

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Mr John Robson

Building at Friar Cote Farm
Staindrop
County Durham

archaeological building recording

report 4634
December 2017

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1. Summary

The project

- 1.1 This report presents the results of an archaeological recording project conducted in advance of proposed alteration to a building at Friar Cote Farm, Staindrop, Co Durham. A photographic survey of the building has been completed and a survey, using existing architects' plans, has been carried out.
- 1.2 The works were commissioned by Mr John Robson of Friar Cote Farm and conducted by Archaeological Services Durham University.

The building

- 1.3 The building is a single-storeyed gabled shed built of local sandstone with a modern roof. It is attached to Friar Cote farmhouse, which is listed at Grade II. The designation does not cover the building described in this report, but it is within the curtilage of the listed house.
- 1.4 The tithe map shows the building in its present form, with a narrower shed attached to its east end. That building is shown on the first edition Ordnance Survey map of 1856, but it had been removed when the second edition map was surveyed at the end of the 19th century.
- 1.5 The lack of any evidence of the mid-19th-century eastern building, together with the date on the smithy lintel, suggest that this farm building was altered or substantially rebuilt in the fourth quarter of the 19th century. The smithy was converted into a wash house in 1932 and the stable became a garage in the 1950s.

2. Project background

Location (Figure 1)

- 2.1 Friar Cote Farm lies 3.6km west of Staindrop, Co Durham, at Ordnance Survey grid reference NZ 0874 2087. It is in the parish of Stainton and Streatlam, 2.7km north-east of Stainton and about 800m north of the boundary of Streatlam Park. The B6279 Moor Road runs east-west about 500m north of the farmstead.

Development proposal

- 2.2 Proposals have been drawn up for conversion of a single-storey farm building to create a holiday cottage. The planning reference is DM/17/02312/FPA.

Objective

- 2.3 The objective of the project was to provide a record of the building in its present state. The regional research framework (Petts & Gerrard 2006) contains an agenda for archaeological research in the region, which is incorporated into regional planning policy implementation with respect to archaeology. In this instance, the scheme of works was designed to address agenda item Post-medieval: PM North Pennine Dales.

Specification summary

- 2.4 The works have been undertaken in accordance with a written scheme of investigation, reference DS17.465, provided by Archaeological Services Durham University and approved by Durham County Council's Archaeology Section.

Dates

- 2.5 The survey work was carried out on 20th November 2017. This report was prepared for December 2017.

Personnel

- 2.6 Research, survey and report preparation work were carried out by Richard Annis, and the illustrations were prepared by David Graham.

Archive/OASIS

- 2.7 The project archive is currently held by Archaeological Services Durham University and will be transferred to the Bowes Museum in due course. Archaeological Services Durham University is registered with the **Online Access to the Index of archaeological investigationS project (OASIS)**. The OASIS ID number for this project is **archaeol3-302218**.

Acknowledgements

- 2.8 We would like to thank Messrs. Robson of Friar Cote for much useful information about the building and the farm.

3. Landuse, topography and geology

Landuse

- 3.1 The farmstead is on a slightly south-sloping site in an area of pasture. The building is near the north-west corner of the steading.

Site and situation

- 3.2 The building described in this report is attached to the east gable of the farmhouse, which stands at an elevation of about 180m OD and faces south across the valley of the Friar Cote Gill.

Geology and soils

- 3.3 The bedrock is mudstone, siltstone and sandstone of the Stainmore formation, overlain by glacial till. Sandstone is exposed in a quarry a short distance south of the steading. The soils are described as slowly permeable slightly acid loamy and clayey soils; the more fertile land is on the higher ground to the north, east and west of the farmstead.

4. The farmstead

- 4.1 The layout of the steading is shown in Figure 2. The farmhouse is listed at Grade II. The designation does not cover the building described in this report, but it is within the curtilage of the listed house. Two pumps, one in the yard and one in the garden south of the house, are also listed at Grade II for group value. The reference numbers are 1322721 (house), 1161027 and 1121743 and the listing descriptions are set out in Appendix 2, below.
- 4.2 When the tithe map was made in 1842, 'Friar Coat' was owned by John Bowes of Streatlam Castle and occupied by his tenant Henry Peverell, who farmed almost 168 acres (DULASC). The tithe map shows the building in its present form, with a narrower shed attached to its east end. That building extended the range as far east as the present stone wall beside the gate into the field. It is shown on the first edition Ordnance Survey map of 1856, but it had been removed when the second edition map was surveyed at the end of the 19th century.

