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Mount Pleasant Farm
Darlington
archaeological building recording

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1. Summary

The project

- 1.1 This report presents the results of an archaeological recording project conducted in advance of works at Mount Pleasant 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 Gentoo Homes / Bussey & Armstrong Ltd and conducted by Archaeological Services Durham University.

The buildings

- 1.3 Map evidence shows that that Mount Pleasant has always been an isolated single farmstead. The farm house and eight other buildings have been examined and recorded. All of the other farmstead buildings are modern sheds or shelters of no historical significance.
- 1.4 The house at Mount Pleasant Farm was originally a through-passage building of rough stone. It was probably built in the early part of the 18th century, though it could be a little earlier. Such a simple building might have been in a single storey, or it might have had a loft. In the later 18th century it was substantially enlarged by the addition of an upper floor. Another extension in the first half of the 19th century doubled the size of the house. It is very likely that all of the earliest farm buildings were of similar rough stone construction, but it is noticeable that the barn used better stone than the house. This is because of the need to provide a strong structure to house machinery powered from the gin-gang that stood where the stable is today. No features related to the early mechanised working of the barn remain. Traces of the old rough stone survive in the workshop, the stable and the north-west wall of the barn. The latest building covered by this report is the cart shed and granary which was added to the steading in the second half of the 19th century.
- 1.5 Through-passage buildings were not uncommon in the region but not many survive today. A notable example in the neighbourhood is a former parsonage at 54 The Green, Hurworth, which is listed at Grade II. This is an older building than the house at Mount Pleasant Farm, but like that building it was extended in the 18th century and altered in the 19th. Its cross-passage runs behind an inglenook with a fire beam, heck screen and salt cupboard. The Mount Pleasant house is smaller, later and simpler than the Hurworth example and it has been very extensively altered. It appears that most of the original stone house has been removed or changed.

Conclusions and recommendations

- 1.6 The historic value of the house today is relatively low, but it is possible that some early features remain beneath modern finishes in the small areas of old fabric that survive. The area with the best potential for demonstrating the form of the old house are in the kitchen, room 1, where the beam and heck screen in the fireplace remain. It is possible that there was a fire window on the south side of the inglenook. It is recommended that some small-scale stripping of plaster is carried out in advance of demolition so that any early features that remain here can be recorded.

2. Project background

Location (Figure 1)

- 2.1 Mount Pleasant Farm lies at the north-west side of Darlington at grid reference NZ 2632 1655.

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 a written scheme of investigation prepared by Archaeological Services Durham University and approved by the Archaeology Section at Durham County Council (reference DS19.47r). 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 1st and 2nd April 2019. This report was prepared for April 2019.

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 archaeol3-349643.

3. Landuse, topography and geology

Landuse

- 3.1 The site is occupied by the buildings and yard of the farmstead (Figure 2). A former orchard north of the buildings retains part of one line of trees. The fields immediately south and west of the steading are pasture with ridge and furrow. On the other sides, the land is in arable cultivation. The land to the east has been built up in recent years for houses and the new West Park Hospital.

Site and situation

- 3.2 The steading is on an area of level ground north-east of Newton Lane, at about 62m above sea level. The area covered by the old buildings is approximately 1562 square metres. The land falls gently southwards towards Newton Lane and the former railway line. 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 1km north-west of Mount Pleasant 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 of parish of Darlington and the Bishop's manor of Bondgate. 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 both a unit of land area and the basis on which assessments of what individuals tenants owed in services, supplies and money. The area of a bovate varied from place to place, but it was generally 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”. A few years later, Slater's Directory (1848, 190) said of Blackwell and Cockerton that “the soil of these two townships is remarkably productive, and the inhabitants are principally engaged in its cultivation”. The Darlington historian William Longstaffe was more dismissive:

“Cockerton and Archdeacon Newton call for small remark. The latter is a purely agricultural township, with scattered dwellings. The former is a long, miserable village, with an ancient well, and a dead-alive November aspect” (Longstaffe 1854, 336).

- 4.3 Mount Pleasant Farm does not appear in early accounts of the township. The first map to show it was that surveyed by Christopher Greenwood in 1819-19 (Figure 2). This shows an L-shaped block of buildings at the end of a track from Newton Lane. The same pattern appears on some later maps, including those by William Hobson (1839 and 1840), J & C Walker (1837) and Thomas Malby (1859). All of these maps show Mount Pleasant as an isolated single farmstead. Unfortunately, the 1847 tithe map and apportionment for Cockerton are too fragile to be consulted (DULASC). In the 1980s, some information from the tithe plan was transcribed for an account of Cockerton in 1851 (Anderson *et al.*, 19); this shows land use and some field names. The plot of land immediately north of the house is marked as an orchard and the fields to the north and east of the steading are shown as arable land. Two fields between the farmstead and Newton Lane are shown as pasture, which is still their use today. The few field names close to the farm, Pease's Field, High Pease's Field

and Carr Field, shed little light on the use of the land though the use of the term ‘carr’ shows that there was wet ground north-east of the farm; this is still rough ground. At the time of the 1851 census, Mount Pleasant Farm extended to 142 acres and was occupied by John Littlefair.

- 4.4 The township Rate Book (DRO) shows that between August 1862 and May 1866 the land was owned by Thomas Hunter and the tenant of Mount Pleasant was Joseph Johnson. In 1863 the extent of the farm was estimated to be 141 acres, 3 roods and 28 perches, or about 57.5ha. This was substantially larger than the combined area of Stag House and Ox Close farms just to the west. A 1989 study of Cockerton says that by the 1870s 250 acres (101ha) of land on either side of Newton Lane were farmed by members of the Sowerby family. Thomas Sowerby senior worked Mount Pleasant, with his son Thomas junior and two labourers. His younger son William farmed at Ox Close, 0.5km to the south-west (Curran & Singlehurst 1989, 12). In later years, Thomas junior ran both farms. A local history (Curran & Singlehurst 1994, 106) says that

“at the turn of the century, the farm was managed by Thomas Sowerby, Chairman of Cockerton Parish Council. The Barnard Castle railway line ran just south of the house, and the level crossing at Newton Lane was named Mount Pleasant after the farm”.

In 1915, Cockerton became part of Darlington County Borough. Between the two World Wars, Mount Pleasant Farm was taken over by the Hodgson family, who owned it until recent times.

- 4.5 Although the early Ordnance Survey maps show little significant change at Mount Pleasant, something of the development of the farmstead can be seen (Figure 3). The 1857 first edition shows the house facing south at the south end of the orchard, with a small extension on its east end. An open area in front of the house is flanked by two similar-sized rectangular buildings. These are recognisable on the ground as a barn at the west and a stable at the east; the map shows east-west paths linking them. The main yard appears to be at the east side of the house and to the west there is an L-plan group of buildings. The characteristic rounded shape of a gin-gang can be seen attached to the barn. There is a narrow paddock south of the L-shaped block.
- 4.6 The 1897 second edition map shows some changes. Most of the western block has been removed and two small buildings have been erected at the ends of the former paddock. These form a small south-facing yard like the one in front of the house. A small shed has been added at the east end of the house and a large detached north-south block has been erected on the east side of the yard. Two pumps are marked. The 1916 third edition shows little change. The eastern of the two short buildings added at the west has a dotted line on its west face, showing that it was then an open-fronted shed. Only one pump is marked, in a new location. By 1939, the gin-gang had been replaced by a larger rectangular building. New sheds had been added as free-standing structures at either end of the steading, and as lean-to buildings against the detached eastern block.

