part, and a part of the Cottage (room G3) was subsumed into the Farmhouse as a store. It may be that the properties were not so separate, perhaps connected along through the room G3 within the Cottage, either via a stairwell, which has subsequently been removed without trace, or via an opening in the wall to G1, which has been later infilled, and subsequently reopened as a part of the current renovation works.

The historic building recording has produced an archive which is currently held in the Wessex Archaeology Sheffield Office under the project code 228960. The archive will be deposited with the Archaeological Data Services. An OASIS form ID number wessexar1-383746, has been provisionally completed and will be finalised at the time of deposition.

## Acknowledgements

The project was commissioned by [REDACTED] and Wessex Archaeology is grateful to them in this regard. Natalie Ward, Senior Conservation Archaeologist at the Peak District National Park Authority is also thanked for overseeing the work.



# Yew Trees Farm, Yew Trees Lane Bolsterstone, South Yorkshire

## Historic building recording

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 Wessex Archaeology has been commissioned by [REDACTED] (hereafter 'the Client') to produce a historic building record of Yew Trees Farm, Yew Trees Lane, Bolsterstone, South Yorkshire (hereafter 'the Site').
- 1.1.2 The Site is located within the Peak District National Park and conditional planning permission and Listed Building Consent was secured for the refurbishment, redevelopment and repair of the building through appeal (Ref. APP/M9496/Y/19/3224901). In relation to Conditions 3 and 4 of the Schedule of Conditions of the Listed Building Consent, the Peak District National Park Authority (PDNPA) specified that a programme historic building recording, commensurate with a Historic England (2016) Level 3 record, should be undertaken to record the historic fabric of the building ahead of the refurbishment works.
- 1.1.3 The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI) compiled by The Jessop Consultancy (2019) and a subsequent addendum produced by Wessex Archaeology (2020), which were submitted to and approved by Natalie Ward, Senior Conservation Archaeologist at the PDNPA, in advance of the work. The WSI and subsequent addendum set out the requirements and methodologies for the survey. All works were carried out following industry standards and best practice including the Chartered Institute for Archaeologist (CIfA 2019) and Historic England (2016).

#### 1.2 Site location and description

- 1.2.1 Yew Trees Farm is located off Yew Trees Lane, approximately 0.5 km south-west of Bolsterstone, South Yorkshire, centred on Ordnance Survey National Grid Reference (NGR) 426947, 396437 (**Figure 1**). The Site comprises an irregular courtyard farm complex with dispersed buildings, including a cart shed, cattle sheds, barns, and a farmhouse. The farmhouse comprises two merged structures: Yew Tree Cottage, designated as a Grade II listed building (NHLE no. 1240678), and Yew Tree Farmhouse, also a Grade II listed building (NHLE no. 1240698). The merged listed buildings were the subjects of the historic building recording.
- 1.2.2 The Site lies at approximately 255 metres above Ordnance Datum (aOD) on a grassy elevation, overlooking Ewden village and Moor Hall Reservoir to the south-east.
- 1.2.3 The underlying geology of the Site is mapped as Rossendale Formation – sandstone, mudstone and siltstone (British Geological Survey online viewer).

### 2 METHODOLOGY

#### 2.1 Aims and objectives

- 2.1.1 The principal aim or purpose of the historic building record, in line with the CIfA's *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or*

Structures (ClfA 2019) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016), was to:

- *provide a better understanding of the building or structure (where possible within the confines of the works), compile a lasting record, analyse the findings/record and disseminate the results.*

2.1.2 This was achieved by making an analytical record of the merged Yew Tree Cottage and Yew Tree Farmhouse, commensurate with the requirements of a Historic England Level 3 survey, allowing the presentation of this information as an archive and accompanying illustrated report.

2.1.3 Research objectives followed the questions outlined in the WSI (The Jessop Consultancy 2019) as follows:

- *What can be determined from the surviving fabric in relation to the primary phase of construction, including date of construction, plan form, circulation, use and character of fixtures or fittings? and*
- *What evidence is there for different functional spaces within the building, how did use change through time and what can that tell us of the evolution of the farm?*

## **2.2 Methodology**

2.2.1 The programme of historic building recording involved written, drawn and photographic survey. This was undertaken in accordance with the WSI (The Jessop Consultancy 2019) and Addendum (Wessex Archaeology 2020), as well as the guidelines for a Historic England Level 3 survey set out in the document *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). Comprehensive documentary research had been previously undertaken as part of the historic building appraisal (The Jessop Consultancy 2018); additional research did not form part of the programme of works.

### *The written account*

2.2.2 A written record of the Site was made, commensurate with the requirements of a Historic England Level 3 survey, which comprised:

- *the building's location (NGR and address);*
- *any statutory or non-statutory designations;*
- *the date of the record, the names of the recorders and, the location of the archive;*
- *detail of the building's form, function, date and sequence of development;*
- *details of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis;*
- *details of building's past and present use, and of the uses of its parts, with the evidence for these interpretations;*
- *detail of the building's structure and materials, evidence of repair, alteration or adaptation; and*
- *detail of the relationship to other buildings and structures.*

### *The photographic record*

2.2.3 The photographic record of the Site comprises:

- *general view or views of the buildings in their wider setting or landscape;*
- *the buildings' external appearance. Typically captured in a series of oblique views to show all external elevations of the buildings, and give an overall impression of their size and shape. Where individual elevations include complex historical information, views at right-angles to the plane of the elevation were taken;*
- *further views to reflect the original design intentions of the buildings or architect, if considered necessary, where these are known from documentary sources or can be inferred from documentary sources or can be inferred from the building or its setting;*
- *the overall appearance of the principal rooms and circulation areas;*
- *any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use, with scale where appropriate;*
- *any machinery or other plant, or evidence for its former existence;*
- *any dates or other inscriptions; any signage, makers' plates, graffiti which contribute to an understanding of the buildings;*
- *any building contents which have a significant bearing on the buildings' history; and*
- *copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of the Site.*

2.2.4 High quality digital images were taken with a Canon EOS 5D Mark II full frame digital camera (with 21 megapixel capability). A photographic scale of appropriate size was included in all general and specific detailed views, except where considered unsuitable or prevented by on-site conditions or health and safety concerns.

#### *The drawn record*

2.2.5 The drawn record comprises as existing plans and elevations supplied to Wessex Archaeology by the Client. These were checked on Site for accuracy and have been annotated in accordance with Historic England drawing conventions (2016). Additional survey was also undertaken using a Leica Disto laser-distance measurer and hand measuring techniques including a detail plan and section of a well. This data was inputted into a Motion Tablet PC running AutoCAD software to produce 2D CAD plan drawings.

2.2.6 The drawings have been enhanced to Historic England (2016) standards and drawing conventions, and have been annotated with relevant architectural and archaeological information. The drawn record is presented as figures in this report (**Figures 2 – 11**) and the project archive at a scale of 1:100, or other appropriate scale.

### **2.3 Record date**

2.3.1 The metric and photographic survey of the Site was carried out on 20th January 2020.

## **3 HISTORICAL BACKGROUND**

### **3.1 Introduction**

3.1.1 The previous buildings appraisal document produced by The Jessop Consultancy (2018) provides a detailed historical narrative related to the general development of the Site, as well as a cartographic regression analysis. In preparing this report, the Bolsterstone Conservation Area Extension Appraisal, issued in 2009, was consulted online, as it includes additional historical map evidence for the Site. No further research was required as part of this programme of historic building recording.

- 3.1.2 The previous appraisal states that Yew Trees Farm is a post-medieval farmstead (The Jessop Consultancy 2018). The farmstead was owned by Ralph Greaves in 1639, who is likely to have been responsible for the building known as the Yew Tree Cottage. Yew Tree Cottage comprised a lobby- / baffle-entry dwelling, orientated to the south, with a rear cross-wing to its north-east. During the late 18th century the farmstead was expanded, including the construction of Yew Tree Farmhouse adjacent to the Cottage. The construction of the Farmhouse resulted in the part demolition and incorporation of the northern part of the original cross-wing of Yew Tree Cottage. During the later 19th century, a further extension was constructed adjacent to the northern elevation of the Farmhouse. The merged buildings display multiple phases of constructions and alterations, dating from the 17th through to the 20th century.
- 3.1.3 Further assessment of the buildings as part of this programme historic building recording has provided indications of the historic use and layout of the building, in particularly following the construction of the Farmhouse element. The relationship between the Cottage and the Farmhouse is unusual, with parts of each property appearing situated atop the other. The evidence appears to indicate that the Cottage and Farmhouse elements operated as separate units, with no internal circulation between the two; however, recent and historic alterations may mask or have removed evidence to the contrary.

## 4 BUILDING DESCRIPTION

### 4.1 Introduction

- 4.1.1 The historic building recording at Yew Trees Farm addresses the merged ranges of Yew Tree Cottage, Yew Tree Farmhouse and the 19th-century extension to their north. A general plan of the Site was produced with the location and direction of the external plate viewpoints (**Figure 2**). Annotated phased floor plans were compiled with the location and direction of internal plate viewpoints (**Figures 3 – 6**). External elevations were also composed, as well as a plan and cross-section through a well (**Figures 7 – 11**). Room codes were previously assigned in the buildings appraisal carried out by The Jessop Consultancy (2018), which are used here for consistency.
- 4.1.2 The merged buildings comprise a rough and irregular 'L'-shaped configuration in plan, orientated approximately north to south. It is partially terraced into the hillside to the north and north-west; as a result, the internal levels step up slightly from south to north. The 17th-century Yew Tree Cottage is located to the south, with the late 18th-century Farmhouse to the centre, and a later 19th-century extension to the north.
- Yew Tree Cottage*
- 4.1.3 Yew Tree Cottage comprises a two-storey stone-built structure, originally a lobby- / baffle-entry building with an integral cross-wing to its north-east. While no evidence of a former baffle was observed during the Site visit, the back-to-back fireplaces, two-room plan, central doorway, and immediate doorway through the central spine-wall between rooms gives credence to the description (Brunskill 1997: 62). The stonework is of coursed blocks, bonded with lime mortar, with substantial dressed stone quoins. The stonework to the building's south and east elevations, and the west elevation of the main range, has been repointed with strap pointing in cementitious mortar; this creates a trompe-l'oeil of more regular blockwork, so as to appear contiguous with the later 18th-century Farmhouse.
- 4.1.4 The Cottage's principal elevation is to the south, though this elevation is now secondary, with the main Farmhouse structure presenting eastwards, towards Yew Trees Lane. The Cottage has a pitched roof, including its integral cross-wing, with plain verges and close eaves, which is covered with stone slates laid to diminishing courses.

- 4.1.5 Uncertainty has been expressed as to the original extent of the Cottage's cross-wing element. In all likelihood the cross-wing retains its original dimensions, terminating at its intersection with the Farmhouse, though having lost parts of its northern wall to demolition and reconstruction; this is evidenced by the existing fabric, with the cellar wall to the Farmhouse being constructed abutting the original north wall of the Cottage, and by evidence for former openings. Evidence of material reuse, including two stone jambs for a probable mullioned window to the former northern elevation of the cross-wing which were identified both at first-floor level, in a rebuilt section of wall, and forming part of a stone cupboard in the cellar, are further indication that the cellar was likely contemporaneous with the late 18th-century construction of the Farmhouse.
- 4.1.6 The evidence indicates that, following the construction of the Farmhouse in the late 18th century, the Cottage element remained a distinct, albeit altered, property; perhaps functioning as housing for farm workers. As part of the alterations to the building, rooms were modernised, complete with new fireplaces, with a possible bread oven and an integral well (with evidence for a former pump) in C1. A cellar was constructed, forming part of the Farmhouse at this time, with stairs leading from the Cottage being inserted. An internal wall divided the cellar in two, with separate access for each dwelling. A former external doorway to the rear of the cross-wing, located above the new cellar access, was infilled with blockwork and bond-timbers; evidence for removed stairs here further testify to this – the stairs would have risen through G4 to the doorway, set high to accommodate the rise in terrain. It would appear that the western end of the cross-wing's former north wall was largely demolished at this time also, to form a new storeroom for the Farmhouse (G3), with a short staircase, evidenced by scarring noted during the ongoing refurbishment and repair works, rising to the corridor G8 (this was also noted by The Jessop Consultancy in 2018, though interpreted as a possible external stair). G3 and G4 had previously formed a single room, though an inserted slab partition wall divided the two.
- 4.1.7 The arrangement and relationship between the two buildings is highly unusual, with the Cottage being provided with cellar space beneath the Farmhouse, and room G3 from the Cottage, becoming a storeroom for the Farmhouse. The room F3, above G3, remained a part of the Cottage.

#### *Yew Tree Farmhouse*

- 4.1.8 Yew Tree Farmhouse is a two-storey structure, with a symmetrical façade of two storeys in the Georgian style, built slightly higher than the adjacent Cottage as the ground rises towards the north (**Plate 9**). The building is constructed of coursed squared gritstone blocks, bonded with lime mortar and repointed with later cementitious mortar. The roof consists of a pitched form with close verges and plain eaves that contain gutters supported by brackets. The roof is covered with stone slates laid to diminishing courses and encompasses gable chimney stacks with modern crowns and pots.
- 4.1.9 The Farmhouse was constructed as a fashionable Georgian-style abode; a higher status and more spacious residence than the Cottage. The construction of the Farmhouse incorporated a part of the adjacent Cottage, room G3, as a probable storeroom.

