

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
West Park Ltd

Stag House Farm
Darlington

archaeological building recording

report 4804
June 2018

Contents

1.	Summary	1
2.	Project background	2
3.	Landuse, topography and geology	2
4.	Historical and archaeological development	3
5.	The buildings	4
6.	Conclusions	6
7.	Sources	6
Appendix: Catalogue of photographs		7

Figures

Figure 1:	Site location
Figure 2:	The site and the buildings
Figure 3:	Extracts from the 1897, 1916, 1955 and 1967 Ordnance Survey maps
Figure 4:	Plans of the house
Figure 5:	Plans of the buildings

Photographs

Photo 1:	The steading seen from the east
Photo 2:	The farm seen from the south
Photo 3:	The view from the north-west
Photo 4:	The house seen from Newton Lane
Photo 5:	A view looking north across the yard
Photo 6:	The front of the farmhouse
Photo 7:	The house seen from the south
Photo 8:	The sundial above the altered front door
Photo 9:	Detail of the sundial
Photo 10:	The rear of the house
Photo 11:	The south-west end
Photo 12:	The sheds at the north-east end of the house
Photo 13:	The hall and staircase
Photo 14:	The dining room
Photo 15:	Detail of the dining room fireplace
Photo 16:	The sitting room
Photo 17:	The sitting room seen from the north-west end
Photo 18:	The outshut kitchen
Photo 19:	The blind chimney breast in the kitchen
Photo 20:	The old plank door in the kitchen
Photo 21:	Detail of the strap of the kitchen door
Photo 22:	The lobby and hall
Photo 23:	Detail of an old strap hinge on the lobby door
Photo 24:	The passage at the back of the house
Photo 25:	Old plank door at the end of the passage
Photo 26:	The north-east face of the outshut
Photo 27:	Doors to the older workshop sheds
Photo 28:	The old shed at the south-east side
Photo 29:	The north corner of the house extension
Photo 30:	The north-west shed
Photo 31:	The landing, seen from the south-west end

- Photo 32: The landing seen from the bedroom
- Photo 33: A blocked widow at the head of the staircase
- Photo 34: The bedroom at the south-west end
- Photo 35: The bathroom
- Photo 36: The middle bedroom
- Photo 37: The large north-east bedroom,
- Photo 38: The brick workshop seen from the yard
- Photo 39: The workshop, coal shed and byre
- Photo 40: Interior of the workshop
- Photo 41: The coal shed
- Photo 42: The byre and the end of the older stone building
- Photo 43: Blocked breather slits in the brick byre
- Photo 44: The stump of the old stone building
- Photo 45: The end of the stone building
- Photo 46: Inside the brick byre
- Photo 47: Looking west in the brick byre
- Photo 48: Modern alterations and roof in the byre
- Photo 49: Breather slits covered by 1960s cement render
- Photo 50: The altered brick building at the north side
- Photo 51: The two-storey brick building
- Photo 52: The north-west gable
- Photo 53: The larger south-east room
- Photo 54: Impressed concrete floor and machine plinth
- Photo 55: Stalls in the small byre
- Photo 56: Door and window in the north-west room
- Photo 57: Detail of the rounded brick in the door jamb
- Photo 58: The first floor seen from the head of the stairs
- Photo 59: The first floor seen from the north-west corner
- Photo 60: New brickwork in the north-east wall
- Photo 61: Brick pens at the north end of the plot
- Photo 62: The timber shed at the south-west side

1. Summary

The project

- 1.1 This report presents the results of an archaeological recording project conducted in advance of proposed works at Stag House Farm, Darlington. A photographic and drawn survey of the house and adjoining farm buildings has been carried out.
- 1.2 The works were commissioned by West Park Ltd and conducted by Archaeological Services Durham University.

The buildings

- 1.3 Map evidence shows that that Stag House has always been an isolated single farmstead. In the 1890s it covered an area of a little over 12ha of land on the south-west side of Newton Lane; it was a dairy farm.

Conclusions

- 1.4 A 1763 sundial is likely to give the date of construction of the first house, a three-bay two-storey structure with a kitchen outshut and service additions on its north-east gable. The house was extended in the first part of the 19th century. The original stone barn to the north was later used as a cow house; other buildings were added after the middle of the 19th century. The stone building was largely demolished in recent times.
- 1.5 The buildings have been drawn and photographed. The only historically significant features are the sundial and the door fittings in the outshut.

2. Project background

Location (Figure 1)

- 2.1 Stag House Farm lies at the north-west side of Darlington at grid reference NZ 2603 1672.

Development proposal

- 2.2 Planning permission has been given for a housing development on land around the farm; this will entail demolition of the existing farm buildings. The planning reference is 18/00236/PA.

Objective

- 2.3 The objective of the project was to provide a record of the farm buildings in their present state.

Specification summary

- 2.4 The works have been undertaken in accordance with standard Archaeological Services Durham University procedures. The survey is in line with Level 2, as defined in *Understanding Historic Buildings: a guide to good recording practice* (Historic England 2016).

Dates

- 2.5 The buildings were examined on 6th June 2018. This report was prepared for June 2018.

Personnel

- 2.6 The 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 appropriate repository 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 **archaeol3-320798**.

3. Landuse, topography and geology

Landuse

- 3.1 The site is occupied by the disused buildings and yard of the farmstead (Figure 2). These comprise the house, at the south-east side of the site, with a lawn and paddock at its front; a range of brick and stone sheds on the roadside, at the north of the site; and a modern timber shed at the south-west side. The surrounding land is pasture to the south-west of Newton Lane and arable to the north-east.