Previous archaeological investigations

- 4.7 The buildings and land at Stag House Farm, 0.3km north-west of Mount Pleasant were examined in connection with proposed development work. At the end of the

19th century, this was a small dairy farm. The house, which had been substantially altered, contained a sundial dated 1763. No significant archaeological resources were found during the excavation of 73 trial trenches across the site (Archaeological Services 2018a, b).

5. The buildings

- 5.1 The steading stands at the top of a field of well-preserved ridge and furrow that slopes down to the south (Photograph 1). The compact group of old buildings is centred on the house, which is hidden by a row trees filling the gap between the former barn and stable buildings. From the north, the buildings are more clearly visible through what remains of the orchard that is shown on old maps (Photograph 2). When the site was examined, the old yard at the east end was still in use but the former stable building on its west had been substantially altered (Photograph 3). The same was true of the western group of buildings, which showed a mixture of traditional brick construction and pantiled roofs alongside reinforced concrete and corrugated sheets (Photograph 4).
- 5.2 At the time of this survey the house was occupied and some of the adjoining buildings were in use. The fields immediately north and south of the buildings was used for grazing horses. Nine historic buildings, in varying states of completeness, were identified in the course of this project. These are labelled A-I on the plan, Figure 4. Rooms in the house are numbered on the plans, Figures 5 and 6, and the room numbers are given in square brackets in the text. Almost all parts of the old buildings were accessible for the survey.

Farmhouse, building A (Figures 5 & 6)

- 5.3 This is a three-bay two-storey gabled brick building of double-pile plan. The roof is covered with pantiles, the chimney stacks are brick and the gable walls have stone copings with no kneelers. From the south, the building appears to be a plain product of the later 19th century. This face is symmetrically arranged around the central door. The brickwork is a slightly irregular common bond, with four or five courses of stretchers to each header row. The first-floor windows and the door have simple brick lintels; all of the windows and the door have been replaced in recent times. Short flanking walls with arched gates continue the line of the front wall to meet the barn and stable (Photograph 6). There is a chimney on either gable and a third set slightly off-centre on the ridge. It is the relationship between this chimney and the door that shows that the house has an older plan than the south face suggests.
- 5.4 The north face is rendered and the openings here are distributed more irregularly (Photograph 7). The first-floor windows are notably low in the wall, showing that the roof line has been raised; only the tall arched stair window extends as far as the eaves. All of the windows and doors are modern uPVC units. In the west gable, the outline of a smaller house can be clearly seen (Photograph 8). The lower part of this old wall is built of uncoursed rough stone and cobble; only one dressed quoin is visible, at the north-west angle. Part of the old face is covered by render and modern holes for services have been cut through the face. Above the height of the ground floor the wall is irregularly bonded brickwork. Almost the full height of the old wall can be seen, and three oversailing courses below the eaves survive at the south side. An opening high in the old gable has been blocked with modern brickwork and below this a wider central window at first-floor level is filled with

older bricks. Throughout the face, the old building's brickwork is slightly darker in colour than that of the later extension, which raised the eaves and doubled the footprint of the house.

- 5.5 The outline of the old house is equally clear in the east end, though much of this wall is concealed by a single-storey workshop [B]. At the former south-east corner, the old brickwork projects slightly from the face of the later addition (Photograph 9). Unlike the old west end, this gable wall extends to the ridge. It is marked by the scar of a chimney from the lower building B, and, near the north side, a small triangular-headed attic window, now blocked up (Photograph 10). In the lower part of the east wall there is a roof scar from a vanished shed.
- 5.6 It appears that the original stone house was built on a through-passage plan. In the region this design was fairly widely used in the post-medieval period: "dated examples of such small houses suggest a period of popularity extending from about 1660 to 1740, though in some parts of the North the plan remained in use throughout the 18th century" (Brunskill 1997, 62). In this design, a through-passage ran across the width of the house, passing behind a large central chimney stack that served a fireplace in the main living room. In many cases there was another room at the far end of the living room from the fireplace. The room on the other side of the cross passage might be used as a kitchen, a service room or even a byre. The through-passage plan was not only used for small houses. The RCHME volume *English Vernacular Houses* says
- "In the North the through-passage at the rear of the stack was common in houses of considerable size and status. It was also of some antiquity, or had an antique derivation, for in the aisled halls of the Pennines the fire-hood backed onto the through-passage" (Mercer 1975, 56).
- 5.7 At Mount Pleasant Farm, the presence of an older through-passage house within the present larger building is shown by the position of the central stack relative to the door in the old north wall (Photograph 2); the door shows the north end of the passage. Further evidence of the old arrangement is visible inside. The single room east of the passage, present kitchen [1], was the main living space in the old house. Its east wall contains a large inglenook for the fireplace, which has its back to the former through-passage (Photograph 11). The north side of the inglenook is a screen, in some places known as the heck; beside this is the entrance and a box stair to the first-floor room [9]. The existing fireplace is modern, as are the finishes of all of the walls, but the low ceiling has wide beams with hooks for hanging meat or other provisions (Photographs 12, 13). In the north wall, a cupboard or niche at the foot of the stair is still present behind the plasterboard. The heck post and hearth beam, two parts of the fireplace that sometimes contain significant features, are covered with plaster and paint. There is no evidence of a fire window, a small opening at the side of the inglenook, or a wall cupboard; both are features often found in buildings like this. The south end of the largest ceiling beam is just above the jamb of a late door that links the old living room with room [7] in the 19th-century extension (Photograph 13). Beyond this door, the floor level is lower and the ceiling higher than in the older part of the house. The shape of the architrave around the opening is different on the kitchen and living room sides (Photographs 14, 15).
- 5.8 The old room west of the through-passage was as large as the living room [1]. It has now been subdivided and the passage has been widened to create a hall and

staircase [2] (Photograph 16). Two store rooms [3, 4] east of the hall have old ceiling beams and joists; in the smaller room there are wooden pegs of the kind used for horse gear (Photographs 17, 18). A thin modern partition separates these rooms from a tack room [5] which has its own modern entrance. As in [3], the ceiling beam here has hooks like those seen in the kitchen (Photograph 19).

- 5.9 In the later part of the house, the hall [6] continues the line of the old through-passage (Photograph 20). It is flanked by two living rooms; the eastern [7] has a modern window and fireplace and there is no sign of a chimney (Photograph 21). The west room [8] has a chimney breast with a modern fireplace (Photograph 22). The six-panel door to the hall has a moulded architrave with a rosette on its lintel (Photographs 23, 24).
- 5.10 On the first floor, the old room [9] above the kitchen has a modern en-suite bathroom at its north-east corner. The box stair and heavy ceiling beam are the only early features to be seen (Photographs 25, 26). The present bathroom [10] contains no historic features (Photograph 27) but its west wall is an old plank partition. The small room [11] beyond this, now used as a cupboard, has old wallpaper pasted directly onto the boards (Photographs 28, 29). The dog-leg staircase has a half-landing under the tall arched central window. The banister is fairly plain, with square stick balusters and turned newel posts (Photograph 30). The north part of the landing [12] ends in a wide arch in the former south wall (Photograph 31). Beyond this, a shorter axial passage leads to three bedrooms. The south-east room [13] has a small projection marking the site of an altered chimney breast (Photograph 32). As on the ground floor, a complete chimney remains at the south-west, in room [14]. This has a cupboard at one side and plain stone fireplace (Photographs 33, 34). The central bedroom [15] has no historic features (Photograph 35).