#### *The Northern Extension*

- 4.1.10 The Northern Extension comprises a simple 19th-century building of gritstone blocks bonded with lime mortar, repointed with later cementitious mortar throughout. It has a pitched roof with natural slates, rather than stone tiles, running almost contiguously with the adjacent roof of the Farmhouse.

## 4.2 External Description

### *East elevation*

- 4.2.1 The building's principal elevation, as existing, faces east onto Yew Trees Lane, presenting the merged ranges of Yew Tree Cottage, Yew Tree Farmhouse, and the northern extension (**Figure 7**; **Plates 1 – 3**).
- 4.2.2 The east elevation of Yew Trees Cottage comprises a gable wall to the south and the remains of an integral cross-wing to the north (**Plate 4**). The gable wall features a central mullioned window of three lights to ground and first floor; the one within the first floor is slightly narrower than its counterpart and one of the mullions had been removed. The window architraves and mullions are built with dressed gritstone (**Plates 5 and 7**). The adjacent cross-wing wall also contains central windows on each level. The window opening within the ground floor is a mullioned window of three lights, similar to those to its south, while the opening within the first floor is a smaller single light window with a similar dressed architrave (**Plates 6 and 8**). The current fenestration is of later replacement multi-pane casements.
- 4.2.3 Yew Tree Farmhouse occupies the central area of the east elevation abutting the Cottage. It has a symmetrical façade of two storeys in the Georgian style, built is set slightly higher than the adjacent Cottage as the ground rises towards the north (**Plate 9**). The façade features a projecting plinth at threshold level. The plinth is only evident within the southern half of the façade as the rising ground obscures the remaining northern half. The function of the plinth would have been both stylistic, as well as to provide a solid footing for the structure above, and to compensate for the variation in ground level. The plinth includes a lightwell to the cellar positioned beneath the southern window at ground level.
- 4.2.4 This façade has a central doorway flanked by square window openings on each level; the openings have ashlar stonework surrounds (**Plate 10**). The façade is ornamented by stonework sill and lintel bands (**Plate 11**). Scars of a former pitched porch are discernible over the doorway's lintel; the former porch would have been a later addition. The fenestration comprises modern multiple-light casements, and the doorway contains a later panelled door. Small vents were observed within the northern area for the floor cavity of room G6.
- 4.2.5 There is a clear vertical joint between this building and the adjacent Cottage which staggers slightly towards the north within the first floor of the Farmhouse (**Plate 8**). The northern wall of the cross-wing was partially demolished and rebuilt to accommodate a (near) symmetrical design for the Farmhouse.
- 4.2.6 The eastern elevation of the Northern Extension is set back approximately one metre from the façade of the Farmhouse, abutting its north gable wall (**Plate 12**). It contains two small window openings, one on each level arranged higher than the window level of the Farmhouse. The window openings include rock-faced gritstone sills and lintels and modern timber windows.

### *South elevation*

- 4.2.7 The principal elevation of the Cottage is orientated to the south. The building retains its original central doorway, flanked by mullioned windows; though this arrangement has been significantly altered. The central doorway is partially blocked with later stonework to form an inserted window (**Figure 8**; **Plates 13 – 20**). The doorway is a classic 17th-century doorcase, formed with individual dressed gritstone jambs supporting a large lintel with a continuous thin flat chamfered edge (**Plate 18**). The inserted window comprises a fixed glazing frame of six lights, separated with a central mullion. There is an original mullioned

window to the west with a dressed architrave (**Plate 19**). The mullioned window was originally of four panes; subsequent alteration has removed two of its original mullions to form two large square openings. The openings are set with two later multi-pane windows. The remains of a matching mullioned window, which had been partially truncated and blocked with later stones, can be perceived to the eastern side of the primary central doorway. To the eastern end there is an inserted doorway with a dressed surround created with monolithic stone jambs supporting a lintel; the style of construction suggests a late 18th-century date for the doorway, likely being contemporaneous with the construction of the Farmhouse. The doorway includes a short step created with a reused millstone fragment, and a timber ledged door within the opening (**Plates 16 and 17**).

4.2.8 To the first floor are two window openings arranged slightly asymmetrically. The eastern one features a dressed architrave comparable to the mullioned windows within the Cottage, whereas the western one is clearly a later insertion (**Plates 13 – 20**). Both windows are later replacements with slender frames and multiple lights. There is a later gutter with a downpipe running down the western door jamb of the original doorway, and a cast-iron pipe with a hopper towards the west which emanates from the first floor within room F2. A stone chimney stack projects from the ridge of the main pitched roof structure, set with three chimney pots and a moulded sandstone crown.

4.2.9 The south elevation of the adjacent Farmhouse is practically obscured by the Cottage, however, a short section of the wall can be seen abutting the remains of the cross-wing of the Cottage, to the west, as well as part of the gable wall, rising above the cross-wing. Where the wall abuts the cross-wing, it features prominent quoins and a narrow window opening. An incised scar in this part of the elevation delineates the roof line of a former 20th-century lean-to extension (**Plate 25**). The narrow window opening features a large dressed lintel and sill. Above the cross-wing, the gable wall rises to a central chimney stack at its apex. A small blocked window with dressed surrounds, which would have provided light to the attic/loft space, is apparent just below, and west of, the base of the chimney stack (**Plate 24**).

#### *West elevation*

4.2.10 As with the east elevation, all three ranges are visible to the west (**Figure 9; Plates 21 – 34**).

4.2.11 Yew Tree Cottage includes a projecting gable wall to its main range and the recessed west wall of the cross-wing. The gable wall is plain with an inserted doorway to the southern end. The doorway encompasses a rough ashlar doorcase with diagonal furrowed tooling pattern. Each jamb consists of two long vertical blocks and a central horizontal block. The actual door is a ledged timber type (**Plates 21 and 23**). Towards the north of this wall, there are scars of a dismantled short wall which is depicted on Ordnance Survey maps dating from the late 19th century through to the late 20th century. The gable wall would have originally been partially terraced into the hillside as indicated by large rough foundation blocks on the north-west corner; these would have been exposed when the ground level was reduced to form the present rear yard (**Plate 22**).

4.2.12 The recessed wall of the cross-wing includes two double-light mullioned windows on each level with later multiple glazed windows (**Plates 24 – 26**). The mullioned windows are similar to those seen to the east and south elevations. The stonework here has not been subject to later cementitious strap-pointing as to the public faces of the Cottage, meaning that the original form of the stonework remains discernible, with softer, rounded stonework. The stonework of the wall terminates abruptly at a straight joint with the south wall of the Farmhouse, having been truncated by the Farmhouse's construction.



- 4.2.13 Yew Tree Farmhouse occupies the central area of the west elevation (**Plates 24, 26 – 31**). The masonry here is much plainer than its counterpart, with little detailing. It includes quoins within the south-western corner but only a few quoins within the lower section of the corresponding north-western corner. Contrary to the eastern elevation, this façade is very irregular comprising later insertions and alterations. The south of the elevation is set with a series of superimposed window openings with dressed surrounds (**Plates 27 and 28**). The main ones consist of a group of three slit openings vertically arranged and demarcated by flush lintels/sills. These slit windows appear to have been originally designed to provide light to an internal stairwell. The lower slit opening is blocked with later stones and would have acted as a lightwell to the cellar. The one immediately above has been partially reduced in size with blocking stones and features an inserted lintel set into the dressed jambs. The one above is intact although none of the fenestration, composed of fixed multiple lights, is original. There is another larger window to the first floor topping the slit sequence. This window contains dressed surrounds, a projecting sill and a modern multiple-glazing window frame. It is possible that the larger window might have replaced another slit window of the stairwell, providing additional natural light when the landing within the first floor was subdivided with the insertion of a partition wall. To the south of the slit vertical windows, there is a plain small window within the ground floor which appears to be a modern insertion.
- 4.2.14 The northern end of the Farmhouse's west elevation features an inserted doorway with a large reused dressed lintel which is partially resting on a window opening (**Plate 29**). The lintel is equivalent to the Cottage's primary doorway within the south elevation, including a chamfered edge intrados. The lintel is pierced by later pipes draining into a hopper and a down pipe between the window and the doorway. The adjacent window opening contains dressed surrounds and a later casement of multiple lights. There is another window opening immediately above within the first floor containing a dressed lintel and sill. Scars of a former lean-to extension can be discerned within the northern end of this façade. This extension has been demolished but its north wall, with a coal chute, remains extant acting as a revetment attached to a stone staircase down to the rear yard (**Plates 30 and 31**). The extension is depicted on Ordnance Survey mapping dating from the late 19th century onwards, and has only been dismantled in recent years.
- 4.2.15 The Northern Extension is set back approximately 0.7 metres from the rear façade of the Farmhouse. It contains a small window opening the ground floor with rough-faced lintel and sill. The actual window is a later casement type of four lights. There is also a blocked ventilation slit within the central uppermost area (**Plate 32**).

#### *North elevation*

- 4.2.16 The north elevation of the merged ranges includes the north wall of the Cottage as well as the front gable wall of the Northern Extension. The north wall of the Cottage features two small windows, one on each level, similar to the ones within the west wall of the cross-wing. A scar of the roof line of the dismantled lean-to extension can be discerned within this wall including the upper window architrave (**Figure 10; Plates 33 and 34**).
- 4.2.17 The Northern Extension encompasses two doorways on the ground floor and a taking-in doorway within the centre of the gable which has been partially blocked and converted into a modern window (**Figure 10; Plates 35 and 36**). The original openings contain rough-faced lintels, as well as the sill of the taking-in door. The eastern doorway contains a timber ledged double door. The western doorway has been altered through time. This appears to have originally been a single door which was later widened and subsequently reduced in width. It is possible that the doorway had been heightened and thus the lintel has been relocated slightly higher than its original place. The taking-in doorway might have been accessed from an external ladder as the first floor would have originally functioned as a hayloft.

- 4.2.18 A short section of the north gable wall of the Farmhouse can be seen abutting the northern extension and part of the extant wall of the demolished lean-to coal store (**Figure 10; Plates 37 and 38**). The wall contains the remains of a blocked window opening with a dressed lintel and a projecting sill. The lintel is dressed in diagonal furrowed tooling pattern with margins. This construction does not match the original openings within the front or rear elevations and thus, it is suggested that the window is a later insertion which was blocked when the northern extension was added in the mid- to late 19th century. The opening has been infilled with stonework and a slit window. This former opening was interpreted in the previous appraisal as a doorway which would have been accessed via a short flight of steps from the rear area of the farmstead (The Jessop Consultancy 2018). However, the type of sill is more consistent with the construction of a window. This section of the wall, and the blocked window opening, retain vestiges of an earlier lime wash, with a clear scar of a roof pitch. The scar suggests a possible previous extension to the building's northern elevation, which was replaced by the existing extension.

### 4.3 Internal Description

#### *Cellar*

- 4.3.1 The cellar comprises two rooms (C1 and C2), subdivided by a thin stone partition, and located beneath the southern end of the Farmhouse (**Figure 3**). The partition wall has recently had an opening inserted at its centre, though would formerly have prevented circulation between the two cellar rooms. C1, to the east, is the larger of the two rooms. The cellar was constructed as part of the 18th-century Farmhouse, and has two separate access points; one to the east, from the Cottage, and one to the west, via a straight stone staircase to C1 from G4 (**Plate 39**). The western access is a continuation of the Farmhouse's main stair, leading from C2 to G8; this access has been subject to modern alteration/repair. The cellar is constructed of a single phase of coursed gritstone blocks; no evidence for a secondary phase of construction, as identified in the earlier assessment, were noted. The cellar is capped by a timber ceiling with two principal girding beams, and features a flagstone floor (**Plates 39 – 43**). The ceiling to C2 is a modern replacement of concrete with inserted RSJs, creating a stairwell for a cantilever stone staircase against the west wall (**Plates 44 – 47**). The east wall contains a lightwell with splayed jambs and a recessed stone architrave with evidence of primary wrought-iron railings, although these have been removed (**Plate 41**). The west wall also features a blocked lightwell (**Plate 44**). The south wall of the cellar, which was constructed to support the chimney breast above, abuts the original north wall of the Cottage, which can be partially seen adjacent to the bottom step of the staircase (**Plate 40**); this southern wall section may function, in part, as a retaining wall to the footings of the Cottage's northern wall. The ceiling beams and joists extend beyond the top of the south wall including its southern return along the staircase.
- 4.3.2 The cellar contains five storage niches: one to the south of C1 and four within C2 – two to south and two to north. The construction of the niche within C1 appears to make use of a section of reused mullion window surround, perhaps salvaged during the reconstruction of the cross-wing's northern wall as a part of the Farmhouse (**Plate 40**); the stonework in question is chamfered, and similar in style and proportion to the surrounds seen to the mullioned windows elsewhere in the Cottage. A similar section of stonework is seen in the reconstructed upper floor of the Cottage's northern wall. Further furniture within C1 includes a short bench to the north-east corner, a small triangular shelf in the southwest corner, and two large stone meat salting tables (**Plates 41 – 43**). Additional evidence for food storage can be gleaned from a series of iron hooks attached to the beams. A dismantled salting table, comparable to the ones within C1, was noticed against the south wall of C2 (**Plate 46**).