5. The building

Exterior

- 5.1 The building is a single-storeyed gabled shed extending east from the end of the farmhouse (Figures 3 and 4); it is built of local sandstone. More than half of the north face is open, under a modern roof; there is a gable chimney at the east end (Photographs 1 & 2). The east end is plain (Photograph 3) and there are no traces of the additional building that was demolished in the second half of the 19th century. The south face is largely blank, apart from a single window at the east end and a door at the west (Photograph 4). This face is set back from the front of the farmhouse and forms the north boundary of the garden at this side of the house (Photograph 5).
- 5.2 Nearest to the house, a door in the north wall gives access to a passage running through the building (Photograph 6). Beside this is a three-bay open-fronted shed (Photograph 7); its timber lintel is carried on tapered octagonal cast-iron columns. The eastern bay is separated from the rest by a timber partition (Photograph 8). The east end of the building contains a small stone shed that was originally a smithy and later a wash-house. It has a stable door and small windows at the front and rear (Photograph 9).

- 5.3 The masonry throughout the building is coursed squared rubble, with dressed stone in the quoins and the water table. The east end is blank (Photograph 10) and the south face has a single window at the east end (Photograph 11); the glazing here has been renewed. There is evidence of repointing at the head of the wall in the south face, doubtless connected with the modern re-roofing (Photograph 12). At the west end a plank door opens into the passage (Photograph 13).

Interior

- 5.4 The west passage has a sloping flagged floor; a white-painted wall, 1.5m high separates the passage from the shed (Photographs 14 & 15). The shed itself is largely featureless; the iron columns are unmarked. The eastern bay was formerly used as a stable and later altered to be used as a garage. The plank wall at the west side was moved slightly west, the timber pad at the top of the column was cut back and a sliding timber door was installed (Photograph 16). The hay rack in the old stable is still present and the mark of a manger can be seen below it (Photographs 17 & 18).
- 5.5 The former smithy and wash house is now used as a store for farm equipment and materials. Timbers set into the south and west walls were probably installed for fixing pegs. The squarish room is dominated by a large projecting fireplace on the east wall (Photograph 19). This is not central in the room; the large space on its north side was probably used for the forge bellows, but no trace of this or any other smithy equipment remains. The chimney steps out to a large monolithic lintel with the date 1881 at its centre (Photographs 20 & 21). The smithing hearth has been removed and the opening has been relined with brick and stone. Most of the former hearth is now occupied by a brick and concrete structure for a copper, built for boiling water for the household washing (Photograph 22). There is an iron firebox door at the base (Photograph 23) and the copper pan remains in place (Photograph 24). It is 0.63m in diameter and 0.46m deep and is set into a concrete slab that carries the date 1932 (Photograph 25). South of the copper there is an open hearth with a stone lintel and the remains of a domestic-looking grate (Photograph 26). The north window has three fixed panes over plank shutters (Photograph 27).
- 5.6 The wall between the smithy and the shed has a small dovecote in its west face. This has three nest holes and is made of brick and sandstone (Photographs 28 & 29). Above, the renewed roof rests on older trusses, with the purlins running into the wall. The simple, strong trusses have half-lapped collar beams; the joints are bolted.

6. Conclusions

- 6.1 The lack of any evidence of the mid-19th-century eastern building, together with the date on the smithy lintel, suggest that this farm building was altered or substantially rebuilt in the fourth quarter of the 19th century. The smithy was converted into a wash house in 1932 and the stable became a garage in the 1950s (pers. comm. Mr Robson).