Site and situation

- 3.2 The steading is on level ground south-west of Newton Lane, at about 62m above sea level. The area of the site is approximately 1630 square metres. The edge of the built-up area of Darlington is approximately 400m to the south-east and the A1(M) is about 320m to the north-west. The earthwork remains of the deserted medieval village of Archdeacon Newton lie about 700m north-west of Stag House Farm.

Geology and soils

- 3.3 The bedrock is late Permian dolostone of the Ford formation, overlain by glacial till. The soils in the area are slightly acid loams and clays.

4. Historical and archaeological development

- 4.1 The farm is in the township of Cockerton, a part of the historic parish of Darlington. The entry for Cockerton in the Boldon Book, the equivalent of Domesday for the land north of the River Tees (Austin 1982, 59), says

“In Cockerton there are 47 bovates which the villeins hold and they pay rent and work in all ways like the villeins of Darlington. Four leaseholders hold 3½ bovates and they pay rent and do as the leaseholders of Darlington. Six cottagers pay 3s 10d and work in all ways like those of Blackwell”.

A bovate was an area of land and the basis on which assessments of what individuals tenants owed in services, supplies and money. The area of a bovate varied between 8 and 20 acres (3.2-8ha).

- 4.2 It is clear from this account that the township was agricultural land with no single large settlement or holding. This was the case for centuries; the 19th-century historian Robert Surtees (1823, 374) describes Cockerton as “a scattered village one mile to the north-west of Darlington” and mentions historical accounts of meadow, pasture and arable land. The historians and topographers Mackenzie and Ross (1834, 155) called Cockerton “a large village and township ... [that] includes 12 farmsteads”.

- 4.3 Stag House does not appear in early accounts of the township, or on any maps before the first edition produced by the Ordnance Survey. The maps that exist show that it has always been an isolated single farmstead. Unfortunately, the 1847 tithe map for the township is too fragile to be consulted (DULASC). The township Rate Books show that in the 1860s the land was owned by Atkinson Greenwell and the tenant was John Wilson. Stag House remained in the Greenwell family until 1894, when it was sold at auction. A copy of the sale particulars is held at the Durham Record Office (reference D/X 1935/2/1-2). The sale notice reads

“Mr William Parlour has received instructions from the executors of the late Hannah Todd Greenwell deceased to sell by public auction at the Imperial Hotel, Darlington, on the 11th day of April 1894 at three o'clock, all that freehold farm known as Stag House situate in the township of Cockerton and the parish of Darlington, in the occupation of Mrs Harrison at an annual rent of £75”.

The farm is described as “in every way admirably adapted for a dairy farm; from this and its position its will always command good tenants at a fair rental”. The schedule and plan attached to the sale notice show that the farm extended to about 30¾ acres (12.4ha) of arable and pasture land in seven fields between Newton Lane and the beck, south-west of the steading. The farm was sold to Miss Mary Ann Barningham of Middleton One Row for £1800. Mary Ann Harrison is listed as a farmer at ‘Stagghouse’ at the beginning of the 20th century (Kelly 1902, 109) and she was still there in 1914; by 1921, the occupant of the farm was Henry Raine.

- 4.4 The plan in the sale particulars shows the house more or less as it is today, with a single building parallel to it on the north-west side. This is the also the case with the

first edition Ordnance Survey map of 1857; by the end of the 19th century, more buildings had been added at the north, creating something like the layout seen today (Figure 3). In the 1897 and 1916 surveys the house is shown as a square block with a smaller extension on the north-east side; the 1955 plan shows a more rectangular plan with the existing garage on the south-west side. From 1897, open-sided sheds are shown at the west side of the site. The more substantial buildings are on the north-east side, extending from the original building parallel with the house. The number of buildings increased up to the mid-20th-century but today some have been removed.

5. The buildings

- 5.1 When the site was surveyed the building had been disused for some time. The house was boarded up and had been extensively damaged by thieves who had stripped wiring, pipework and flashing. Some fly-tipping had occurred and the yard contained a pile of sections of plastic bodywork from cars. Plans of the house and the farm buildings are presented in Figures 4 and 5.
- 5.2 The buildings lie on the roadside with the yard entrance just north-west of the house (Photograph 1). The house is screened from the road by hedges and a large conifer. On the south-west side, much of the boundary between the steading and the fields is overgrown (Photograph 2). From the north, the view is dominated by the altered barn on the roadside. Former buildings at the north end of the yard have been reduced to a series of brick-walled pens (Photograph 3). The house faces south-east, away from the yard, into a narrow garden with a large privet hedge; there is a large outshut extension at the rear and altered sheds fill the space between its north-east wall and the road (Photograph 4). The surviving farm buildings are on the north-east side of the site (Photograph 5).