### Ground floor

- 4.3.3 The ground floor comprises a series of rooms within the footprint of all the merged structures including the northern extension, although these gradually step up towards the north (**Figure 4**). The general fabrics of the ground floor consist of stone walls built with coursed gritstone blocks as well as non-loadbearing partition walls built with small tabular sandstone rubble within the Farmhouse. Stone walls within the Cottage are more substantial, and are coursed similarly to those to its exterior, whereas the loadbearing internal walls to the Farmhouse are of a rougher construction; constructed to be hidden by plaster and wainscoting. The majority of the walls were rendered with lime plaster although this has been removed, exposing the masonry. The ceilings comprise timber beams and joists which would have included lath-and-plaster, though this now also removed. The Cottage retains flagstone floors, although these have been temporarily removed as part of the conservation work within G1 and G2. The flooring within the Farmhouse includes flagstones, timber floorboards, and concrete over the western side of the cellar.
- 4.3.4 G1 is a large room with a stone fireplace against a spine wall within the main range of the Cottage (**Plates 48 – 51**). The south wall features the inserted doorway, the blocked window opening with a timber lintel and the partially blocked primary doorway modified into a later window (**Plate 48**). To the west wall is the central chimney stack, with a stone fireplace built with dressed gritstone surrounds, flanked by a blocked doorway to the south and an inserted doorway to the north leading to the room G2 (**Plates 49 and 50**). The style of the fireplace is similar to that seen at the north end of the Farmhouse (in G6) and is likely an 18th-century replacement. The blocked doorway has a timber lintel and stone jambs, although these have been substantially truncated. The wall between the blocked doorway and the fireplace encompasses a diagonal flue duct, now concealed, which might have served an inserted bread oven. The inserted doorway to the north is plain with a timber lintel.
- 4.3.5 The ceiling timber beams have narrow flat chamfered edges. The northern beam is damaged and has been repaired with steel bolts and is currently propped with a jack pole (**Plate 50**). The underside of this beam contains a series of vacant mortices associated with a former stud wall which formerly formed a corridor. Some of the timber joists contain drilled holes which appear to have been associated with supplementary wall ties intended to reinforce the stability of the building, although no ties or plates were observed. There are also several iron hooks attached to the ceiling joists within the southern area.
- 4.3.6 The north wall has recently been cleaned and repointed as indicated by its fresh appearance (**Plates 50 and 51**). Nevertheless, its north side, facing G4, comprises weathered masonry consistent with the remaining structure of the Cottage. The north wall contains a doorway to the east end which leads to G4, and a recently inserted doorway to the west. The eastern doorway features a series of stone jambs and a later timber lintel; whereas the inserted doorway to the west is a plain opening that leads to G3. The east wall has a central mullioned window with a timber lintel. The window's stone architrave contains vacant holes for former iron glazing bars (**Plate 51**).
- 4.3.7 Adjacent to the former doorway within the south wall, there is a well with a capping stone covering part of the top which was fully exposed following the dismantlement of the flagstones (**Plate 52**). The well is slightly oval in plan measuring approximately 1.4 metres long (north/south) x 1 metre wide (east/west) x 5.6 metres deep to the present silt bed (**Figure 11**). The construction consists of dry bonded unhewn angular rubble gritstone. The well contains water at 1.4 metres from the top and includes a lead pipe and a joist across immediately underneath the capping stone. The previous appraisal states that the pipe extends below the window of the adjacent room G2 where a possible hand pump would have been placed (The Jessop Consultancy 2018, 27), although this was not evident during the building survey. The well was likely a secondary insertion into the building, as part of

major remodelling work undertaken to the Cottage during the construction of the Farmhouse.

- 4.3.8 Room G2 features a stone fireplace to the central stack, comparable to its counterpart in G1 (**Plates 53 and 54**). The chimney breast appears to have been slightly modified or repaired including later brickwork above the dressed stone mantelpiece and a long timber joist extending further north carrying additional bricks that support one of the ceiling beams. The stone mantelpiece or lintel contains small vacant housings for former iron fittings associated with kitchen hooks for hanging pots, and a spit mechanism, etc.
- 4.3.9 The south wall of G2 contains the original mullioned window (**Plate 55**). The wall beneath the window has been cut back to form a lower recess which might have accommodated a sink. The west wall features the inserted doorway, with two stone steps up to the rear yard (**Plate 55**). There are several aligned drilled holes to the ceiling joists, which are associated with tension tie bars (**Plate 56**).
- 4.3.10 G3 is a small room, presently linking the main range of the Cottage with corridor G8 of the Farmhouse. G3 was originally a single room with G4 to its south, a part of the cross-wing to the Cottage. Subsequently, during the construction of the Farmhouse, the room was separated from G4 by an inserted rubble partition wall, with a new access being formed in the north wall of the cross-wing, linking with to G8; this necessitated part demolition of the cross-wing's northern wall and the construction of a short flight of stairs (since removed, but evidenced as scarring beneath the later floor level). G3 can now be accessed from G1 via a recently inserted opening (**Plate 57**). The floor has been recently reduced, creating a levelled ground with the remaining rooms of the Cottage; at some time in the early 20th century the floor level of the room had been made up flush with G8. The west wall retains a double-light mullioned window with a timber lintel. Above the window, there is a long ceiling beam which would have carried ceiling joists now removed. The beam appears to have been added later as the original floor joists would have been slotted into the masonry or a timber wall plate. The north end of G3 steps up into the corridor G8 of the Farmhouse (**Plate 58**).
- 4.3.11 G4 is accessed from the doorway at the east end of the north wall of G1 (**Plate 59**). The mullioned window to the east wall has a timber lintel. The stone architrave to the window features vacant holes for former iron glazing bars (**Plate 60**). There are stone thrawls around the north, west and part of the south walls, as this room would have been used as a pantry or larder (**Plate 62**). The room also contains stone shelves which have been inserted into the 18th-century partition wall to G3 (**Plate 63**). The room retains its original flagstones and part of the timber ceiling joists towards the west end which are aligned north to south containing a few iron hooks (**Plates 63 and 64**), whereas the remaining ones are later replacements set in an east to west orientation. There is a later, likely early 20th-century, timber staircase inserted against the west wall which provides access to F3 (**Plate 60**). An inserted staircase at the north-east end of the room provides access down to the Cellar room C1 (**Plate 61**). Above the stairs down is a blocked opening, likely the former rear door to the cross-wing; the left side of the former opening retains stone jambs comparable to the type observed elsewhere within the Cottage. There is evidence for stair supports rising from G4 to this doorway, which have subsequently been hewn back flush with the main wall. The former opening has been infilled with stone rubble and bond timbers, to form the south wall of G5; bond timbers are used to reinforce masonry and were commonly used from the late 18th to mid-19th centuries.
- 4.3.12 Room G5 is located immediately to the north of G4. The room features a fireplace, devoid of its surround, with its chimney breast against the south wall. The south wall comprises the northern wall of the cross-wing and the blocked opening to G4; the wall's construction, as

seen to the west of the chimney breast, is the alike with that seen within the Cottage. There is a window opening to the east wall of the room, with a moulded architrave and timber panelling. The ceiling is supported by two timber girding beams carrying narrow-sectioned ceiling joists. The floor comprises timber boards of various sizes (**Plates 65 – 67**). The north wall of G5 is fairly substantial, comprising a loadbearing wall of rubble construction with large gritstone quoins (**Plate 66**). The north and west walls of the room exhibit wooden blocks slightly below mid-height, which would have been used to affix wainscoting. Bond timbers are in evidence, situated around the window opening in the east wall, where they would have provided extra support.

- 4.3.13 Internal photographs of G5 and the adjacent room G6 prior to the stripping of wall plasters, fixtures and fittings can be seen online <sup>1</sup>. The photos show a stud-wall porch formerly enclosed the main entrance between the two rooms.
- 4.3.14 Room G6 is a similar construction to G5, though its ceiling is carried by a single timber girding beam with stop chamfered edges (**Plates 68 and 69**). The corresponding ceiling joists also feature stop chamfered edges. The room contains a large fireplace with dressed gritstone surrounds which might have encompassed a later hob or register grate, as evidenced by burn scars within the inner reveals of the fire box (**Plate 70**). The fire grate would have been a later insertion as the original inner reveals are dressed in fine furrowed pattern, whereas the burnt scars are within a crudely recessed area truncating the dressed masonry. The plaster covering to the north wall of G6 has been removed. Nevertheless, it retains sections of 19th century skirtings and architraves within the east window opening and the doorway to the corridor G8. The floorboards are later replacements as is the window within the east wall (**Plate 71**). As with G5, bond timbers are in evidence around openings (the window and door).
- 4.3.15 Room G7 is a small store/pantry area which is accessed from the corridor G8 (**Plate 74**). The west wall contains an inserted small window opening and the south wall includes another modern window within an original opening with a timber lintel (**Plates 72 and 73**). The construction of the window is ad hoc, resulting from the partial demolition of the northwest corner of the cross-wing to accommodate the Farmhouse; the lintel to the window is supported atop blockwork of late 18th-century date, abutting a vestigial section of the cross-wing's northern wall to its east. Above the window, an irregular joint, which is visible in F6 above, shows where the Farmhouse wall was tied into the cross-wing's northern wall.
- 4.3.16 G8 is the long corridor providing access to each room of the Farmhouse as well as the Cottage through an inserted doorway to G3. There is evidence for a former short flight of stone steps to the east side of G8, connecting through to G3, which would have accommodated the change in levels between the Farmhouse and Cottage (**Plate 75**). The corridor would have been divided into two spaces with a doorway as evidenced by an arched moulded architrave half-way along it (**Plate 76**). The northern area encompasses a dog-leg timber staircase with half landing, turned balusters, open strings, decorative brackets and thin ramped handrail (**Plates 77 and 78**). The design of the staircase indicates a late 18th/early 19th-century date for its construction (e.g. Hall 2005, 101-129). The staircase includes a panelled under-stairs cupboard whose door has L-hinges. There is a doorway to the cellar C2 from the base of the stairs (**Plate 79**). The corridor retains its original flagstone floor, and later skirtings. The doorways to rooms G5, G6 and G9 encompass moulded timber architraves (**Plates 80 and 81**).

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<sup>1</sup> Available at: <https://www.zoopla.co.uk/property/yewtrees-farm/bolsterstone/sheffield/s36-3za/28217454> [accessed 16/04/2020]

- 4.3.17 Room G9 has been interpreted as a former scullery; its ceiling joists feature iron hooks (**Plate 82**). The north wall has been considerably altered and appears to have formerly encompassed a chimney breast and fireplace; this has been subsequently removed, and the wall is partially rebuilt (or blocked) with brickwork (**Plate 83**). The west wall has also been modified with later brickwork and an inserted external doorway with a large timber lintel resting partially over the window (**Plates 84 and 85**).
- 4.3.18 Rooms G10 and G11 are within the Northern Extension. The extension was likely constructed in the late 19th century as a store and cart shed. G10 has a setted floor, rendered stone walls (except for the north gable wall of the Farmhouse which is lime washed), and timber ceiling joists which would have formerly been enclosed by lath-and-plaster. The south wall (north gable wall of the Farmhouse) contains an inserted central opening with a timber staircase for the first floor, and an inserted window opening with a projecting sill which was blocked when the extension was built (**Plate 86**). This was also partially exposed externally and interpreted as being a secondary insertion to the Farmhouse. G10 features a window opening to its west wall, a much-altered doorway to the north wall, and an internal doorway and step down to the adjacent G11 (**Plates 87 – 89**). G11 is comparable to its counterpart although it has a flagstone floor. There is a large doorway with a timber lintel and a double timber door within the north wall and a window opening within the east wall (**Plate 91**).

*First floor*

- 4.3.19 The layout of the first floor is shown in **Figure 5**; a series of domestic rooms and circulation areas, linked by a recently inserted opening between F3 and F6.
- 4.3.20 Beginning with the Cottage, F1 is a large room with a stone fireplace to the spine (west) wall. The chimney breast is constructed of large stone blocks. The fireplace has been slightly altered, with the addition of brick infill; likely to accommodate a later chimneypiece. The room is lit by dressed mullioned windows within the south and east walls with timber lintels (**Plates 91 – 93**). A doorway connects through the spine wall to F2; the doorway has dressed stone jambs and a timber lintel, which may have been raised from its primary position (**Plate 94**). The doorway is set with a later timber architrave. A doorway with stone jambs leads through the western side of the rooms' northern walls to F3. Modern ceiling joists have been attached to the girding beams with galvanised metal straps and shoes; and the floor also comprises modern chipwood panels. The roof structure was partially observed, and appears to have been modified through time; including reused beams and modern timber members (**Plates 96 and 97**). The upper section of the chimney breast, within the roof space, features what appears to be an unusual high-set opening, which has been subsequently blocked-up – though it may be an area of later repair work (**Plate 96**).
- 4.3.21 Room F2 features a stone chimney breast, comparable to its counterpart, against the spine east wall. The chimney breast retains its original fireplace, which dressed stone (**Plate 98**). The flooring is of wide timber floorboards and later chipwood panels. The ceiling joists have been dismantled, exposing the roof structure which, here too, is somewhat irregular; including some reused timber members and recent replacements (**Plates 99 – 101**). The upper section of the chimney breast, within the roof space, has been subject to minor repairs, including the insertion of a few bricks (**Plate 99**). The north wall is set with a small window opening with a timber lintel (**Plate 102**) and the south wall contains an inserted window opening whose lower wall has been cut back to form a seat (**Plate 103**).
- 4.3.22 Rooms F1 and F2 are presently accessed via an inserted stair to F3. The location of the original stair is uncertain; no evidence for this was seen during the Site visit - later repairs and alterations likely mask, or have removed, evidence of its location.