Workshop, building B (Figure 5)

- 5.11 This is a narrow single-storey gabled building at the east end of the house. It is built of rubble masonry and brick and has a pantile roof. Its stone north wall, set slightly back from the north face of the house, has been raised by the addition of several courses of brick (Photograph 36). The small windows and the scar of a chimney in the wall above the west end of the ridge suggest that the building might once have been a smithy, but a location abutting the main room of the house would be unusual. Brickwork fills the centre of the east end and forms a large arched double door (Photograph 37). The same pattern is seen in the south face where a central panel of brick contains an arched door, now blocked up. The raising of the roof can be seen here (Photograph 38).
- 5.12 Inside the building, in the east end, the former farm workshop, the difference in thickness between the old stone walls and later brick sections can be seen (Photograph 39). Some areas of plaster remain on parts of the walls. The roof is open and the north window is relatively modern (Photograph 40). A modern brick wall that rises to the tie beam divides the building in two (Photograph 41). The area beyond this wall was inaccessible for survey.

Stable, building C (Figure 7)

- 5.13 The south side of the garden at the front of the house is now closed by a row of conifers. On its east side is a long brick building, the former stable (Photograph 42). Though the footprint of the building is still visible, the southern three-quarters of the

structure has been replaced with a pole barn, leaving only the west wall standing (Photograph 43). The north end remains complete (Photograph 44). The east face is entirely brick under a pantile roof. The north end shows older random rubble masonry like that seen in the north wall of the workshop and the west end of the house (Photograph 45). At the north-west corner, a screen wall with a blocked gate links the stable to the house (Photograph 46). At the south end, largely rebuilt in concrete blocks, the only old fabric that remains is the end of the west wall (Photograph 47). The lower courses are squared blocks of stone, with brickwork above. At the north end of the west face, a straight joint shows that the northernmost bay was once open on this side; the brick infill contains a small window. South of the straight joint, the first of three blocked doors can be seen in the irregularly-bonded wall (Photograph 48). All of these have simple brick arches; there is a blocked ventilator opening between the middle and southern doors (Photographs 49, 50). At the south end of the wall, stone rubble masonry survives almost to the level of the eaves.

- 5.14 There are two small rooms in the surviving part of the building, divided by a wall in stone and brick. Against the north face there is a late flue for a stove pipe; west of this is a blocked door (Photograph 51). There is another blocked opening to the east in a brick section of the wall (Photograph 52). The narrow south section is used as a tack room. The blocked door to the garden can be seen, together with mixed stone and brick masonry near the door (Photographs 53, 54). Beyond the modern south wall, traces of the former stable plan can be seen. The floor, which is covered with six-block bricks stamped 'COMMONDALE', shows traces of stall partitions with rough concrete around the sockets of the heel posts. There is a small blocked niche or wall cupboard near the modern wall (Photographs 55, 56). As on the opposite face, stone can be seen in the wall at the south end (Photograph 57). Just north of this there is another blocked niche which has a triangular head (Photograph 58). Similar features are known from other 19th-century stable buildings in the region; they provided a place for brushes during grooming, or a space to stand a lantern.

Barn, building D (Figure 8)

- 5.15 This building forms the west side of the garden in front of the house. It shows little evidence of its former use, which is deduced from its unusually substantial masonry and its relationship to the gin-gang shown on the early Ordnance Survey maps. The east wall is entirely built of random rubblestone, with breather slits for ventilation at high level. The roof, the north end of which has gone, is pantiled (Photograph 59). The south end has rougher stonework in its lower part, with a ragged joint between the rather cobbly masonry and the better-quality stone of the east face (Photograph 60). The upper part of the wall has been rebuilt in irregularly-bonded brick; at a later date, a door was been inserted and then blocked up. A loading door in the gable is also blocked with brickwork. The north end is badly damaged but here too there is rough stone masonry under brick (Photograph 61). This extends into the small exposed area of the west face, where the brick section has a diamond-shaped ventilator (Photograph 62). The brickwork here is mongrel mix of common bond and random work. A short screen wall with an arched gate links the north-east corner of the barn to the south-east corner of the house (Photograph 63).
- 5.16 The interior is unequally divided by a brick wall with a large opening (Photograph 64). Evidence of alterations can be seen in all of the internal walls. The lower part of the south end has been reinforced with concrete blocks (Photograph 65) and the

east wall is partly lined with cement render (Photograph 66). A few stubs of timber project from this face. These are too small and too widely-spaced to be joists for a loft; five run in a line just below the level of the breather slits, but there are two more at higher level near the north end. There are no signs of any kind of floor in either of the side walls of the building. As elsewhere, the west wall has rough stone below brick and there are several patches or repairs. A blocked and an open door at the south end now lead into the adjoining byre building E, but the presence of breather slits here shows that at one time they gave access to the open air (Photograph 67). At the south end, the upper part of the wall is built in fairly neat common bond, 5+1, but there is more irregular masonry elsewhere (Photograph 68). The door at the centre of the west wall leads to the stable, building H (Photograph 69). Its jambs are brick, showing that this is not an original feature. Since building H is on the site of the horse gin, it would be usual for there to be a hole for a drive shaft in the barn wall here. The only candidate is an irregular patch of brickwork south of the door, but this is not expressed on the other face of the wall. The north end of this wall is irregular brick and stone, with the unusual diamond ventilator (Photographs 70, 71). Parts of the outside face of the barn can be seen in buildings H and E. In the stable, H, the wall is painted. In both buildings, thick later brickwork forms the peak of the gables above the level of the barn wall (Photographs 72, 73).

Byre, building E (Figure 8)

- 5.17 This building, at the centre of the western group, is a long single-storey shed that runs east-west (Photograph 74). The original pantile roof survives except at the west end, where it has been replaced by asbestos cement sheets. The earth-floored shed was probably originally a free-standing four-bay structure but it has been extended at either end. A change in wall thickness and roof truss form at the west end demonstrates this change (Photograph 75). A brick trough runs along the north wall, extending as far as the original west end; it runs across two blocked doors (Photograph 76). A thicker section of wall between these doors is probably part of a pier from the vanished gin-gang. A low door in the south wall leads to a modern feeding passage in the adjoining building G; beside this is the ragged stub of the old end wall (Photographs 77, 78). West of this, the south wall is thicker than in the end extensions and this thick section ends with another ragged stub that marks the west end wall (Photograph 79). In the thick wall there is a pair of arched openings of the sort often seen in cow byres; both are now blocked (Photographs 80, 81). As far as can be seen, these slightly low arches open at the level of the gangway in building G, which is well above the natural ground level. This suggests that the site was altered in the first half of the 19th century. In the old central section of the byre, the roof has typical agricultural king-post trusses; the extended west end has crudely nailed trusses with diagonal struts (Photograph 82).