The house

- 5.3 This is a two-storey four-bay building covered with unpainted roughcast render and roofed with modern concrete tiles (Photograph 6). Where the old fabric could be seen, the older part is stone and there are many alterations in later brick. Two modern bay windows have been added to the front of the house; in these and all of the other windows the glazing is modern. Recent concrete lintels span the uPVC front door and the window to its north-east (Photograph 7). There is a sundial at first-floor level near the original centre of the south-east wall. This is inscribed "John & Eliz: Ward 1763" (Photographs 8, 9). From the rear, the width of the original house can be seen in the outshut (Photograph 10). At the south-west end is a brick garage, shown on the 1955 map (Photograph 11). The chimneys at this end of the old house are covered with roughcast. At the other end there are brick sheds and a recent addition made of concrete blocks (Photograph 12).
- 5.4 Inside, the central hall has a simple staircase with a 20th-century banister and a door to the lobby in the outshut (Photograph 13). In the south-east room is a tiled fireplace and a very narrow door to the kitchen at the rear (Photographs 14, 15). The room on the other side of the hall is much larger; the stubs of the old end wall of the house can be seen here (Photographs 16, 17). The outshut kitchen has a sloping with an exposed truss that rests on a slab above the window (Photograph 18). The large chimney breast in the back wall of the house has no fireplace (Photograph 19). The old plank door between kitchen and lobby has long iron strap hinges with heart-

shaped terminals (Photographs 20, 21). There are similar hinges, hung on plain iron pintles in the north-east door of the lobby (Photographs 22, 23). This leads to a passage to the north-eastern sheds (Photograph 24). At its far end is another plank door with old hinges of the same pattern (Photograph 25). This was once an external wall (Photograph 26); the small window lit a service room such as a scullery, stillroom or dairy, but in recent years this has been lined with concrete blocks and used as a laundry. The concrete block wall forms a space between the old outshut and the sheds at the north-east end (Photograph 27). The southern shed is older and is partly built of stone (Photograph 28); on its south-west side the stone wall and brick angle dressings of the house extension can be seen (Photograph 29). The northern shed is brick throughout (Photograph 30).

- 5.5 The first floor of the house is one room deep and the landing runs along the north-west wall (Photographs 31, 32). Part of a roof truss is exposed here. At the head of the staircase is an old blocked window that would have been at the middle of the rear face in the original house (Photograph 33). The bedrooms and bathroom are entirely plain, with uPVC windows and no significant fixtures or fittings (Photographs 34-37).

The buildings

- 5.6 The closest building to the house is a plain flat-roofed brick workshop (Photographs 38-40) which is linked to the adjoining building by an old privy, later converted to a coal shed (Photographs 39, 41). The brick building north of this is a much-altered cow-house. This was built against the end of an older stone building of which only a part of the north-east end now remains (Photograph 42). The brick byre has blocked breather slits in its north-east wall (Photograph 43); the south-west wall is part of the older stone structure (Photograph 44). There is another breather in the surviving section of the north-west wall, under later brickwork (Photograph 45). Inside there are modern stalls, troughs and drinkers (Photographs 46, 47) under a later sloping roof (Photograph 48). The blocked ventilators in the north-east wall were covered by cement render which is likely to have been applied after changes in hygiene regulations in the early 1960s (Photograph 49). The same render can be seen in the end of the older stone building (Photograph 44), showing that this was in use as a cow house at about the same time.
- 5.7 The largest building is an altered brick barn with a new slate roof (Photograph 50). Stone and timber lintels cover the openings on the south-west face. The north-east side has a sizeable area of new brickwork at first-floor level and the windows have been replaced (Photograph 51). The north-west end has also been partly rebuilt. The line of a sloping roof for buildings to the north can be seen lower down in this face (Photograph 52). Inside, the ground floor is in two parts. The larger south section has tall sliding doors and a timber stair to the first floor (Photograph 53); a concrete plinth for a mill or other machine sits near the north-east wall (Photograph 54). The smaller north-west room is a four-beast byre fitted out like the other cow-house (Photographs 55, 56). As in the other room, there are rounded bricks at the angles of the doors (Photograph 57). Upstairs, the timber floor and roof trusses are evidence of recent reconstruction (Photographs 58, 59). Render on the lower parts of the south-west wall suggests that this room might have been used as a granary. The north wall is largely very recent (Photograph 60).

- 5.8 The former buildings at the north end of the steading are now overgrown brick pens with concrete floors (Photograph 61). At the south-west side of the plot there is a timber building on a concrete floor (Photograph 62); there is a similar base beside it in the field. These look like modern poultry houses.

6. Conclusions

- 6.1 The 1763 sundial is likely to give the date of construction of the first house, a three-bay two-storey structure with a kitchen outshut and service additions on its north-east gable. The house was extended in the first part of the 19th century. The original stone barn to the north was later used as a cow house; other buildings were added after the middle of the 19th century. The stone building was largely demolished in recent times.
- 6.2 The buildings have been drawn and photographed. The only historically significant features are the sundial and the door fittings in the outshut.

7. Sources and references

- Auction particulars, 1894 Durham Record Office reference D/X 1935/2/1-2.
- Austin, D (ed.), 1982 *Boldon Book*. Domesday Book Supplementary Volume 35. Chichester: Phillimore.
- Barnwell, P S, & Giles, C, 1997 *English Farmsteads, 1750-1914*. Swindon: Royal Commission on the Historical Monuments of England.
- Cockerton Township Rate Book, 1862-66*, Durham Record Office reference CP/COK 4. DULASC Cockerton township tithe award with plan, dated 1847. Durham University Library Archives & Special Collections, reference DDR/EA/TTH/1/49.
- Kelly, 1902 *Directory of Durham*.
- Longstaffe, W, 1854 *History and Antiquities of the Parish of Darlington*. Darlington: Darlington & Stockton Times.
- Mackenzie, E, & Ross, M, 1834 *Historical, Topographical and Descriptive View of the County Palatine of Durham II*. Newcastle upon Tyne: M Dent.
- Surtees, R, 1823 *History and Antiquities of the County Palatine of Durham III*. Reprinted 1972, EP Publishing / Durham County Library.