- 4.3.23 Room F3 is a narrow space occupying the entire northern bay of the present Cottage structure. The room is accessed from G4 on the ground floor via an inserted timber staircase against its southern wall. The east wall contains a window opening, with a timber lintel, and a distinctive vertical construction joint to the north end which represents a later truncation related to the erection of the Farmhouse (**Plates 104 and 105**). The actual window is a modern replacement as is the floor, which is of later boards. The roof structure here was visible due to the removal of the ceiling. The roof structure comprises two timber purlins, carrying wide common rafters, and a large ridge purlin.
- 4.3.24 The north wall of F3 comprises the much rebuilt and altered north wall of the cross wing; the wall features sections of original stonework, interposed with reused stonework of unknown origin, in an often haphazard bond (**Plates 106 and 107**). Amongst the stonework is a triangular sectioned piece of stone, likely part of a former window surround, which is very much not in its original position; this piece of stonework is similar to a piece of reused stonework seen in the construction of the niche in C1. To the west end of the north wall there is a recently inserted doorway with a modern concrete lintel. The west wall contains a small double-light mullioned window with a timber lintel and internal sill (**Plate 108**). An original doorway with dressed stone jambs leads through the west end of the south wall to F1; the eastern jamb of the doorway has been rubbed at some point to form a bullnosed edge (**Plate 109**). The south wall is not keyed-in with the main external east wall and does not extend much higher than the ceiling level. Its upper section includes a long timber wall plate which could have supported joists of a loft, although this is now carrying three courses of possible later stones carrying later timber members acting as a gable reinforcing the purlins. The western pitched side of the cross-wing had been substantially modified/repared with modern common rafters (**Plate 110**).
- 4.3.25 Room F4 is a bedroom of the Farmhouse with a blocked fireplace within the south wall containing a large dressed lintel flushed with the wall. The floor comprises timber boards, and the ceiling is a recent structure, although not completed, with an inserted RSJ girder set into the north and south walls with concrete pads and modern joists (**Plates 111 – 113**). The window opening within the east wall is comparable to the ones within the ground floor, although this retains its panelled boxed reveals as well as its moulded architrave which extends to the floor. The west wall, built with thin tabular rubble, contains a doorway to the corridor and staircase F7.
- 4.3.26 The adjacent bedroom F5 to the north is comparable to its counterpart although it retains its original ceiling beams. Of note is a blocked fireplace within a projecting chimney breast much altered with later bricks (**Plates 114 and 115**). The west wall, adjacent to the corridor F7, includes an uppermost course made with modern blockwork as part of the attic conversion work built with modern joists (**Plate 116**).
- 4.3.27 Room F6 was formed by the insertion of a partition wall which no longer exists. Scars of the former additional wall can be seen within the room's east wall (**Plates 117 – 119**). F6 is now open to the landing of the stairwell of F7. The south wall contains an inserted doorway to F3 with a later concrete lintel. A faint construction joint is visible in this wall, relating to the keying in, and partial repair and rebuild, of the cross-wing's northern wall during the construction of the Farmhouse (**Plate 95**).
- 4.3.28 F7 is the principal stairwell landing and corridor of the Farmhouse, with an elegant staircase lit by a series of superimposed slit windows and an uppermost inserted large window opening which might have replaced an original slit type. The south end of the stairwell has a timber-framed stud panel, which was previously infilled with lath-and-plaster, attached to a reused ceiling beam (**Plates 120 – 124**). Further modern attic floor structure can be

discerned within F7. Towards the northern end, there are doorways, with moulded timber architraves, which provide access to the adjoining rooms (**Plate 125**).

- 4.3.29 Room F8 is a small bathroom with some later alterations including an inserted window opening within the west wall, although it retains its original timber floorboards (**Plates 126 and 127**). This was later sub-divided with the insertion of stud panels, mostly removed at the time of the survey, to form a separate toilet (F9). The toilet, F9, is lit by a small inserted window within the north wall. The inserted window is set partially within a larger former window opening with a timber lintel, which had been infilled with stonework (**Plate 128**). This larger window also appears to have been a later insertion as indicated by the design which does not conform with the original construction of the Farmhouse.
- 4.3.30 Room F10 within the Northern Extension is accessed via an inserted timber staircase within F8 (**Plate 127**). F10 would have originally been a hay loft accessed externally, possibly via a ladder from a taking-in door within the gable wall. The taking-in doorway was converted into a window when the internal staircase was inserted; this was sometime between the first quarter to the mid-20th century, based on the brickwork employed for the blocking as well as the inserted doorway to accommodate the staircase (**Plates 129 and 130**). F10 has stone walls and a raised timber floor. The roof structure comprises four principal purlins and common rafters. Evidence of a former ceiling can be seen from additional scantling joists attached to the common rafters and between the pair of purlins which contains a series of nails within their underside associated with lath-and-plaster or plasterboard. The east wall contains a small window opening with a timber lintel and the west wall the blocked ventilation slit noted externally.
- 4.3.31 The south wall of F10 is the north gable of the Farmhouse which contains the inserted doorway with staircase, and the adjacent blocked window opening with a dressed lintel also visible externally. The blocked window includes clear limewashed scars demarcating the roof line of an earlier extension which would have been attached against the gable wall and the blocked window. Evidence of this was also noted externally. It is possible that the scars might relate to an earlier extension, which was superseded by the existing structure.

#### *Attic*

- 4.3.32 Attic flooring is only present within the Farmhouse building, divided into two rooms by the central loadbearing spine wall (**Figure 6**). Access to the attic or loft area was slightly restricted by the lack of floor in some areas at the time of the survey. Room A1 is the southern half whose south wall incorporates the flue of the chimney above. Immediately to the west of the flue, there is a small blocked window opening that was noted externally within the gable. The present floor is a modern construction and the timber roof structure also comprises later members, including double scantling purlins within the west pitch (**Plate 131**). The spine wall is set with a central narrow doorway with stone jambs and a timber lintel, leading to A2 (**Plate 132**).
- 4.3.33 Attic room A2 features its original timber-sawn roof structure, more regularly arranged than that in room A1. It comprises a single joggled king-post truss, with pegged joints and tusk tenons for four staggered purlins. Three pairs of raking struts and a pair of studs connect the king-post, tie-beam and principal rafters (**Plate 133**). The common rafters are later scantlings and the floor joists are part of the present refurbishment. The north face of the truss is the upper, or fair face, from where the pegs would have been driven through the joints. This face contains carpenter assembly marks with matching Roman numerals 'II' chiselled within some of the joints (**Plate 135**). This may suggest that truss 'I' would have been within A1 although this was later removed providing space for such a space which is the only one with a window opening. The north wall includes the flue of the chimney stack which appears to have been repaired, with occasional brickwork and possible vent (**Plate**



**134).** The western side of the central spine wall is formed by a narrow single-skin wall, built with tabular sandstone rubble (**Plate 136**). This area is immediately above the stairwell and is possible that it might have incorporated a supplementary staircase to the attic.

## 5 DISCUSSION

### 5.1 Phased development

5.1.1 The previous assessment produced by The Jessop Consultancy (2018) established six main phases of construction, including recent work – such as the insertion of a new opening between F6 and F3. The assessment was submitted to PDNPA, as part of the planning application, and should be read in conjunction with this report. This historic building recording identified four major phases, excluding the recent works, although some of the sequential development proved to be somewhat challenging, and some discrepancies with previous interpretations were found. While this report does not intend to supersede previous statements, it should be considered as a reviewed study based on the analytical survey carried out. The historic building recording proposes four major phases of construction as follows:

#### *Phase 1: 17th century*

5.1.2 Yew Trees Farm is a post-medieval farmstead which was owned by Ralph Greaves in 1639 (The Jessop Consultancy 2018). Greaves who is likely to have been responsible for the building known as Yew Tree Cottage; a fairly typical lobby- / baffle-entry construction, with an off-centre spine wall and attached cross-wing to its north-east. The general construction of the Cottage is consistent with a 17th-century date including the blocked doorcase within the south façade, mullioned windows, and the central chimney stack (e.g. Hall 2005).

5.1.3 The building appears to have remained relatively unchanged until the construction of the Farmhouse.

#### *Phase 2: Late 18th century*

5.1.4 The historic map evidence suggests that the Farmhouse had been built by the late 18th century; a conclusion supported by the structure's fabric and architectural style. Elements of the Farmhouse's historic fabric which support a late 18th-century date for its construction include its dressed rough ashlar monolithic door and window surrounds, fireplaces and the staircase (e.g. Brunskill 2002; Cunnington 2002; Hall 2005; Iredale and Barrett 2002). The Farmhouse is built with ashlar detailing such as bands, architraves and window surrounds. Such regularly finished masonry became common in the region from the late 18th century, especially for storeyed farm buildings and farmhouses (Forum Heritage Services 2015, Part I). In addition, the use of bond timbers further indicates a late 18th-century date for the building's construction.

5.1.5 The construction of the Farmhouse involved the part demolition and rebuilding of the north wall of the cross-wing of Yew Tree Cottage. A former opening within the east end of the cross-wing's northern wall was blocked, with a new opening and stairs being inserted in its stead, leading down to the newly excavated cellar. A partition wall was inserted at the west end of the cross-wing, forming two rooms (G3 and G4). A new access was formed in the west end of the cross-wing's north wall to access G3, which became a store for the Farmhouse.

5.1.6 The Cottage was modernised, with new fireplaces, partition walls, and circulation. It is likely that the well within G1 was excavated at this time, with the pump noted in the earlier appraisal being added within G2. The original central doorway was infilled, with a new access being formed to the east of the building's southern wall. A stud-wall was introduced

within G1 to form a new corridor linking G2 and G4. The original entrance doorway, through the south side of the spine wall, was blocked, with a new opening introduced at the north end of the spine wall. In addition, there is evidence for a former bread oven being added to the south side of the G1 fireplace.

- 5.1.7 At this time, the rear yard was also terraced into the hillside. The work exposed part of the foundations within the north-western corner of the main range of the Cottage.
- 5.1.8 It appears that the Cottage and the Farmhouse were separate properties at this time, home to two households. The relationship between the two buildings is unusual, however, and it may be that evidence of earlier circulation between the two buildings has been subsequently masked or removed. It is not clear why the Farmhouse incorporated room G3 within the footprint of the Cottage, while the Cottage acquired a new cellar beneath the Farmhouse.

*Phase 3: 19th century*

- 5.1.9 This phase primarily relates to the late 19th-century construction of the Northern Extension, which was used as a store and garage/cart house with a hayloft above accessed externally via a first-floor taking-in door. The earliest accurate plan of the Site is the Ordnance Survey map issued in 1893 (The Jessop Consultancy 2018, 48). This clearly shows the Northern Extension as existing, as well as two small extensions to the western side of the merged ranges. It is possible, as indicated by a roofline delineated in limewash on the north external wall of the Farmhouse, that the existing extension replaced an earlier lean-to extension; the earlier extension is possibly depicted on the 1825 Broomhead Estate Map (not reproduced).
- 5.1.10 This phase also includes minor alterations to the Farmhouse, such as the insertion of window and door openings. The former window opening seen to the Farmhouse's northern elevation, which was blocked up, with the exception of a small slit window, during the construction of the later 19th-century extension, was likely built at some time during the earlier 19th century; its construction is different to the other window and door openings seen within the building. Similarly, the backdoor may have also been inserted around this time. The doorway features a reused large stone lintel, equivalent to the one within the primary blocked doorway of the Cottage within the south elevation. The lintel may have been for a former external doorway to the Cottage's cross-wing.
- 5.1.11 The overall use of the house remained the same, with the same division of space.

*Phase 4: Early to mid- 20th century*

- 5.1.12 During the early to mid- 20th century some internal spaces were subdivided with the insertion of later partitions and openings, as well as the blocking of existing openings. A series of repairs also took place during this phase including the concrete and RSJ ceiling to the cellar room C2.
- 5.1.13 To the exterior, a new fuel store was added within the north end of the rear yard, serviced by a chute above; this building had been removed at the time of the survey. Additionally, an extension had been constructed within the recess between G2 and G3 of the Cottage, evidenced by scarring to the building's walls; again, this structure was no longer extant at the time of the survey. The previous building appraisal prepared by the Jessop Consultancy indicates that the construction of this extension resulted in some unusual internal alterations to G3 and F3; namely, the insertion of a floating wall, forming a void along the west edge of the corridor.
- 5.1.14 At some point during the early 20th century, room G3 was infilled, to be made level with corridor G8. This formed a room of diminished height, necessitating the partial raising of the former floor to F3 – as documented in the appraisal (The Jessop Consultancy 2018). The

two properties must have been in the same ownership at this time for this to have occurred. The logic behind such an alteration is, unfortunately, not clear.