7. Reference

DULASC Tithe map for Stainton and Streatlam Township, 1842, surveyed by John Machell of Carlisle. Available online from Durham University Library Archives and Special Collections at http://reed.dur.ac.uk/xtf/view?docId=ark/32150_s1gf06g2666.xml#DDR-EA-TTH

Appendix 1: Catalogue of photographs

No	Description
1	Friar Cote farmhouse seen from the north-east
2	The building seen from the north-east
3	The view from the east
4	The building seen from the south-east
5	The building seen from the farmhouse garden; a view looking north-east
6	The north face of the building
7	Substantial masonry between the shed and the passage
8	The middle and eastern bays of the shed
9	The north face of the smithy / wash house
10	Evidence of re-roofing on the gable
11	Coursed masonry in the south face
12	Different mortar at the wall head
13	The south end of the passage, with the east wall of the farmhouse
14	Looking north along the passage
15	The low wall at the east side of the passage
16	The plank wall of the garage in the east bay of the shed
17	The former stable retains its hay rack
18	A line of mortar marks the position of a vanished manger
19	The smithy / wash house seen from the doorway
20	The lintel of the former forge hearth
21	Detail of the date on the lintel
22	The brick and concrete structure for the copper
23	Detail of the iron firebox door
24	The washing copper, set into a concrete slab
25	Detail of the date 1932 impressed into the concrete slab
26	The small hearth at the south side of the old fireplace
27	The door and window in the north wall of the old smithy
28	Three pigeon holes in the wall between the shed and the smithy
29	Detail of the brick and sandstone pigeon holes
30	The roof truss above the timber garage wall

Appendix 2: Listing descriptions

FRIARS' COTE FARMHOUSE

List entry Number: 1322721 Grade: II
Date first listed: 30-Sep-1987 UID: 111577

STREATLAM AND STAINTON B 6279 NZ 02 SE (South side) 8/211 Friars' Cote Farmhouse
GV II

Farmhouse. Early/mid C18. Coursed sandstone rubble with large quoins and ashlar dressings; roofs stone-flagged on left wing, synthetic stone on main building with stone gable coping and stone and brick chimneys. Main house 2 storeys, 3 bays; long set-back left wing 2 storeys, 4 irregular bays. Main house has plain stone surrounds to renewed central door and small overlight, and to renewed 20-pane sashes in outer bays and 16-pane sash over door. Roof has moulded kneelers and end banded chimneys. Left wing has varied irregular fenestration, mostly 12-pane sashes and 2 large triangular buttresses flanking second bay; square ridge chimney.

Interior: some 2-panel doors with L hinges; very thick cross wall to right of central passage; salt cupboard in front wall of right ground-floor room.

PUMP C. 15 METRES SOUTH-EAST OF FRIARS' COTE FARMHOUSE

List entry Number: 1161027 Grade: I.
Date first listed: 30-Sep-1987 UID: 111579

STREATLAM AND STAINTON B 6279 NZ 02 SE (South side) 8/213 Pump c.15 metres south-east of Friar's Cote Farmhouse
GV II

Pump. Probably early C19. Wood casing, lead spout and iron handle. Tall casing with carved handle at right, and moulded square panel at front forming surround to moulded spout. Roman capitals C R above spout and B C, probably for Barnard Castle, below.

PUMP C. 20 METRES NORTH-WEST OF FRIARS' COTE FARMHOUSE

List entry Number: 1121743 Grade: II
Date first listed: 30-Sep-1987 UID: 111578

STREATLAM AND STAINTON B 6279 NZ 02 SE (South side) 8/212 Pump c.20 metres north-west of Friar's Cote Farmhouse
GV II

Pump. Dated 1839 for J.B. (John Bowes of Streatlam Castle). Lead spout, wood casing, iron handle. Tall wood casing, with curved iron handle at right, and front moulded square panel with initials I and B in top corners and date 1839 below slightly curved spout.