Appendix: Catalogue of photographs

The photographs were taken by Richard Annis on 6th June 2018, using Nikon D3300 digital SLR. Filenames are 01-62 Stag House Farm Darlington 4804.

No	Subject
1	The steading seen from the east
2	The farm seen from the south
3	The view from the north-west
4	The house seen from Newton Lane
5	A view looking north across the yard
6	The front of the farmhouse
7	The house seen from the south
8	The sundial above the altered front door
9	Detail of the sundial
10	The rear of the house
11	The south-west end
12	The sheds at the north-east end of the house
13	The hall and staircase
14	The dining room
15	Detail of the dining room fireplace
16	The sitting room
17	The sitting room seen from the north-west end
18	The outshut kitchen
19	The blind chimney breast in the kitchen
20	The old plank door in the kitchen
21	Detail of the strap of the kitchen door
22	The lobby and hall
23	Detail of an old strap hinge on the lobby door
24	The passage at the back of the house
25	Old plank door at the end of the passage
26	The north-east face of the outshut
27	Doors to the older workshop sheds
28	The old shed at the south-east side
29	The north corner of the house extension
30	The north-west shed
31	The landing, seen from the south-west end
32	The landing seen from the bedroom
33	A blocked widow at the head of the staircase
34	The bedroom at the south-west end
35	The bathroom
36	The middle bedroom
37	The large north-east bedroom,
38	The brick workshop seen from the yard
39	The workshop, coal shed and byre
40	Interior of the workshop
41	The coal shed
42	The byre and the end of the older stone building
43	Blocked breather slits in the brick byre
44	The stump of the old stone building

No	Subject
45	The end of the stone building
46	Inside the brick byre
47	Looking west in the brick byre
48	Modern alterations and roof in the byre
49	Breather slits covered by 1960s cement render
50	The altered brick building at the north side
51	The two-storey brick building
52	The north-west gable
53	The larger south-east room
54	Impressed concrete floor and machine plinth
55	Stalls in the small byre
56	Door and window in the north-west room
57	Detail of the rounded brick in the door jamb
58	The first floor seen from the head of the stairs
59	The first floor seen from the north-west corner
60	New brickwork in the north-east wall
61	Brick pens at the north end of the plot
62	The timber shed at the south-west side

Reproduced from Explorer 304 1:25 000 by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2008. All rights reserved. Licence number AL100002176

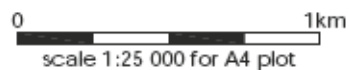
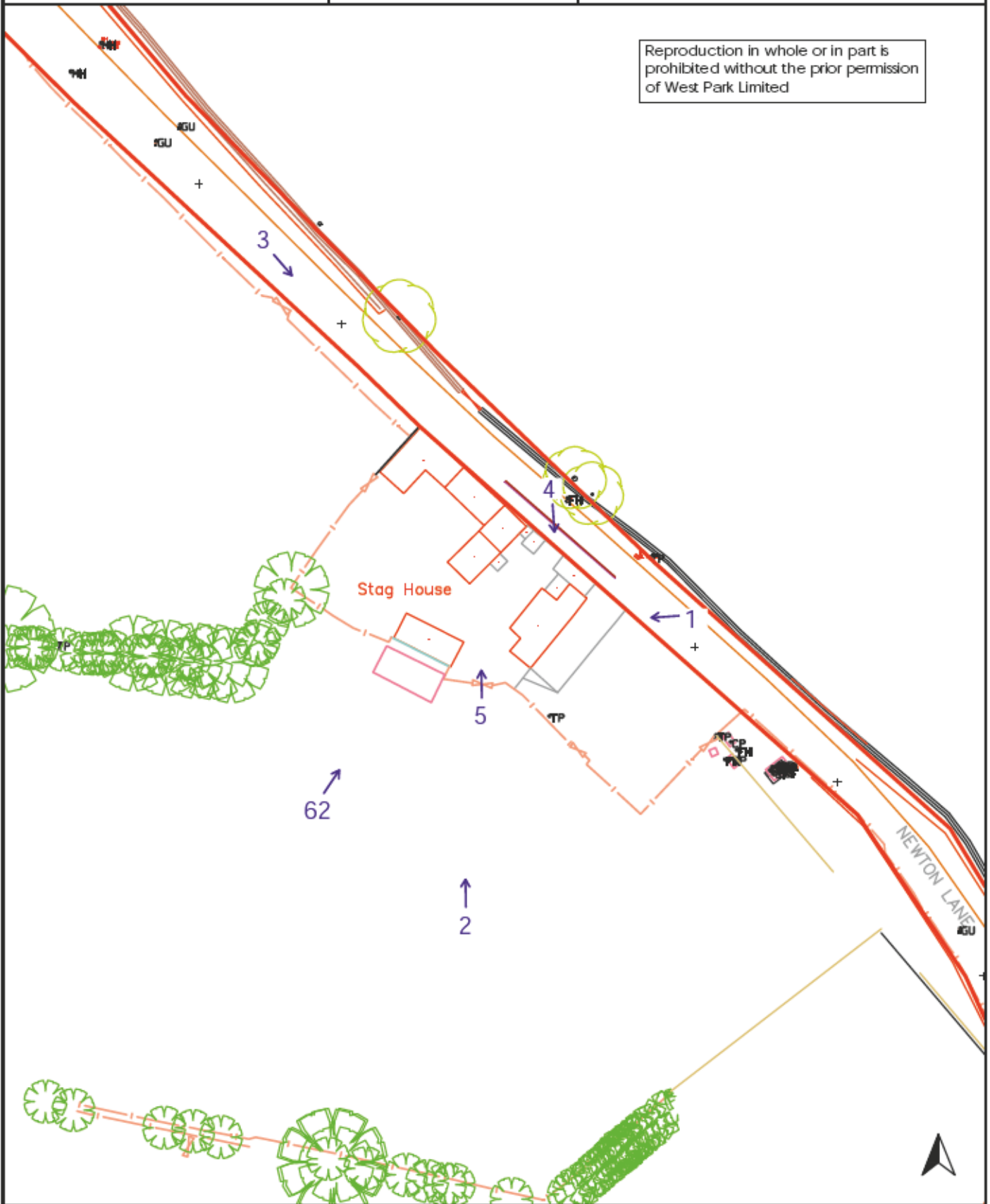