- 5.1.15 In addition, a new doorway was inserted through the north wall of the Farmhouse, providing access to the former hayloft to the northern extension; the external door to the hayloft was infilled with brickwork and a modern window, and the room appears to have been incorporated into domestic use.

## 5.2 Conclusions

- 5.2.1 The historic building recording was successful in meeting its aims including the research questions recommended in the WSI. Limited historical fixtures and fittings survive throughout the merged ranges.
- 5.2.2 The primary phase of construction corresponds to the 17th-century Yew Tree Cottage: a two-storey lobby- / baffle-entry dwelling with an integral cross-wing to its north-east. The Cottage was the primary dwelling within a farmstead which included other agricultural outbuildings.
- 5.2.3 The Cottage was substantially altered at the end of the 18th century when the adjacent Farmhouse was built; a larger and more dominant structure, constructed in a typically Georgian aesthetic. The construction of the Farmhouse necessitated part demolition of the cross-wing's northern wall, and a range of modernisations and alterations to the interior of the Cottage, including the insertion of an internal well, to provide pumped water, and an inserted access to a new cellar, constructed beneath the south of the Farmhouse.
- 5.2.4 Finally, in the later 19th century, a two-storey stone-built extension was added to the north end of the Farmhouse, functioning as a cart house and store, with a hay loft above. Later 20th-century alterations to the buildings have further affected their planform and function, in line with evolving domestic and agricultural needs and roles.
- 5.2.5 The relationship between the Cottage and the Farmhouse is unusual, and was never quite resolved during the course of either the earlier assessment, nor during this building recording exercise; the existing evidence suggests that the two buildings were disparate entities, for separate households, and yet the cellar below the Farmhouse was constructed to service the Cottage, in part, and a part of the Cottage (room G3) was subsumed into the Farmhouse as a store. It may be that the properties were not so separate, perhaps connected along through the room G3 within the Cottage, either via a stairwell, which has subsequently been removed without trace, or via an opening in the wall to G1, which has been later infilled, and subsequently reopened as a part of the current renovation works.

## 6 ARCHIVE STORAGE AND CURATION

### 6.1 Archive

- 6.1.1 The historic building recording has produced a drawn, written and photographic archive which is currently held in the Wessex Archaeology Sheffield Office and will be deposited with the ADS. The archive comprises the following items:
- 1 digital copy of the final report (reference 228960.03) in PDF/A file;
  - 136 high resolution digital photographs; and
  - 1 excel spreadsheet with photographic register for the ADS metadata sheet for raster images file.



6.1.2 Digital copies of the final report in PDF/A format will be deposited with South Yorkshire Sites and Monuments Record (SMR) and the PDNPA HBSMR.

6.1.3 An OASIS form has been completed at <http://ads.ahds.ac.uk/projects/oasis> for inclusion in the ADS database (ID number wessexar1-383746). This includes an electronic copy of this report in PDF format which will be accessible six months after deposition.

## **6.2 Copyright**

6.2.1 The full copyright of the written/illustrative archive relating to the site will be retained by Wessex Archaeology under the *Copyright, Designs and Patents Act 1988* with all rights reserved. The Client will be licenced to use each report for the purposes that it was produced in relation to the project as described in the specification.

6.2.2 This document, the report and the project archive may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of such material.

## **6.3 Security copy**

6.3.1 In line with current best practice (e.g. Brown 2011), on completion of the project a security copy of the written records will be prepared, in the form of a digital PDF/A file. PDF/A is an ISO-standardised version of the Portable Document Format (PDF) designed for the digital preservation of electronic documents through omission of features ill-suited to long-term archiving.



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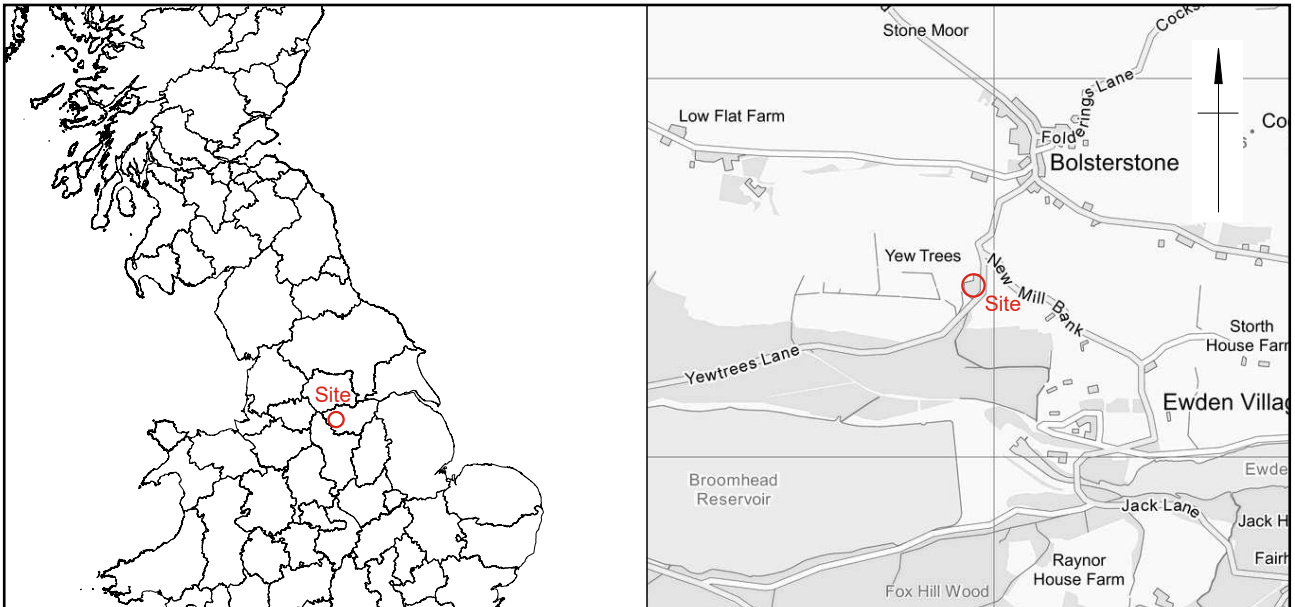
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### Consulted maps

- 1782 Bolsterstone Enclosure map
- 1802-3 Plan of the road from the Yewtrees to Cowper Cars
- 1802-3 Fairbank' Field Book 99
- 1825 Broomhead Estate map



- 1893 Ordnance Survey map
- 1903-5 Ordnance Survey map
- 1963 Ordnance Survey map



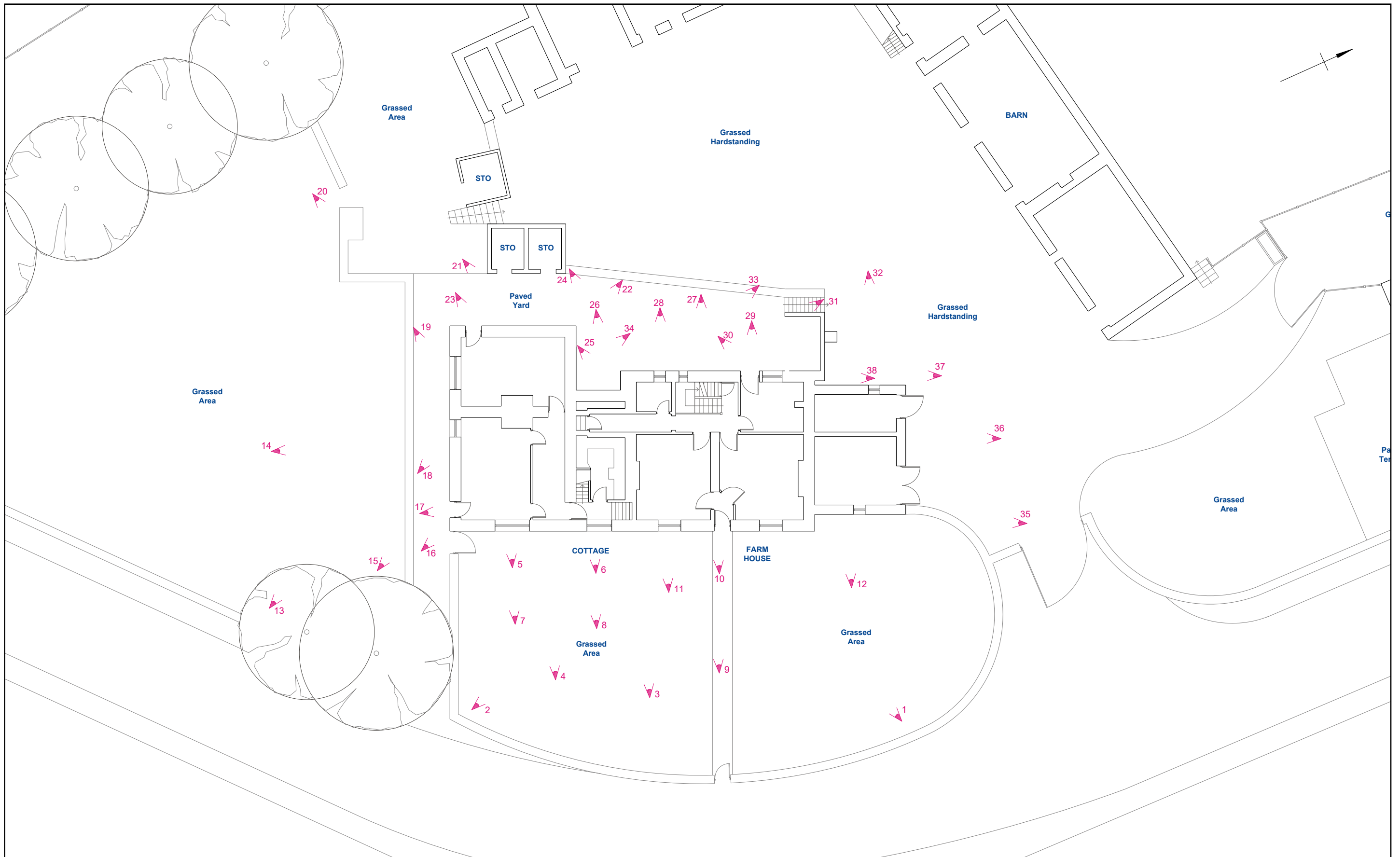
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Site location

Figure 1

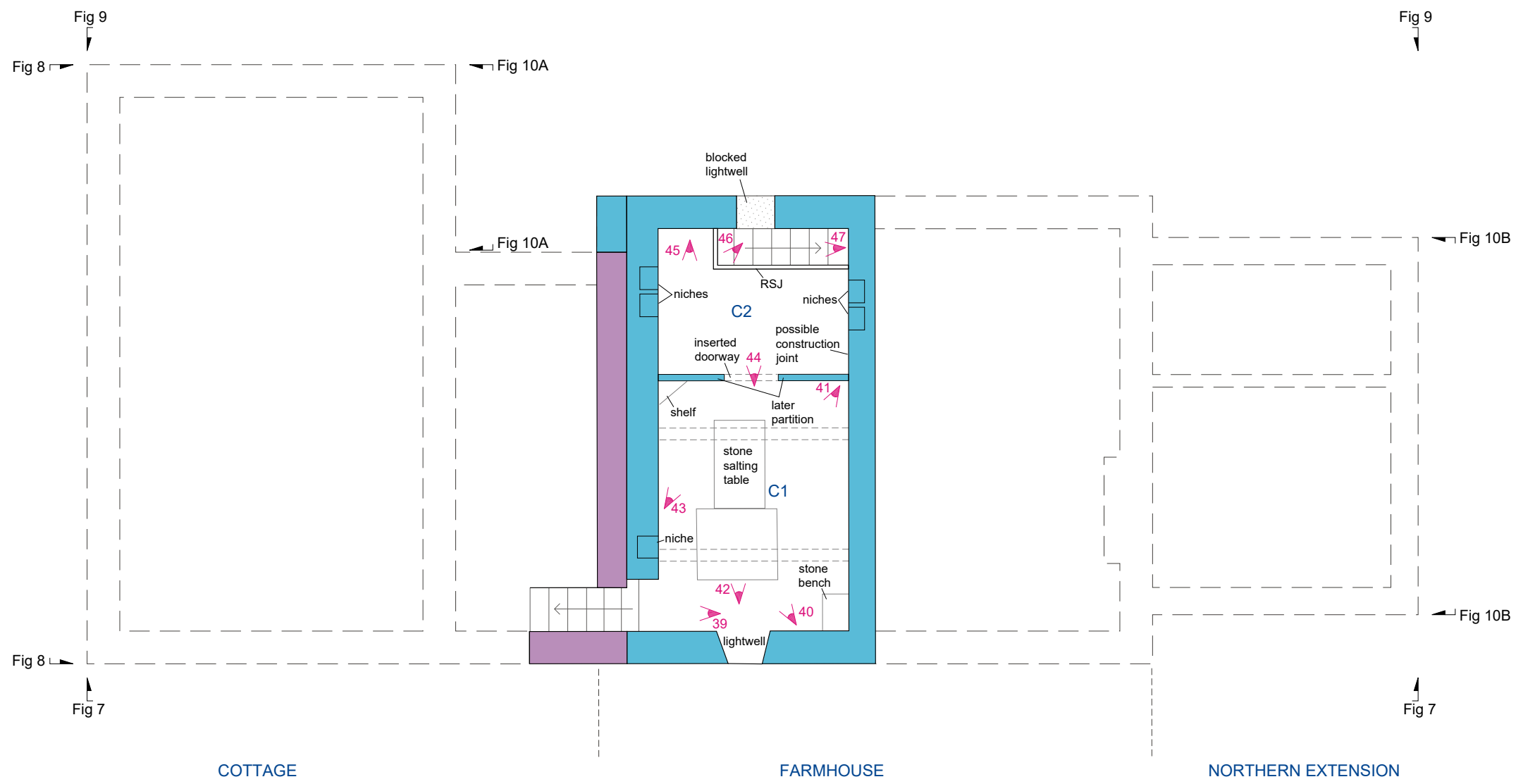
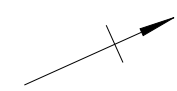