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site location

0 1km
scale 1:25 000 for A4 plot

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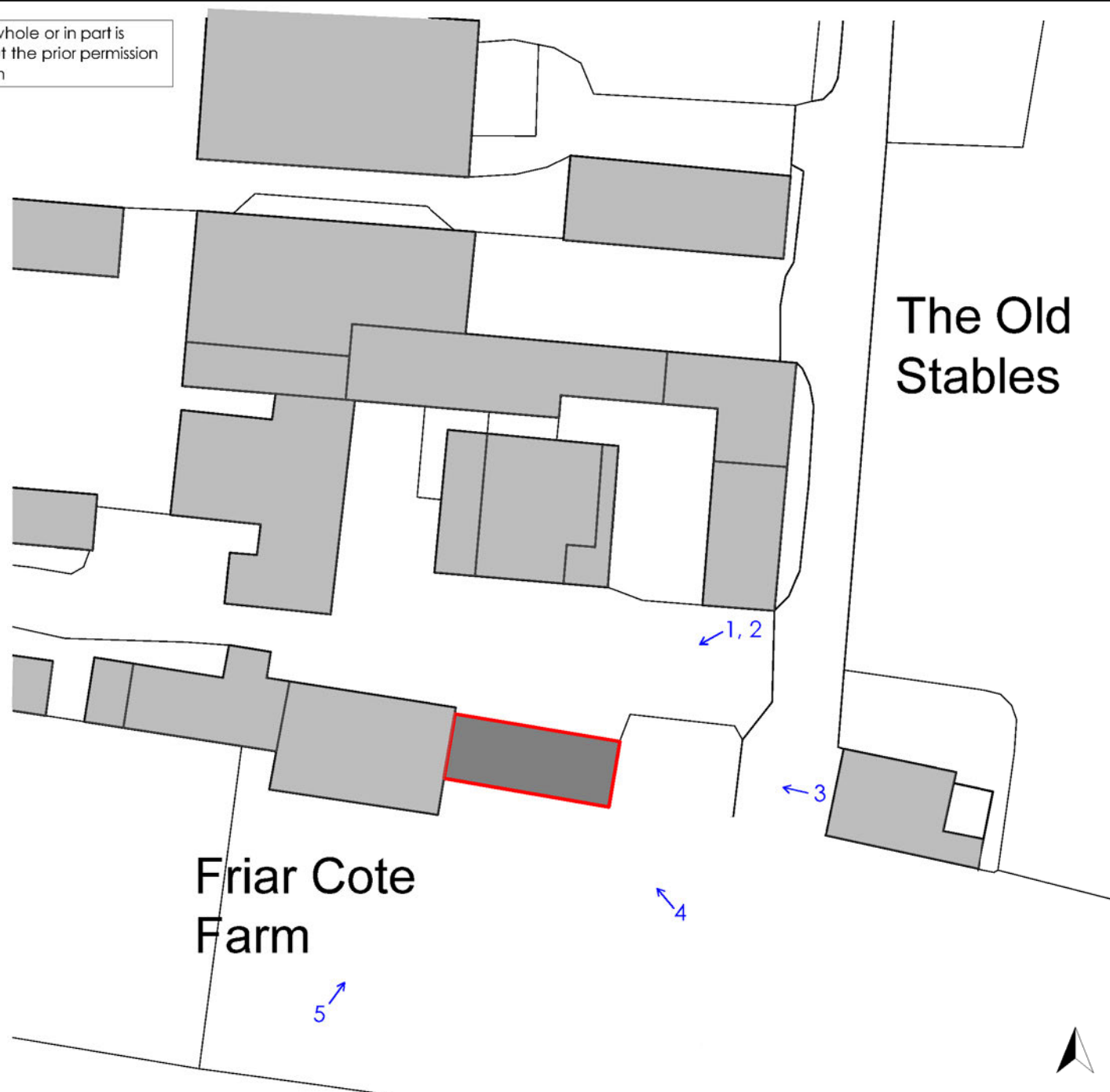