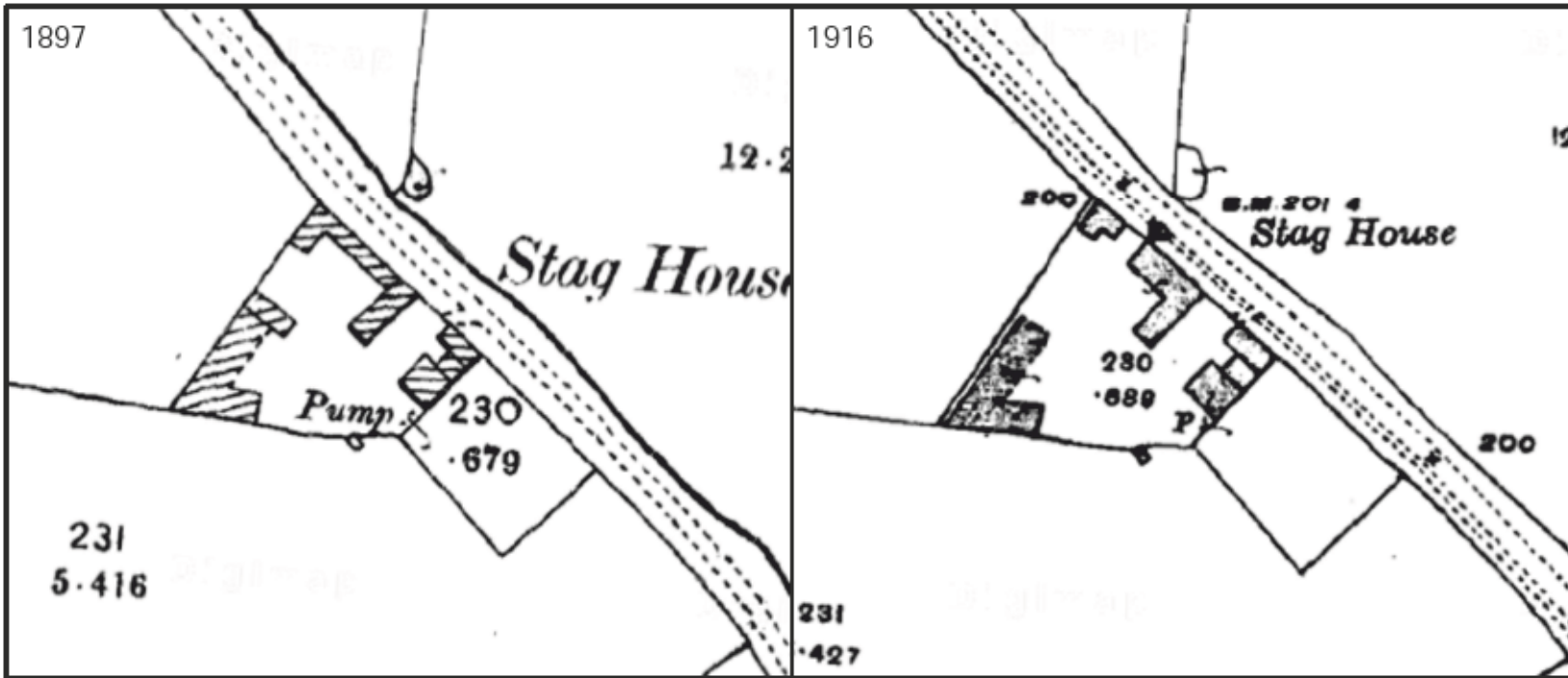
Figure 2: The site and the buildings

Reproduction in whole or in part is prohibited without the prior permission of West Park Limited