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Site plan with external plate viewpoints

Figure 2





- 17th century
- Late 18th century



Direction of plate

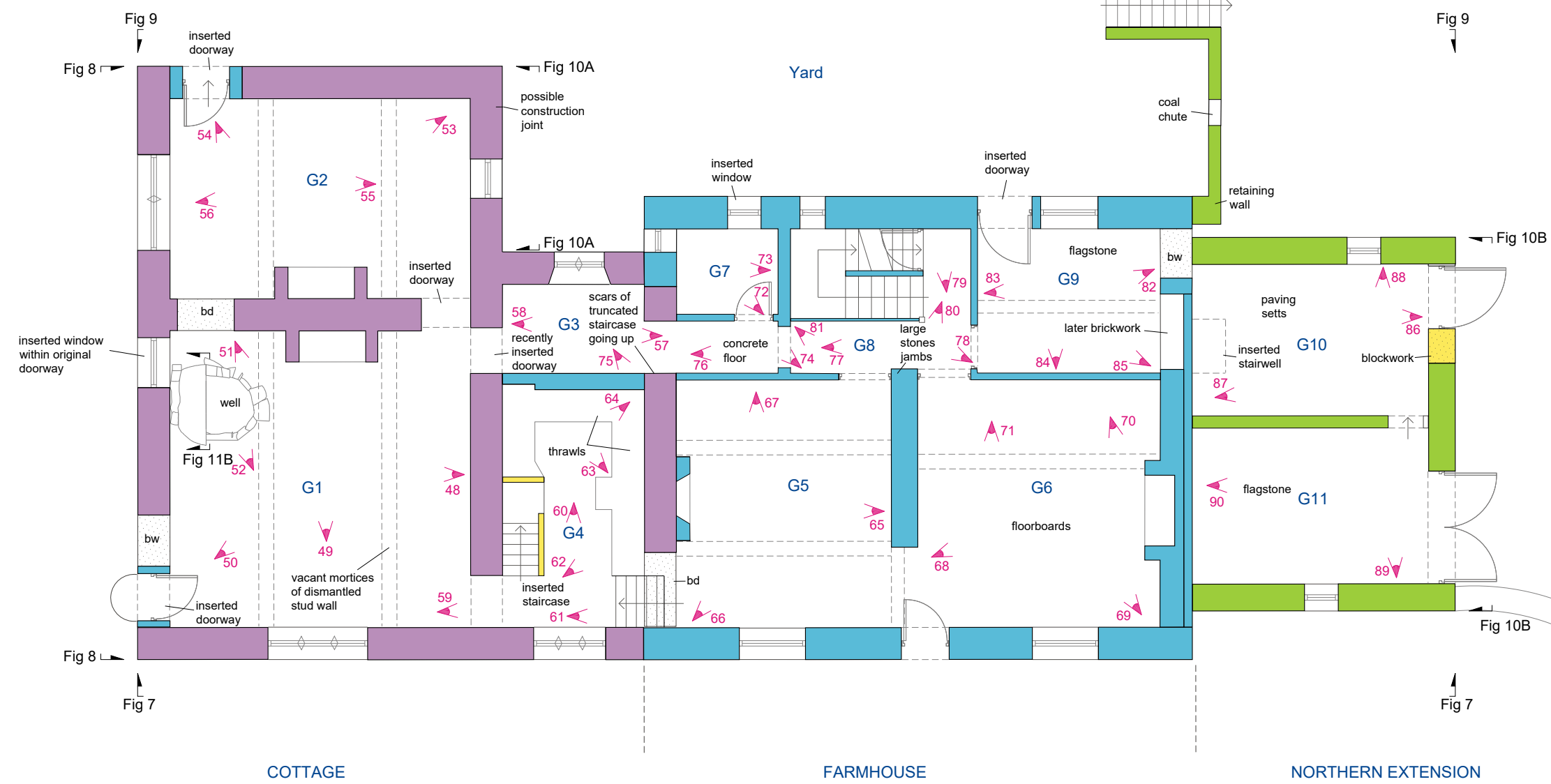
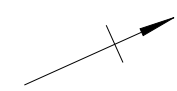


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Phased cellar plan with plate viewpoints

Figure 3



- 17th century
- Late 18th century
- 19th century
- Early/mid 20th century

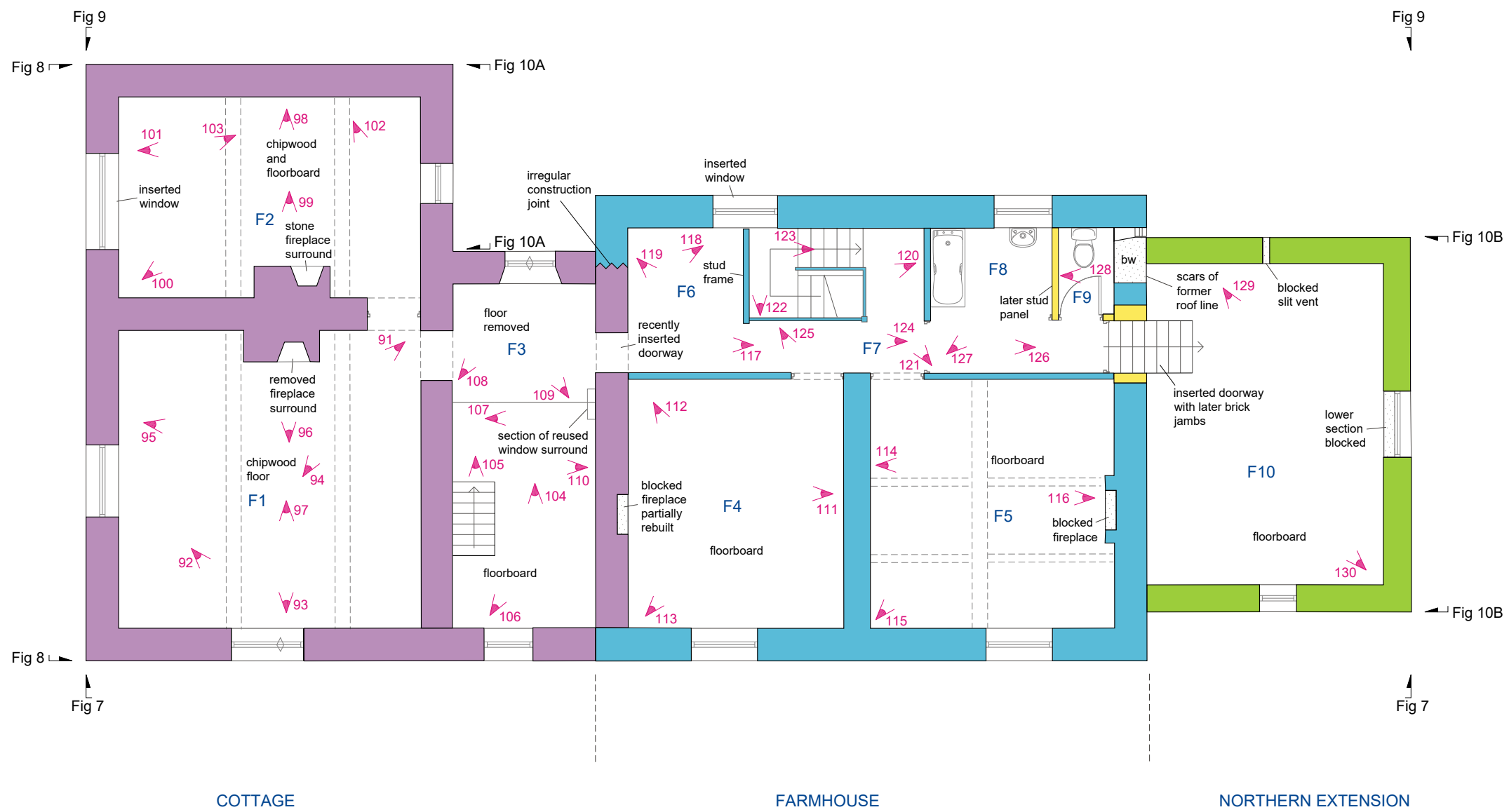
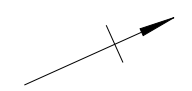


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Phased ground floor plan with plate viewpoints

Figure 4



- 17th century
- Late 18th century
- 19th century
- Early/mid 20th century

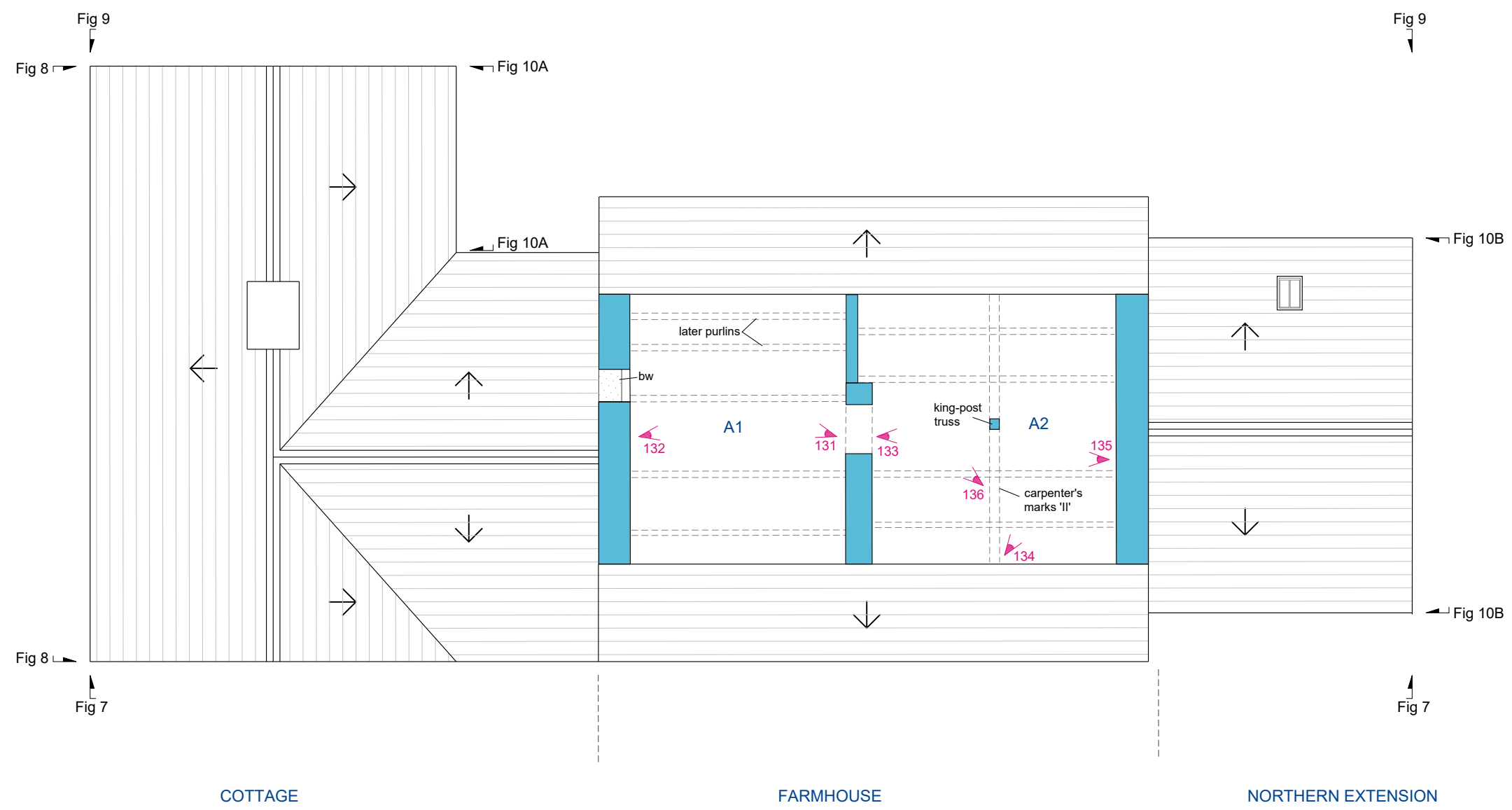
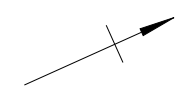