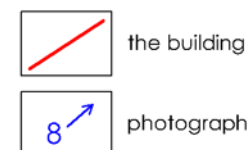
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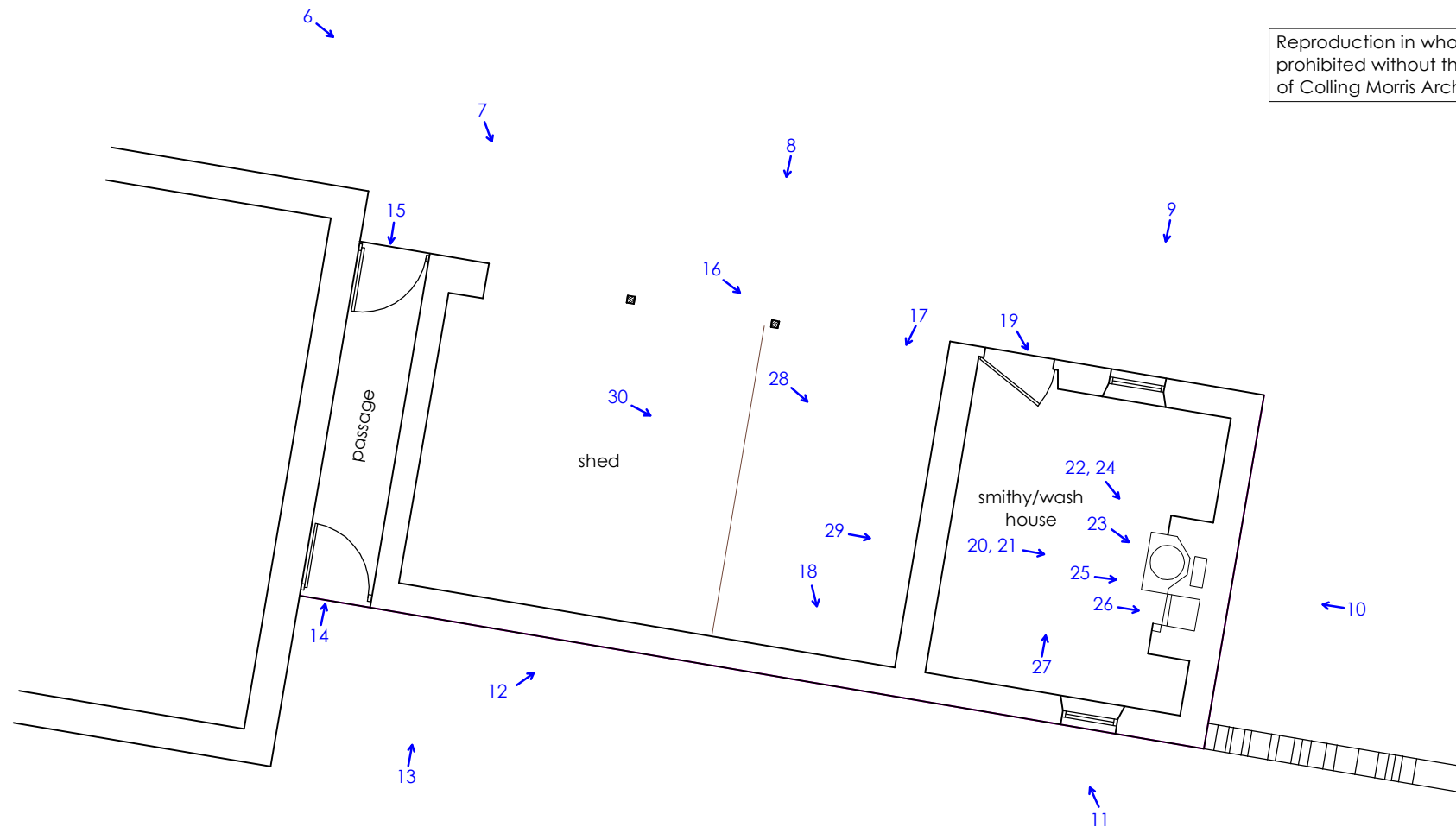
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Figure 2: The site and the building