Kennel, building F (Figure 8)

- 5.18 This small lean-to shed abutting the north wall of the byre is all that remains of the west range shown on the 1857 map (Photographs 83, 84). Its internal wall has recently been pierced to make a door for dogs (Photograph 85).

Bull pen, building G (Figure 8)

- 5.19 The scant remains of two north-south blocks shown for the first time on the 1897 map are now under a later roof on the south side of building. The original buildings were still extant, separated by a yard, after the Second World War. Their south walls were linked together to create a large enclosure and a concrete feeding gangway

was added on the north side. Some variations in the brickwork mark the older fabric (Photographs 86, 87). The walls at the east end have been reinforced with concrete blocks; straight joints can be seen in places inside the shed (Photographs 88, 89).

Stable, building H (Figure 8)

- 5.20 In the angle between the barn D and byre E is a large gabled brick shed that replaced the gin-gang after the First World War. This is a wide building with a low-pitched roof. A broad double door fills most of the west end (Photograph 90). The north face is blank (Photograph 91). Inside there are concrete walled loose boxes, built within the past few years (Photograph 92).

Cart shed and granary, building I (Figure 9)

- 5.21 This detached building, east of the house, is a two-storey brick structure with a hipped slate roof (Photograph 93). The ground floor is a cart shed with three arched openings. An external staircase on the north wall, strongly built of brick and stone, gives access to a first-floor granary (Photograph 94). As is usual for buildings of this sort, the staircase and door are wide and there is a small shed or dog kennel below the stairs. The south wall, partly covered by a later lean-to, is blind. There are two windows in the west face and a loading door above the north arch (Photographs 95, 96). Two more windows in the west face are now covered by a recent shelter built to house a combine (Photograph 97). The cart shed is a single open space, the floor above supported by a long heavy timber beam carried on cast-iron columns (Photograph 98). The internal angles of the arches have rounded brickwork, a detail more usually used on external angles that might cause injury to stock or be vulnerable to damage (Photograph 99). The first-floor granary was not accessible but was viewed through a window. The walls are unplastered and there are no signs of grain bins (Photograph 100).

Other structures

- 5.22 All of the other farmstead buildings are modern sheds or shelters of no historical significance.

6. Conclusions and recommendations

- 6.1 The house at Mount Pleasant Farm was originally a through-passage building of rough stone. It was probably built in the early part of the 18th century, though it could be a little earlier. Such a simple building might have been in a single storey, or it might have had a loft. In the later 18th century it was substantially enlarged by the addition of an upper floor. Another extension in the first half of the 19th century doubled the size of the house. It is very likely that all of the earliest farm buildings were of similar rough stone construction, but it is noticeable that the barn [D] used better stone than the house. This is because of the need to provide a strong structure to house machinery powered from the gin-gang that stood where the stable [H] is today. Traces of the old rough stone survive in the workshop [B], the stable [C] and the north-west wall of the barn [D]. No features related to the early mechanised working of the barn remain. The latest building covered by this report is the cart shed and granary [I] which was added to the steading in the second half of the 19th century.
- 6.2 Through-passage buildings were not uncommon in the region but not many survive today. A notable example in the neighbourhood is a former parsonage at 54 The

Green, Hurworth, which is listed at Grade II. This is an older building than the house at Mount Pleasant Farm, but like that building it was extended in the 18th century and altered in the 19th. Its cross-passage runs behind an inglenook with a fire beam, heck screen and salt cupboard. The Mount Pleasant house is smaller, later and simpler than the Hurworth example and it has been very extensively altered. It appears that most of the original stone house has been removed or changed.

- 6.3 The historic value of the house today is relatively low, but it is possible that some early features remain beneath modern finishes in the small areas of old fabric that survive. The area with the best potential for demonstrating the form of the old house are in the kitchen, room 1, where the beam and heck screen in the fireplace remain. It is possible that there was a fire window on the south side of the inglenook. It is recommended that some small-scale stripping of plaster is carried out in advance of demolition so that any early features that remain here can be recorded.

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Appendix: Catalogue of photographs

The photographs were taken by Richard Annis on 1st and 2nd April 2019, using a Nikon D3300 digital SLR. Filenames are 001-100_DarlingtonMtPleasantFm_5030.

No.	Subject
1	The Mount Pleasant steading seen from the south-west
2	The buildings seen from the former orchard
3	A view over the yard from the south-east
4	A view of the western group of buildings
5	The south face of the house
6	An oblique view of the front of the house
7	The north wall of the house
8	The west gable
9	The outline of the old building in the east gable
10	The old gable visible above the workshop
11	A view looking west in the kitchen
12	A view looking north across the kitchen
13	The door in the south wall of the kitchen
14	The architrave on the kitchen side of the door
15	The architrave on the south side of the same door
16	19th-century stairs in the former through-passage
17	A heavy ceiling beam in the store room 3
18	The beam, joists and wooden hooks in store room 4
19	A similar beam in the tack room 5
20	The modern hall 6
21	Room 7
22	Room 8, at the south-west corner
23	The east end of room 8
24	Detail of the six-panel door and door case in room 8
25	A view looking south-east in room 9
26	Room 9 seen from the south-east corner
27	The modern bathroom 10
28	The wooden wall of the bathroom store 11
29	Detail of the wallpaper and plank wall in room 11
30	The simple rail and staircase
31	The plaster arch on the landing 12
32	Bedroom 13, at the south-east corner
33	A chimney breast and cupboard in room 14
34	Detail of the simple stone fireplace in room 14
35	Room 15, with its modern window
36	The workshop, building B
37	The east end of the workshop
38	The south face is a mixture of brick and stone
39	The brick rebuild in the south wall of the workshop
40	The north-east corner of the workshop
41	The modern wall that divides the workshop
42	The west face of the former stable C
43	The east face of the stable
44	The surviving section of the stable's east face

No.	Subject
45	The north wall includes some older stone masonry
46	The screen wall between the stable and the house
47	The south end of the former stable
48	The west face of the surviving section of the stable
49	Another blocked opening in the stable
50	A third blocked door in the west face of the stable
51	A view inside the north room of the stable block
52	A blocked opening in the south wall of the shed
53	Looking west into the tack room
54	Mixed brick and stone in the tack room
55	The marks of stalls can still be seen in the stable floor
56	Concrete surrounds the sockets for heel posts
57	The inside face of the west wall of the stable
58	Detail of the blocked niche
59	The east wall of the barn, building D
60	Rougher stonework in the barn's south end
61	The north end of the barn is largely gone
62	Brickwork at the north-west corner of the barn
63	The north face of the screen wall between the house and the barn
64	A later brick wall inside the barn
65	The pitching door in the south gable
66	The inner face of the east wall
67	The south end of the west wall in the barn
68	Brickwork at the south-west corner of the
69	Old stone and brickwork around the door to the stable
70	Irregular brickwork at the north-west corner of the barn
71	Detail of the ventilator
72	The west face of the stable in the stable
73	The west face of the stable seen from the byre
74	The west end of the byre
75	A view looking east along the length of the byre
76	Blocked doors and a brick trough in the byre
77	The east end of the byre's south wall
78	The outside of the same section of wall
79	The west end of the south wall
80	The twin arched openings in the south wall of the byre
81	The same openings seen from the outside
82	Old roof trusses and cruder examples at the west end
83	The small shed F
84	The east face of shed F
85	A modern opening in an internal wall
86	Building G
87	Building G seen from the south-west
88	Concrete block reinforcement at the east end
89	A straight joint and coping in building G
90	The west face of the stable, building H
91	The north face of building H
92	A view looking west in the stable
93	The cart shed and granary, building I