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Phased first floor plan with plate viewpoints

Figure 5



Late 18th century



Direction of plate

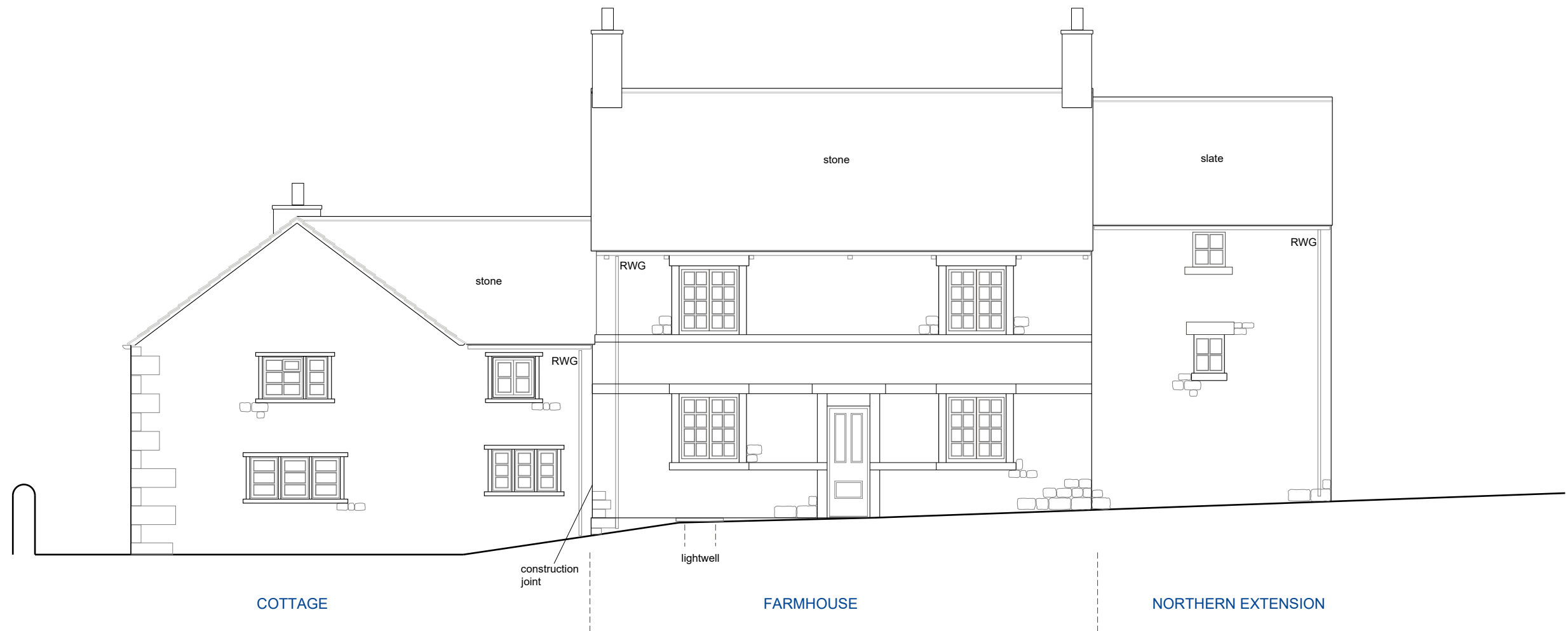


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Phased attic plan with plate viewpoints

Figure 6

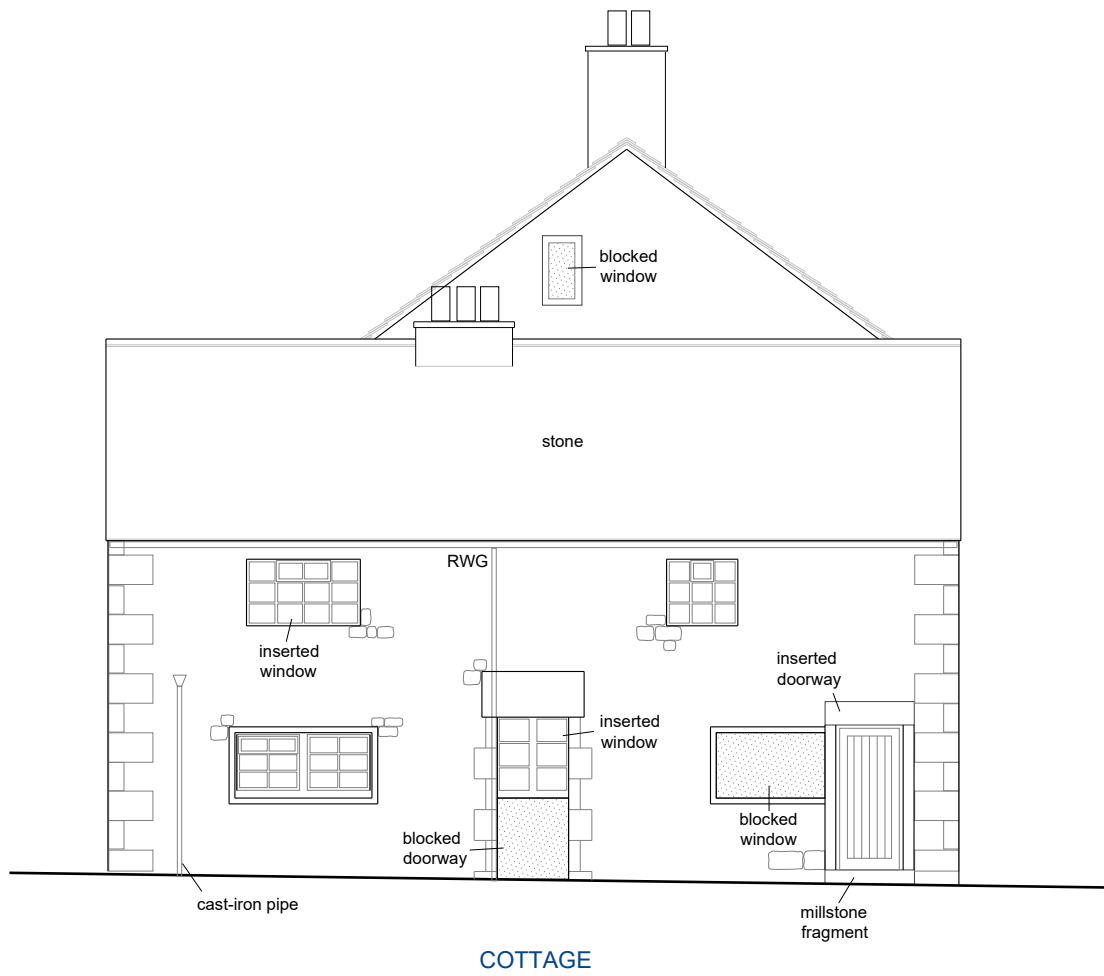


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East elevation

Figure 7



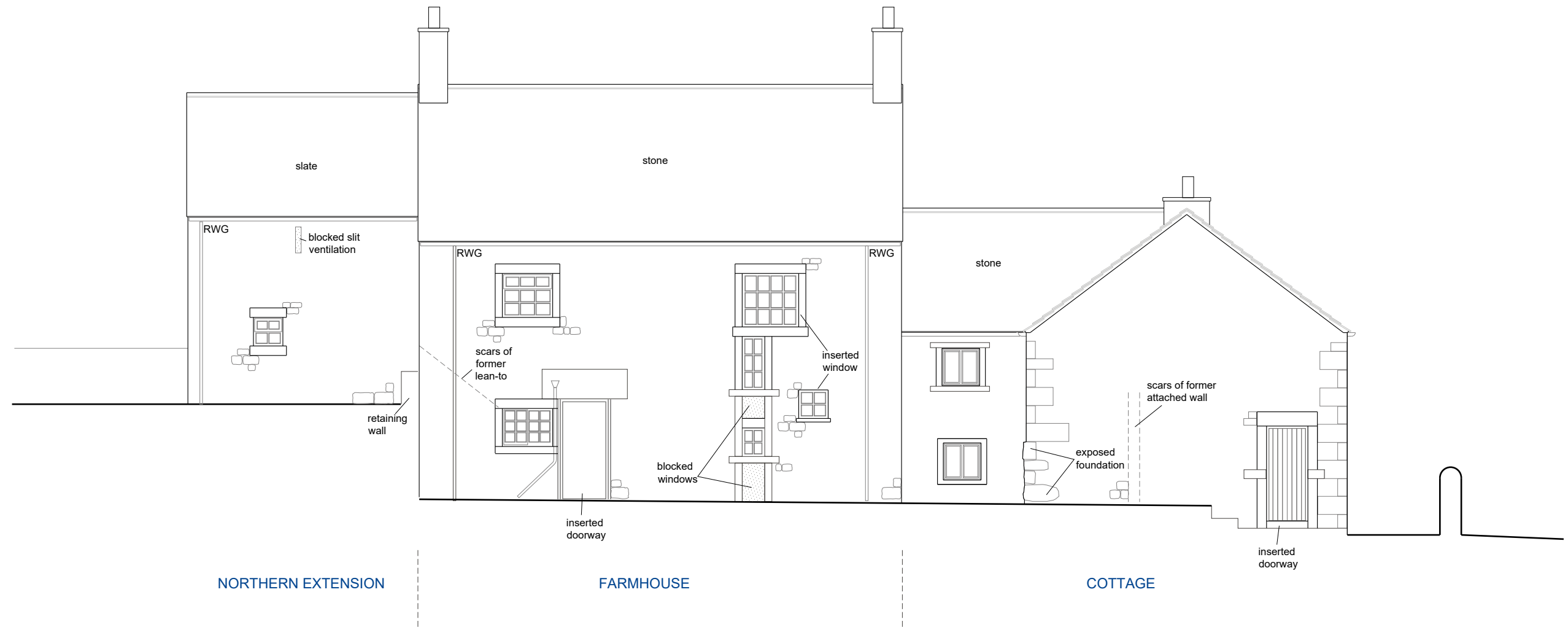
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South elevation

Figure 8



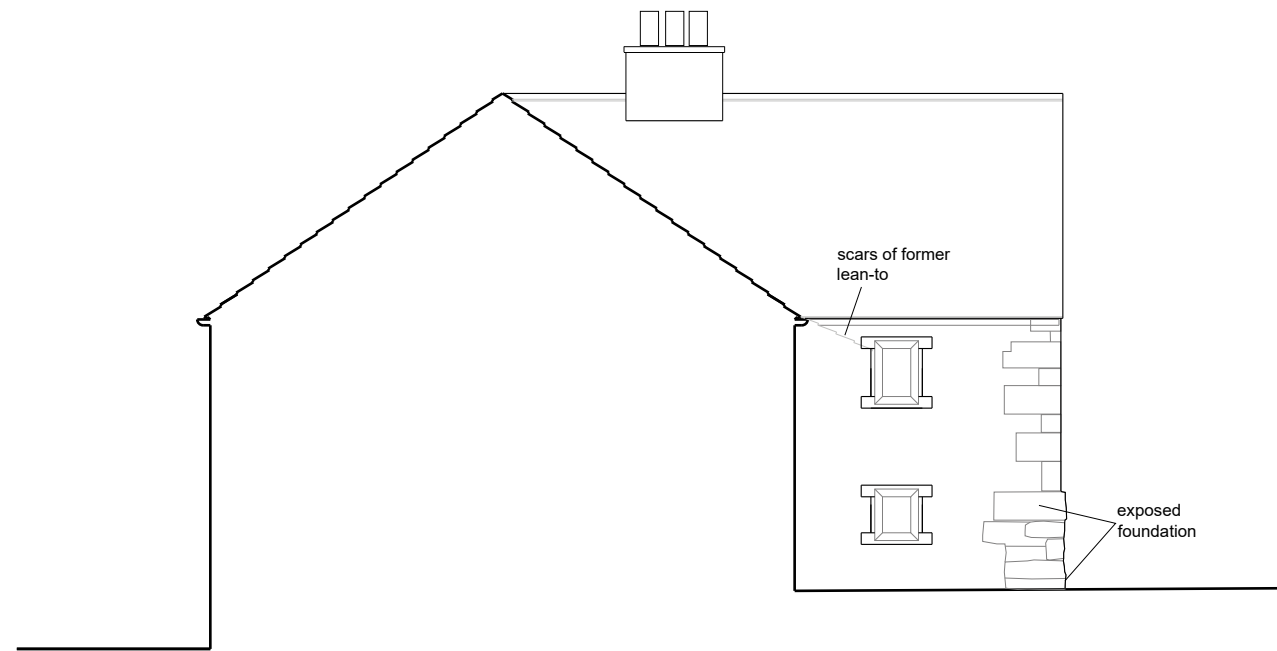
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West elevation