8 ↗

0 50m
scale 1:1000 for A4 plot



ARCHAEOLOGICAL SERVICES
DURHAM UNIVERSITY

on behalf of
West Park
Limited

Stag House Farm
Darlington
archaeological building
recording
report 4804

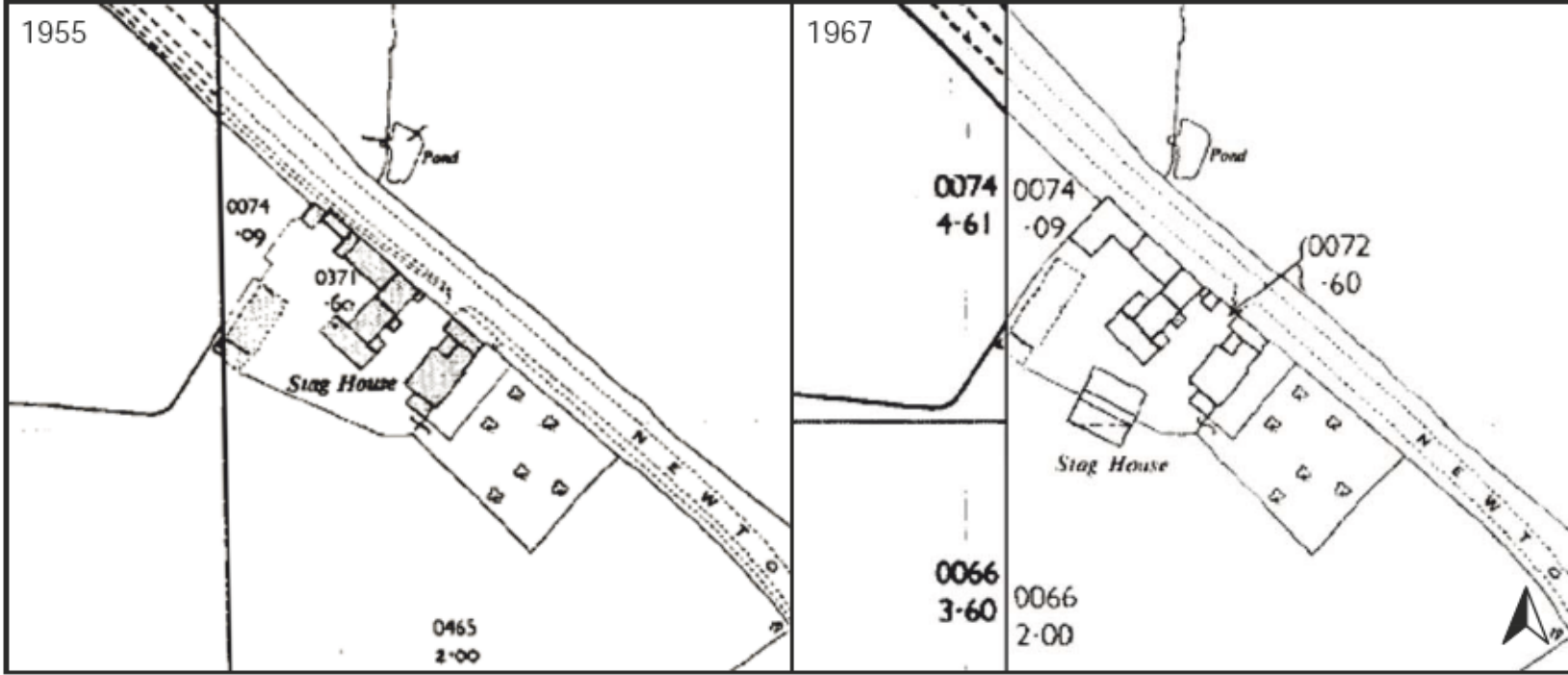


Figure 3: Extracts from the 1897, 1916, 1955 and 1967 Ordnance Survey maps






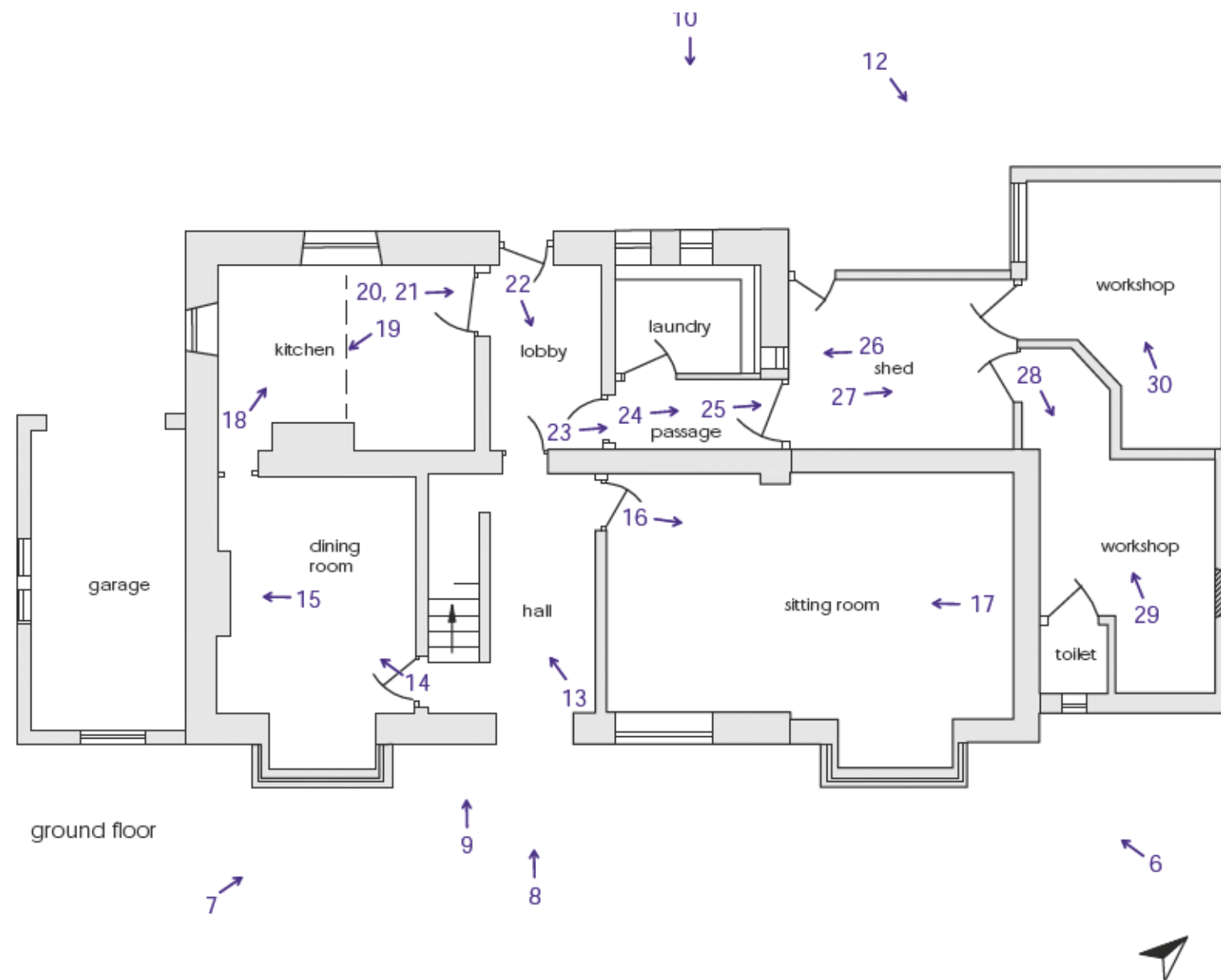
on behalf of
West Park
Limited

Stag House Farm
Darlington
archaeological building recording
report 4804

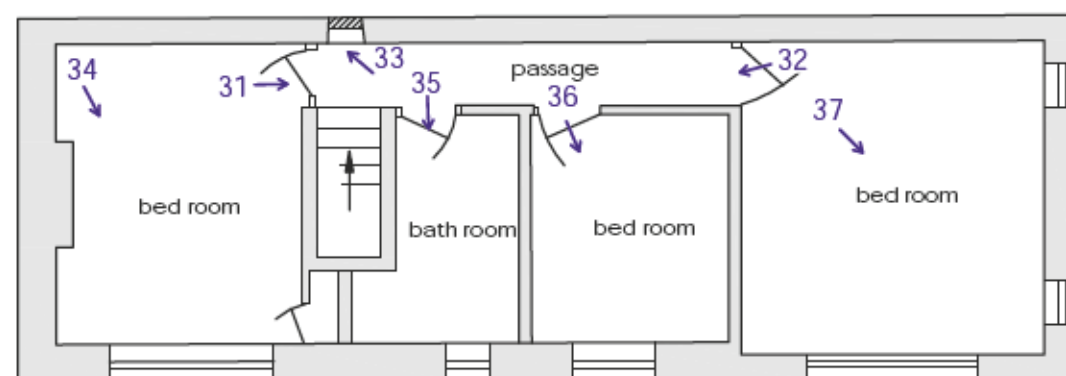
Figure 4: Plans of the house

0 5m
scale 1:100 for A3 plot

-  blocked opening
-  truss
-  photograph



ground floor



first floor




on behalf of
West Park
Limited

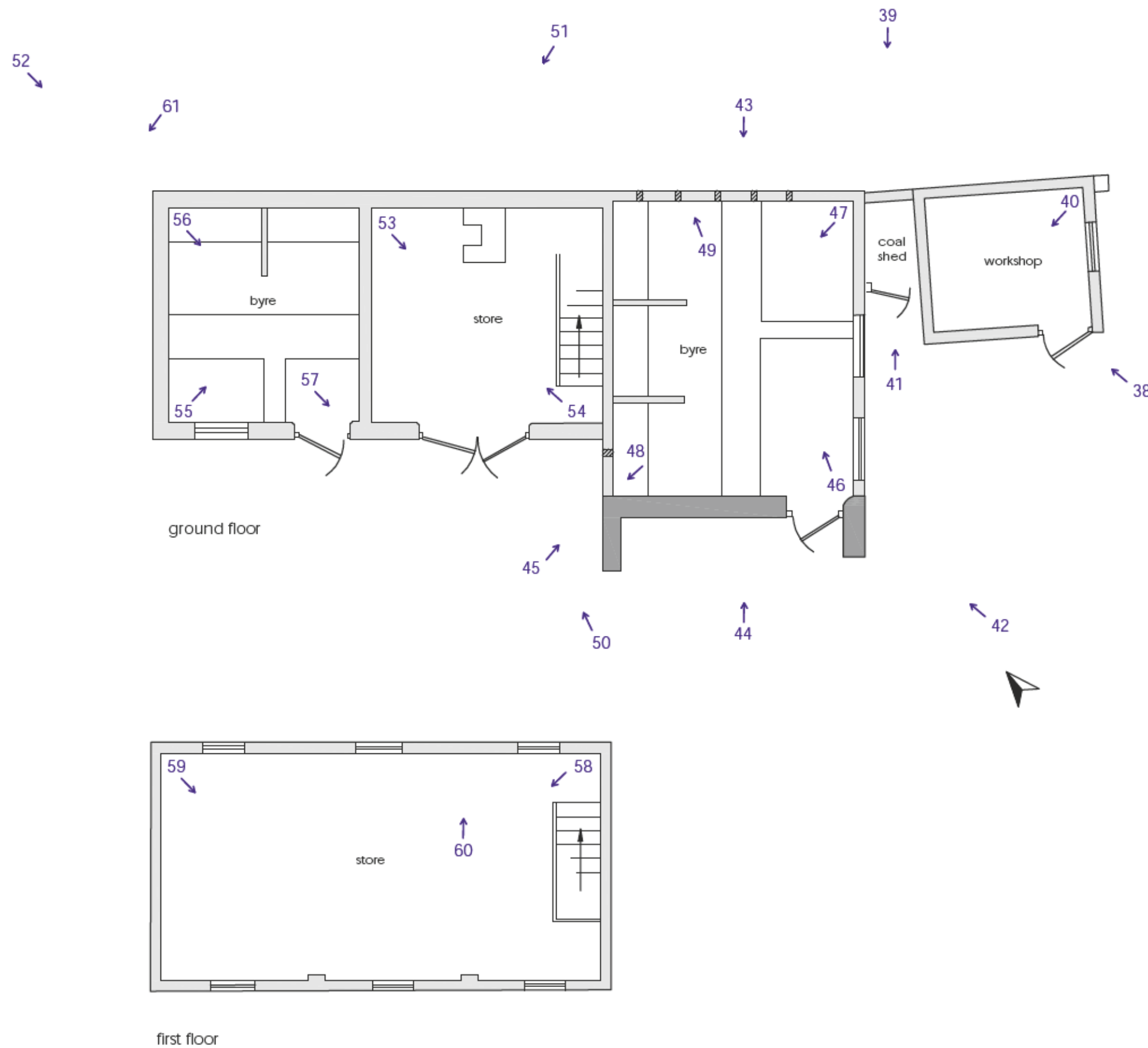
Stag House Farm
Darlington

archaeological building recording
report 4804

Figure 5: Plans of the buildings

0 5m
scale 1:100 for A3 plot

-  blocked opening
-  stone
-  photograph





Photograph 1: The steading seen from the east, across Newton Lane. The concrete tile roof at the right is the farmhouse



Photograph 2: The farm seen from the south



Photograph 3: The view from the north-west, with low brick pens at the north end of the site



Photograph 4: The house seen from Newton Lane. A view looking south



Photograph 5: A view looking north across the yard, with the house at the right



Photograph 6: The front of the farmhouse



Photograph 7: The house seen from the south corner of the garden



Photograph 8: The sundial above the altered front door



Photograph 9: Detail of the sundial with the inscription John & Eliz: Ward 1763



Photograph 10: The rear of the house, with the later extension visible as the grey wall at the left



Photograph 11: The south-west end and the brick garage. What appears to be an old roof line is the mark of a later fixture on the gable



Photograph 12: The sheds at the north-east end of the house



Photograph 13: The hall and staircase