No.	Subject
94	The wide external stair at the north end
95	Building I seen from the south-west
96	The loading door above the northern arch
97	The east wall of the building
98	The interior of the cart shed
99	Detail of the rounded corner of one of the piers
100	The interior of the granary

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 site location

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scale 1:25 000 for A4 plot



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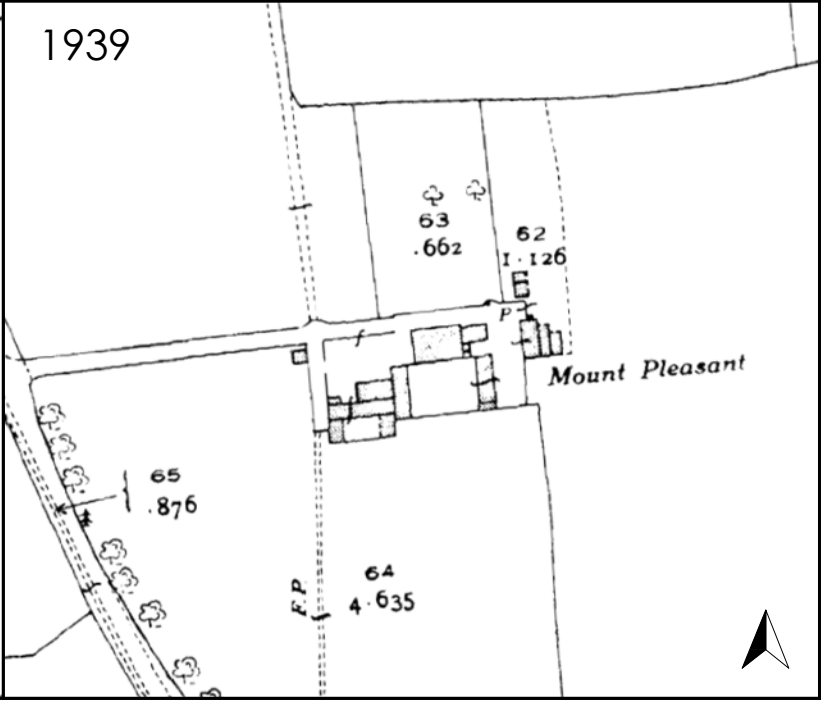
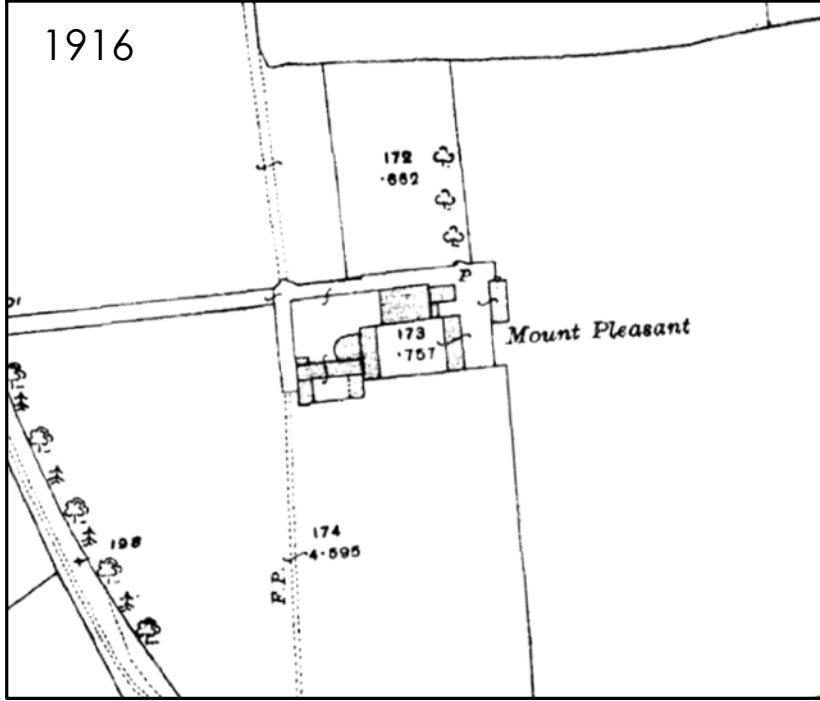
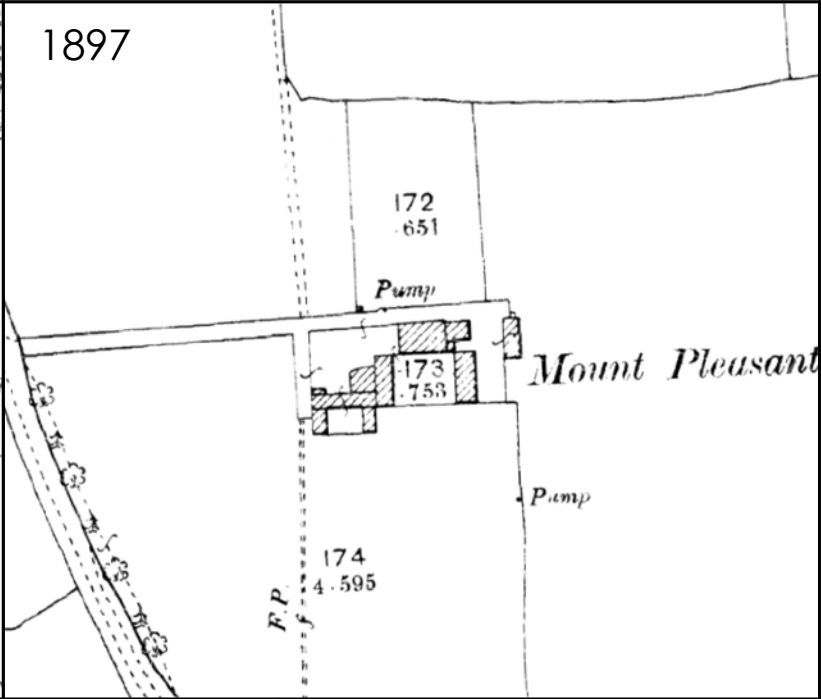
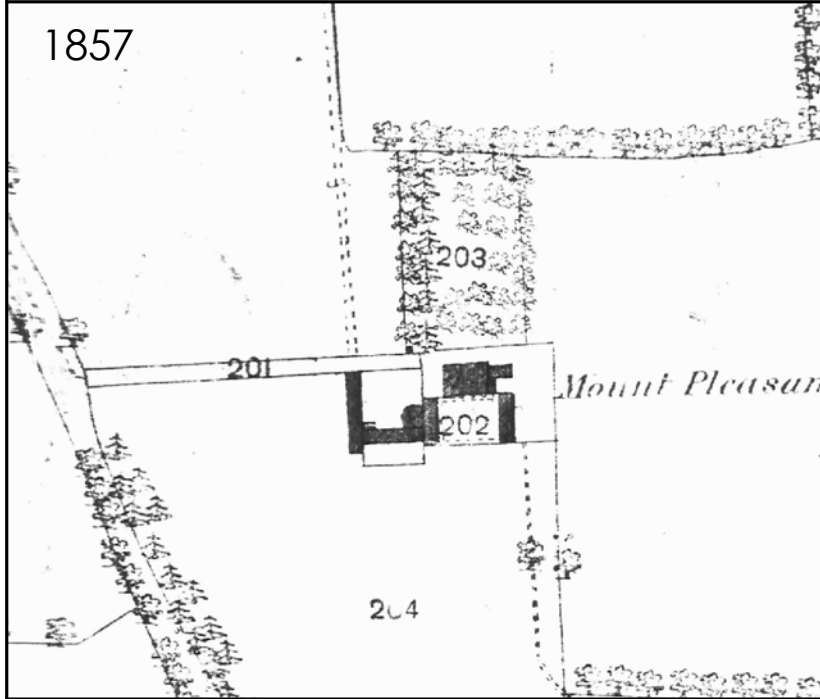
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Figure 2: Extract from Greenwood's
1819 map of County Durham