Figure 9

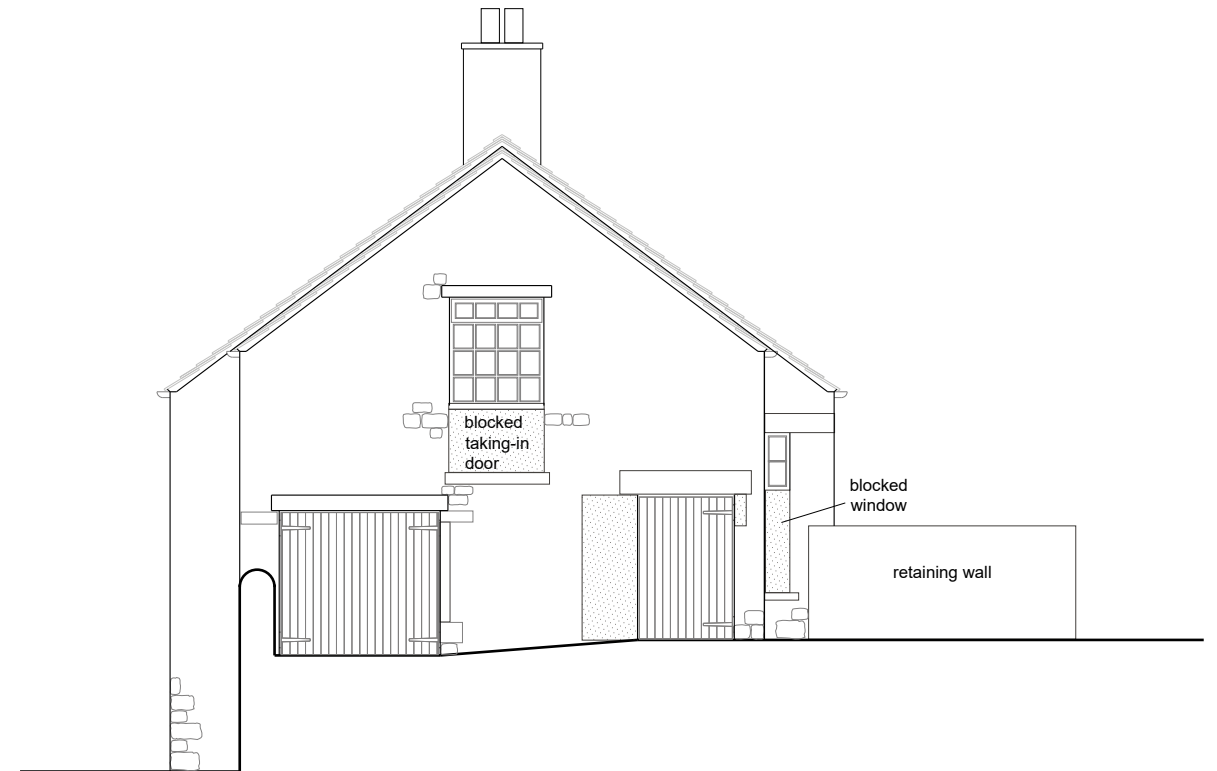
A



FARMHOUSE

COTTAGE

B



NORTHERN EXTENSION

FARMHOUSE



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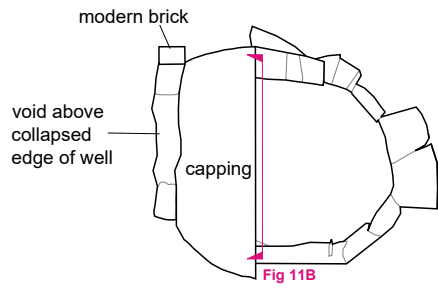
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North elevations A and B

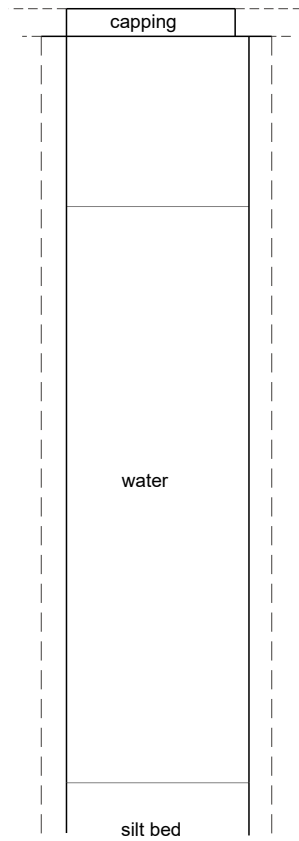
Figure 10



A



B



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Plan and cross section through well

Figure 11



Plate 1: General view of the east elevation



Plate 2: East elevation looking north-west


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Plate 3: East elevation



Plate 4: East elevation, detail of the Cottage façade


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Plate 5: East elevation, ground floor southern window



Plate 6: East elevation, ground floor northern window


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Plate 7: East elevation, first floor southern window



Plate 8: East elevation, first floor northern window


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Plate 9: East elevation, detail of the Farmhouse façade



Plate 10: East elevation, doorway of the Farmhouse


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Plate 11: East elevation, detail of dressed string bands and window architrave



Plate 12: East elevation, northern extension


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Plate 13: General view of the south and east elevations, looking north-west



Plate 14: South elevation


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Plate 15: South elevation looking north-west from the adjacent field



Plate 16: South elevation, detail of dressed corner quoins


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Plate 17: South elevation, detail of inserted doorway and adjacent blocked window



Plate 18: South elevation, primary doorway partially blocked with a later window


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Plate 19: South elevation, western side with dressed corner quoins



Plate 20: General view of the south and west elevations, looking north-east


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Plate 21: West elevation, detail of the Cottage rear façade



Plate 22: Cottage rear façade with dressed quoins and lower exposed foundation


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Plate 23: Cottage rear façade, detail of inserted doorway



Plate 24: General view of the west elevation of the Farmhouse


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Plate 25: Detail of dressed south-western quoins of the Farmhouse



Plate 26: West wall of the Cottage's cross-wing


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Plate 27: West elevation, detail of the Farmhouse rear façade



Plate 28: Detail of window architraves within the rear façade of the Farmhouse


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Plate 29: Detail of rear doorway of the Farmhouse



Plate 30: Partially demolished lean-to extension with coal chute


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Plate 31: Rear façade of the Farmhouse, looking south



Plate 32: West elevation, detail of the northern extension


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Plate 33: General view of the north elevation of the Cottage



Plate 34: North elevation of the Cottage


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Plate 35: General view of the northern extension



Plate 36: North elevation of the northern extension


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Plate 37: North-western end of the Farmhouse and northern extension



Plate 38: North-western end of the Farmhouse with partially blocked opening


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Plate 39: C1, staircase along the east wall



Plate 40: C1, salting meat tables


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Plate 41: C1, original lightwell within the east wall



Plate 42: C1, later partition wall with doorway to C2


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Plate 43: C1, detail of iron hooks attached to timber beams



Plate 44: C2, blocked coal chute to the west wall and inserted staircase


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Plate 45: C2, later concrete ceiling



Plate 46: C2, dismantled stone salting table against the south wall


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Plate 47: C2, inserted RSJ supporting the later concrete ceiling



Plate 48: G1, inserted doorway and window opening


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Plate 49: G1, fireplace



Plate 50: G1, north wall with doorways to G3 and G4


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Plate 51: G1, mullioned window within the east wall



Plate 52: G1, detail of well


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Plate 53: G2, fireplace



Plate 54: G2, detail of blocked doorway to the south of the fire


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Plate 55: G2, mullioned window within the south wall and recessed lower wall



Plate 56: G2, looking north


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Plate 57: G3, girding beam against the west wall



Plate 58: G3, looking towards corridor G8


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Plate 59: Doorway to G4 from G1



Plate 60: G4, mullioned window and inserted staircase to the first floor


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Plate 61: G4, staircase to cellar C1 and blocked door over



Plate 62: G4, detail of stone benches


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Plate 63: G4, detail of stone shelf



Plate 64: G4, stud partition of inserted staircase to the first floor


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Plate 65: G5, fireplace within the south wall



Plate 66: G5, looking north-west


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Plate 67: G5, window opening and doorway within the east wall



Plate 68: G6, fireplace within the north wall


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Plate 69: G6, doorways to G5 and G8



Plate 70: G6, detail of fireplace


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Plate 71: G6, window opening and doorway within the east wall



Plate 72: G7, inserted window within the west wall


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Plate 73: G7, partially blocked window within the south wall



Plate 74: G8, doorway to G7


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Plate 75: G8, scars of former steps within the southern end of the east wall

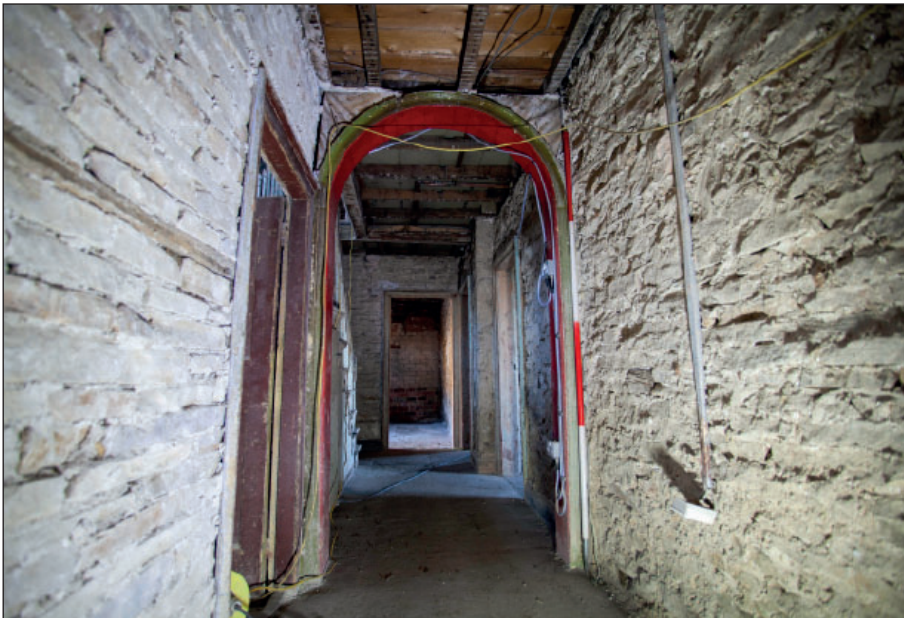


Plate 76: G8, general view with central arched doorway


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Plate 77: G8, staircase and doorways



Plate 78: G8, detail of staircase


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Plate 79: G8, staircase to cellar C2



Plate 80: G8, doorways to G5 and G6


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Plate 81: G8, detail of projecting wall with doorway to G6



Plate 82: G9, doorway


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Plate 83: G9, north wall with later brickwork



Plate 84: G9, external doorway and adjacent window opening


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Plate 85: G9, looking south-west



Plate 86: G10, looking south


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Plate 87: G10, looking north-west



Plate 88: G10, doorway to G11


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Plate 89: G11, looking west



Plate 90: G11, looking north


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Plate 91: F1, general view



Plate 92: F1, detail of mullioned window within the east wall


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Plate 93: F1, general view of fireplace



Plate 94: F1, doorways to F2 and F3


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Plate 95: F1, general view of the north wall



Plate 96: F1, upper section of chimney breast


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Plate 97: F1, east gable wall and roof structure



Plate 98: F2, general view of fireplace


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Plate 99: F2, upper section of chimney breast



Plate 100: F2, west gable wall and roof structure

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Plate 101: F2, general view of the north wall



Plate 102: F2, detail of window opening within the north wall


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Plate 103: F2, detail of inserted window within the south wall



Plate 104: F3, looking east


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Plate 105: F3, inserted staircase



Plate 106: F3, general view of the north wall


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Plate 107: F3, detail of projecting corbel stone and roof structure



Plate 108: F3, detail of mullioned window within the west wall


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Plate 109: F3, doorway to F1, note the bullnosed jamb to the left



Plate 110: F3, roof structure above the dividing wall between F1 and F3


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Plate 111: F4, general view of the blocked fireplace



Plate 112: F4, looking north-east


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Plate 113: F4, looking north-west



Plate 114: F5, general view of blocked fireplace


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Plate 115: F5, looking north-west



Plate 116: F5, looking south


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Plate 117: F6, doorway to F3



Plate 118: F6, detail of east wall


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Plate 119: F6, east wall with scars of dismantled stud partition



Plate 120: F7, general view of the staircase


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Plate 121: F7, staircase and landing



Plate 122: F7, detail window opening within the west wall


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Plate 123: F7, detail of stud wall of staircase



Plate 124: F7, general view of the landing


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Plate 125: F7, doorways to F4, F5 and F8



Plate 126: F8, general view


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Plate 127: F8, looking north-west



Plate 128: F9, north wall with blocked opening


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Plate 129: F10, general view



Plate 130: F10, south wall with inserted doorway and adjacent blocked opening


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Plate 131: A1, south gable wall with blocked window opening



Plate 132: A1, spine wall with doorway to A2, notice the smaller tabular stone to the left


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Plate 133: A2, king-post truss and staggered tenoned purlins with tusk tenon joints



Plate 134: A2, north gable wall



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Plate 135: A2, upper face of truss with assembly carpenter marks 'II'



Plate 136: A2, detail of doorway and thinner wall to the right

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Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB  
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