0 25m
scale 1:500 for A4 plot



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Figure 3: Plan



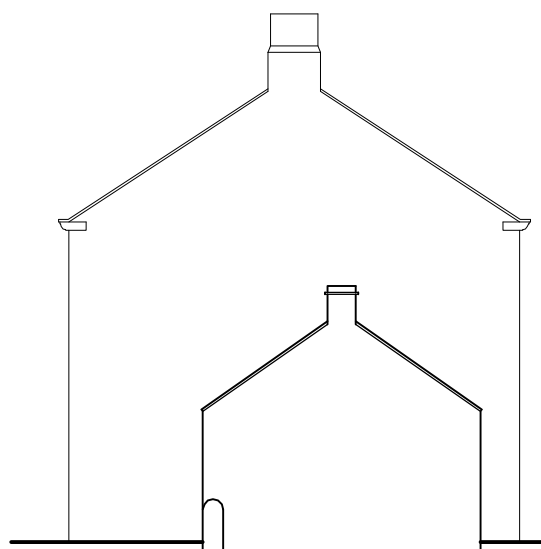
photograph



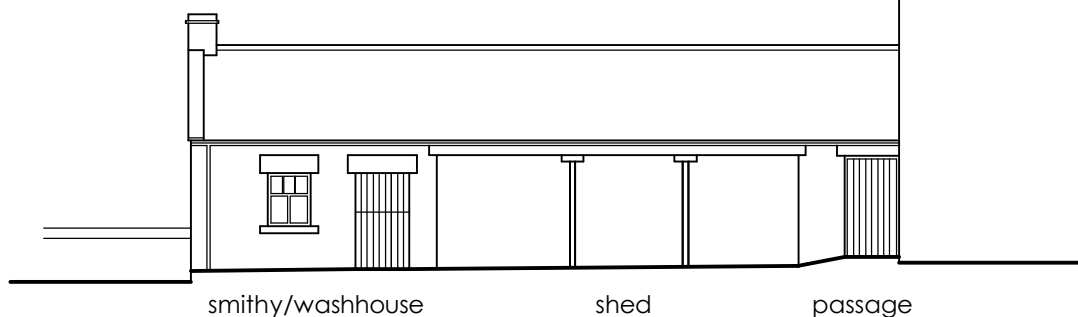
timber partition

0 5m
scale 1:100 for A4 plot

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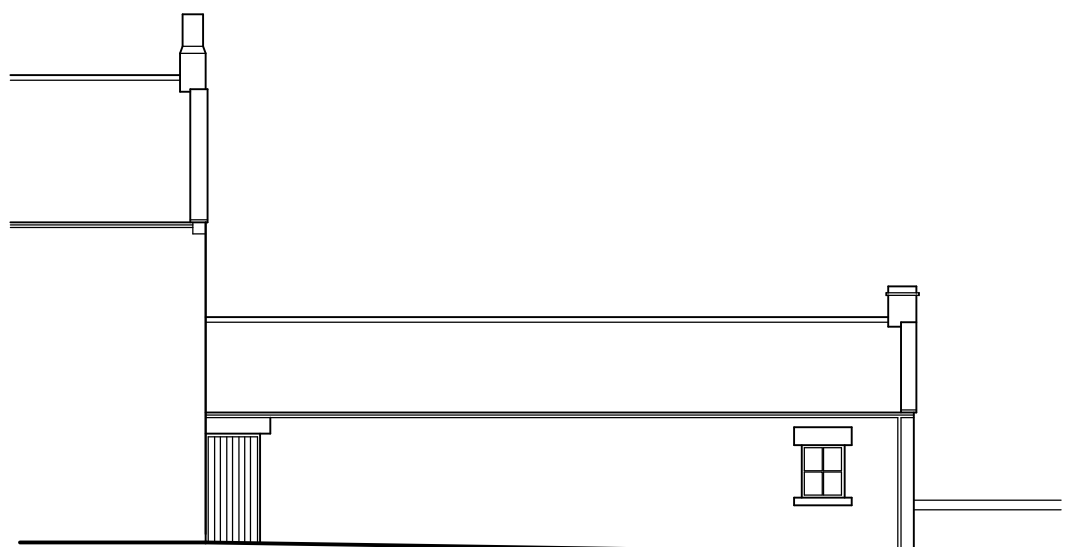
East elevation



smithy/washhouse
North elevation

shed

passage



South elevation



Photograph 1: Friar Cote farmhouse seen from the north-east, with the building attached to its east gable



Photograph 2: The building seen from the north-east



Photograph 3: The view from the east, showing the farmhouse and other buildings. The building shown on the tithe map extended from the low gable at least as far as the viewpoint of this picture



Photograph 4: The building seen from the south-east, with part of the garden. The structure in the foreground was a sheep-dip



Photograph 5: The building seen from the farmhouse garden; a view looking north-east



Photograph 6: The north face of the building, showing the division (right to left) into passage, open shed and smithy / wash house



Photograph 7: Substantial masonry forms the pier between the open shed and the passage door, at the right



Photograph 8: The middle and eastern bays of the shed. The left-hand bay was converted to make a garage; its sliding door can be seen at the left



Photograph 9: The north face of the smithy / wash house



Photograph 10: Evidence of re-roofing can be seen in the re-set water table slabs on the gable. There is no trace of any building attached to this end of the structure