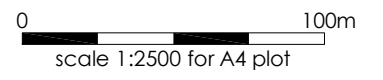


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Figure 3: Extracts from early Ordnance Survey maps, showing the development of the farmstead






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Figure 4: The site and the
buildings



-  photograph
-  historic farm buildings
-  other buildings



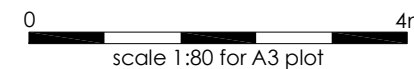
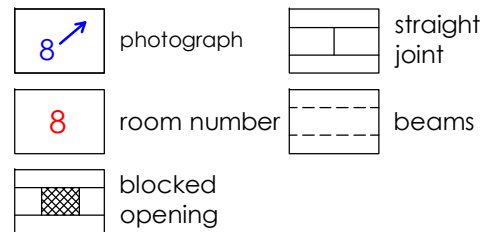
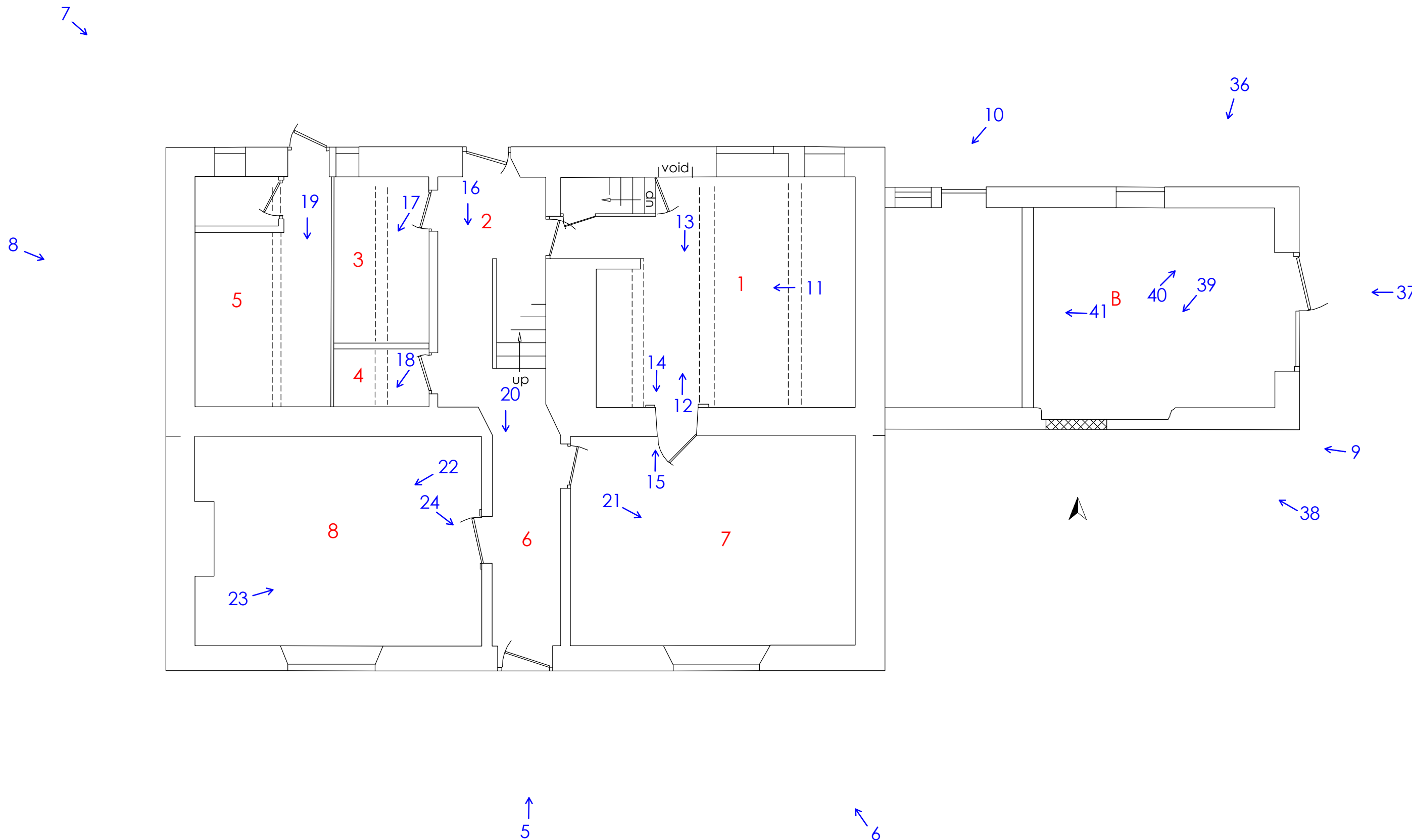
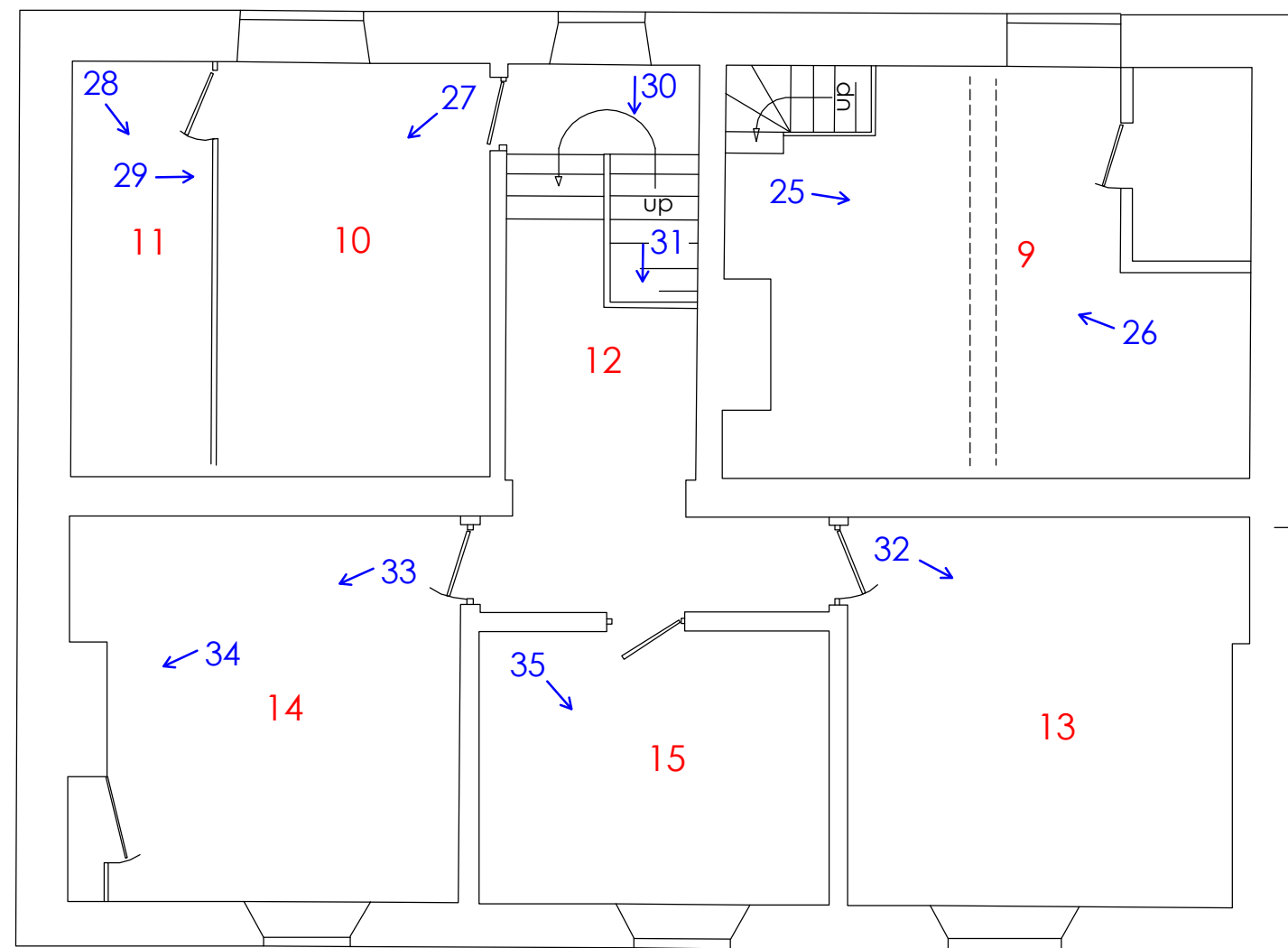
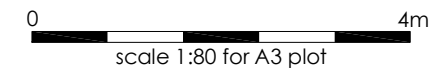
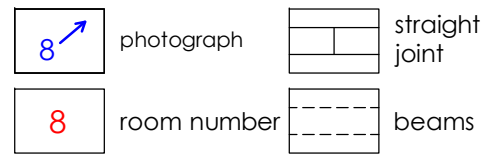
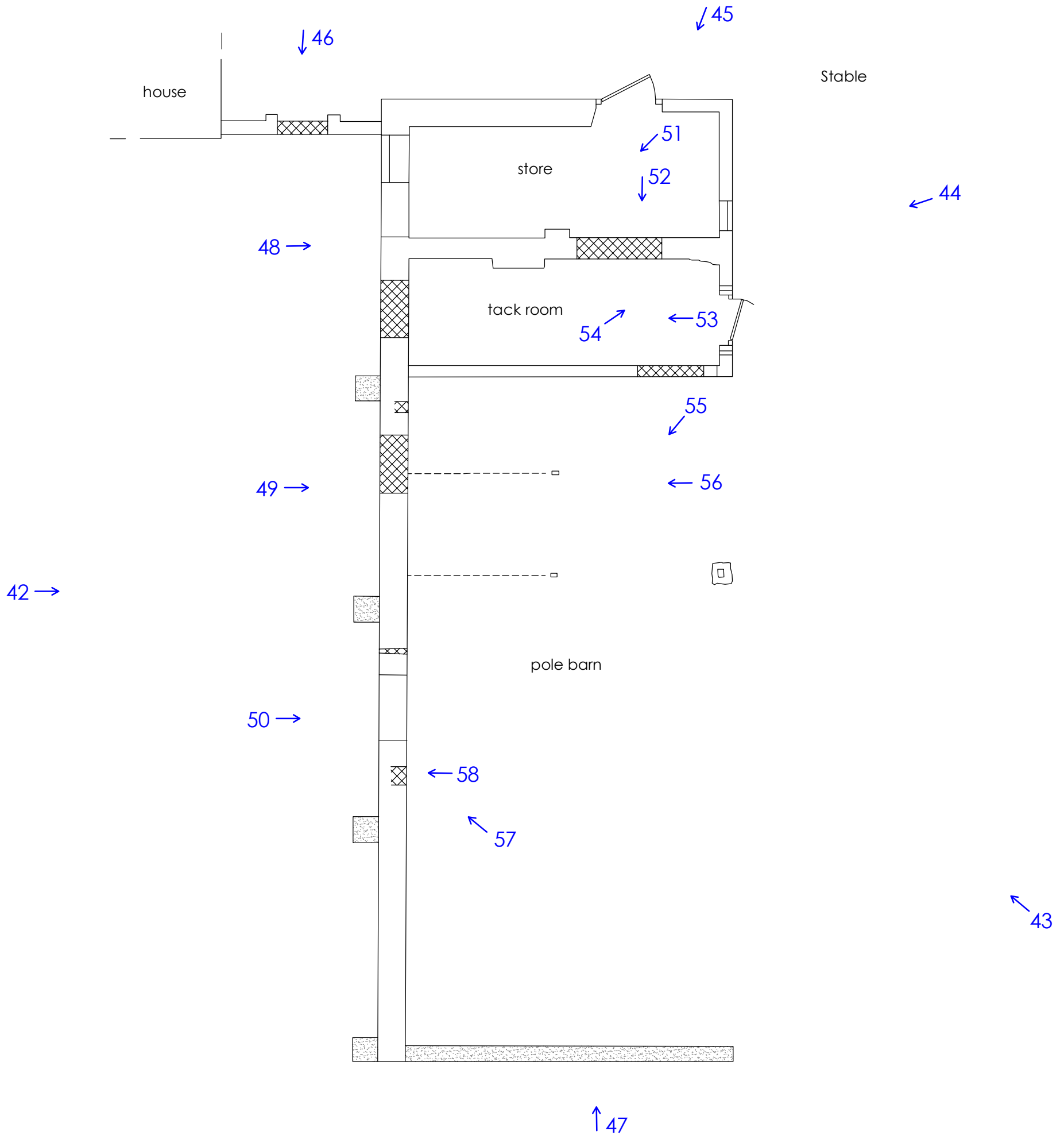