Photograph 14: The dining room, with the surviving fireplace and the narrow door to the kitchen



Photograph 15 (left):
Detail of the dining room
fireplace

Photograph 16 (below):
The living room, seen
from the hall door. The
thick wall stubs mark the
end of the house before
the extension was added





Photograph 17: The sitting room seen from the north-west end



Photograph 18: The outshut kitchen, with the exposed roof truss carried on a projecting slab above the window



Photograph 19 (above): The blind chimney breast in the kitchen. A view looking south



Photograph 20 (left): The old plank door in the kitchen



Photograph 21: Detail of the strap hinge and pintles of the kitchen door



Photograph 22: The lobby and hall, with the old door to the passage



Photograph 23 (above): Detail of another old strap hinge on the lobby door



Photograph 24 (left): The passage at the back of the house. A view looking north-east



Photograph 25 (left): Old plank door at the north-east end of the passage

Photograph 26 (below): The north-east face of the outshut seen from inside the modern shed





Photograph 27: Doors to the older workshop sheds seen from the later concrete structure. A view looking north



Photograph 28: The old shed at the south-east side; note the stonework of the lower walls, and the blocked window above



Photograph 29: The north corner of the house extension seen in the shed; note the brickwork at the angle



Photograph 30: The north-west shed



Photograph 31: The landing, seen from the south-west end



Photograph 32: The landing seen from the bedroom in the extension



Photograph 33 (left): A blocked widow at the head of the staircase

Photograph 34 (below): The bedroom at the south-west end of the old house





Photograph 35 (left): The bathroom, damaged by thieves

Photograph 36 (below): The middle bedroom





Photograph 37: The large north-east bedroom, with modern uPVC windows



Photograph 38: The brick workshop seen from the yard