Photograph 11: Coursed masonry in the south face, with the window of the smithy



Photograph 12: Different mortar shows where stones have been re-set at the wall head during re-roofing work



Photograph 13 (above): The south end of the passage, with the east wall of the farmhouse



Photograph 14 (left): Looking north along the passage



Photograph 15: The low wall at the east side of the passage



Photograph 16: The plank wall of the garage in the east bay of the shed. Note the alteration to the pad above the iron column



Photograph 17: The former stable retains its hay rack



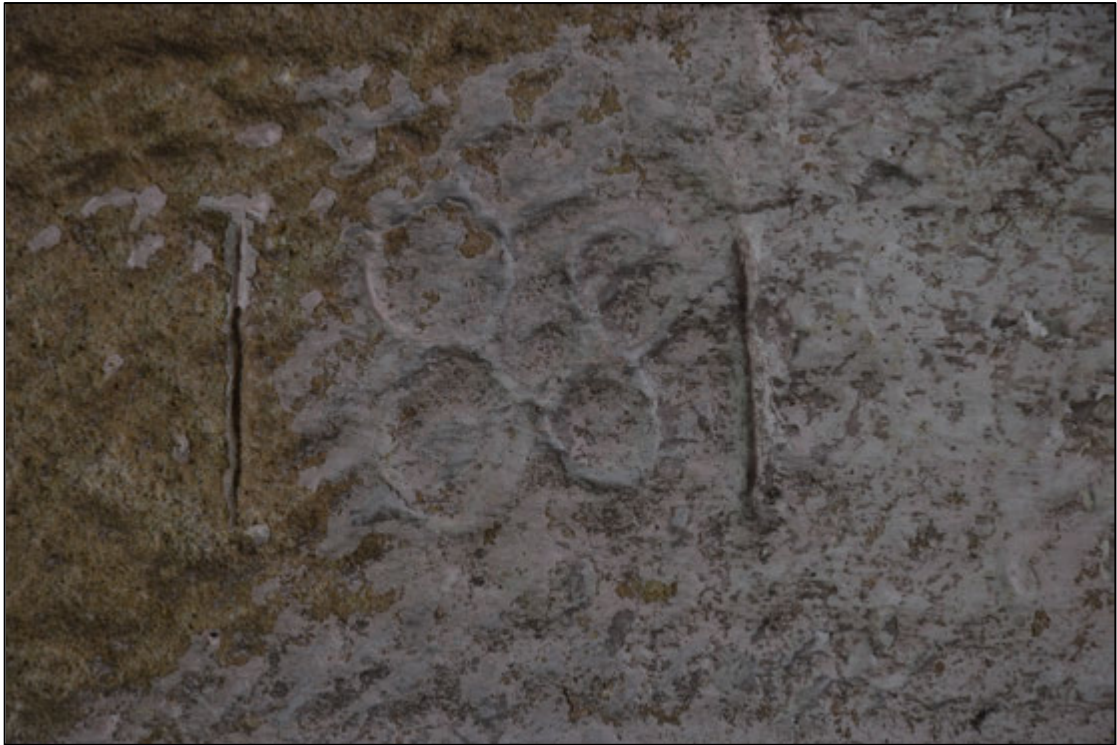
Photograph 18: A line of light grey mortar below the rack marks the position of a vanished manger



Photograph 19: The smithy / wash house seen from the doorway. Note the timbers set into the wall beside the window and at the extreme right



Photograph 20: The lintel of the former forge hearth, with the date 1881. Brickwork alterations, the wooden lid of the copper and the small southern hearth can be seen below



Photograph 21 (above): Detail of the date on the lintel



Photograph 22 (left): The brick and concrete structure for the copper



Photograph 23: Detail of the iron firebox door



Photograph 24: The washing copper, set into a concrete slab. A date is just visible above the right-hand end of the scale



Photograph 25 (above): Detail of the date 1932 impressed into the concrete slab



Photograph 26 (left): The small hearth at the south side of the old fireplace



Photograph 27: The door and window in the north wall of the old smithy



Photograph 28: Three pigeon holes in the wall between the shed and the smithy



Photograph 29: Detail of the brick and sandstone pigeon holes



Photograph 30: The roof truss above the timber garage wall. The principal rafters and the collar beams are bolted together