Photograph 39: The workshop, coal shed and byre seen from the other side of Newton Lane



Photograph 40: Interior of the workshop



Photograph 41 (left): The coal shed. The mark of a timber privy seat can be seen in the back wall

Photograph 42 (below): The byre and the end of the older stone building, seen from the yard





Photograph 43: Blocked breather slits in the north-east end of the brick byre



Photograph 44: The stump of the old stone building. Note the cement render beside the modern door to the byre



Photograph 45: The end of the stone building and the south corner of the brick byre; note the ventilator slit and the modern brickwork above



Photograph 46: Inside the brick byre; there is room for six cows here



Photograph 47: Looking west in the brick byre



Photograph 48: Modern alterations and roof in the byre



Photograph 49: Breather slits covered by 1960s cement render



Photograph 50: The altered brick building at the north side



Photograph 51: The two-storey brick building seen from the east



Photograph 52: The north-west gable, partly rebuilt



Photograph 53: The larger south-east room with the stairs



Photograph 54: Impressed concrete floor and machine plinth in the south-east room



Photograph 55: Stalls in the small byre at the north-west end of the large building



Photograph 56: Door and window in the north-west room



Photograph 57 (left): Detail of the rounded brick in the door jamb of the small byre

Photograph 58 (below): The first floor seen from the head of the stairs





Photograph 59: The first floor seen from the north-west corner. Note the strip of cement render around the lower walls



Photograph 60: New brickwork in the north-east wall



Photograph 61: Brick pens at the north end of the plot



Photograph 62: The timber shed at the south-west side of the steading, with the floor of a similar building in front of it. A view looking north-east