Figure 5: Ground floor plan of the house and workshop, buildings A & B













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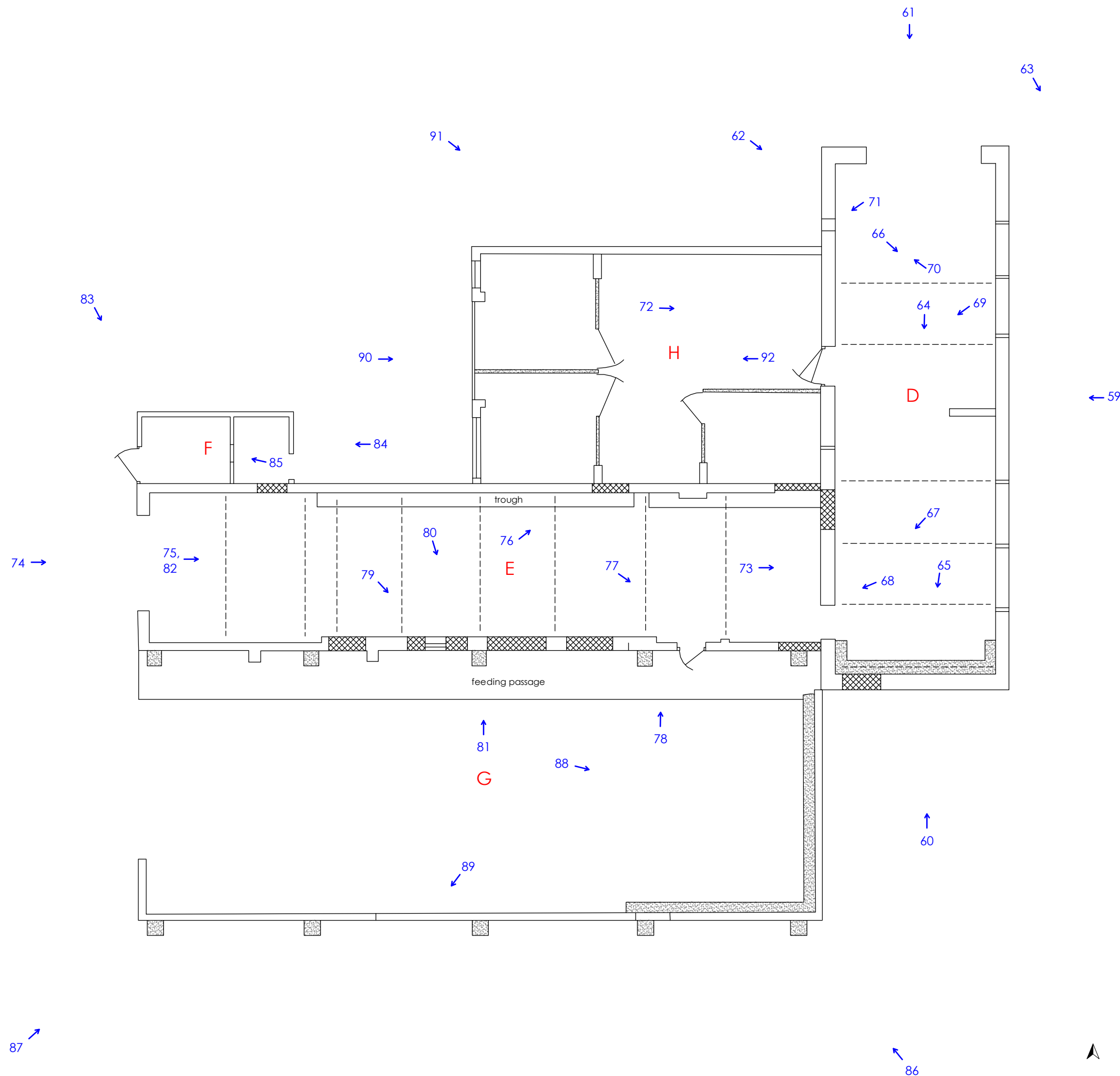
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Figure 8: Plan of the western buildings, D-H

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scale 1:125 for A3 plot

-  photograph
-  room number
-  blocked opening
-  straight joint
-  concrete
-  roof truss

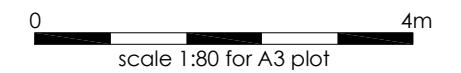






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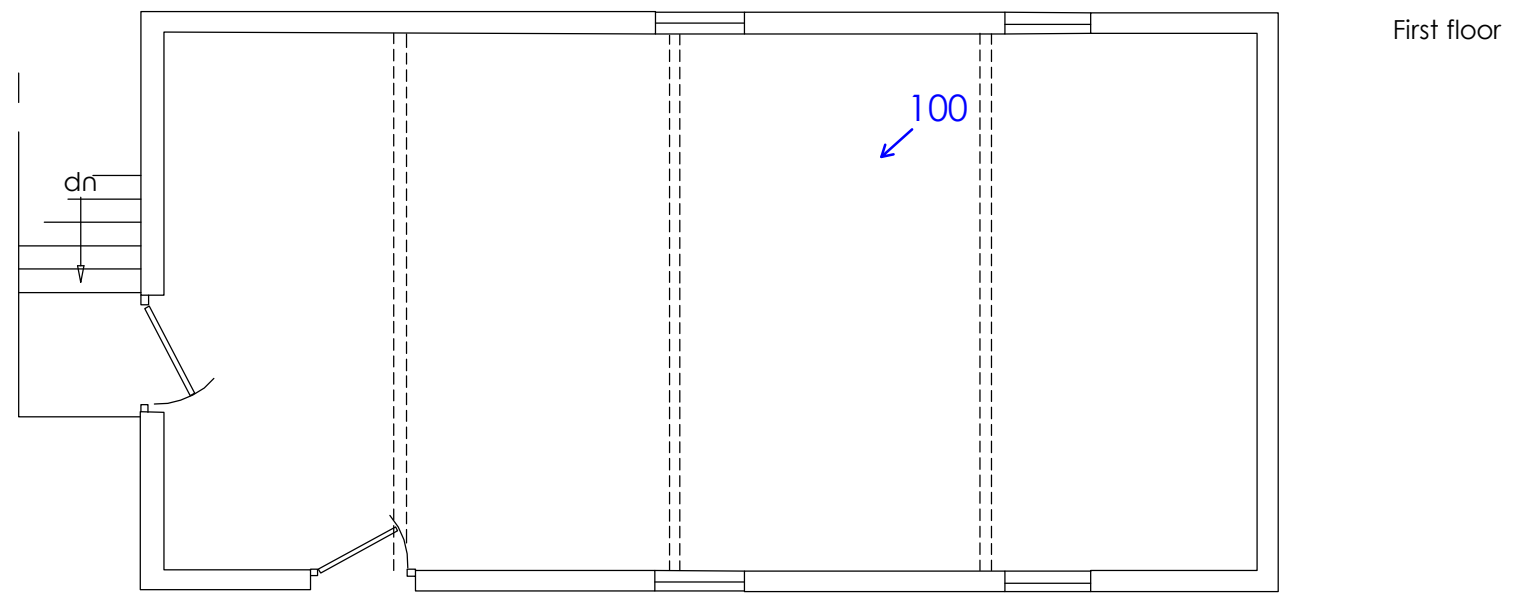
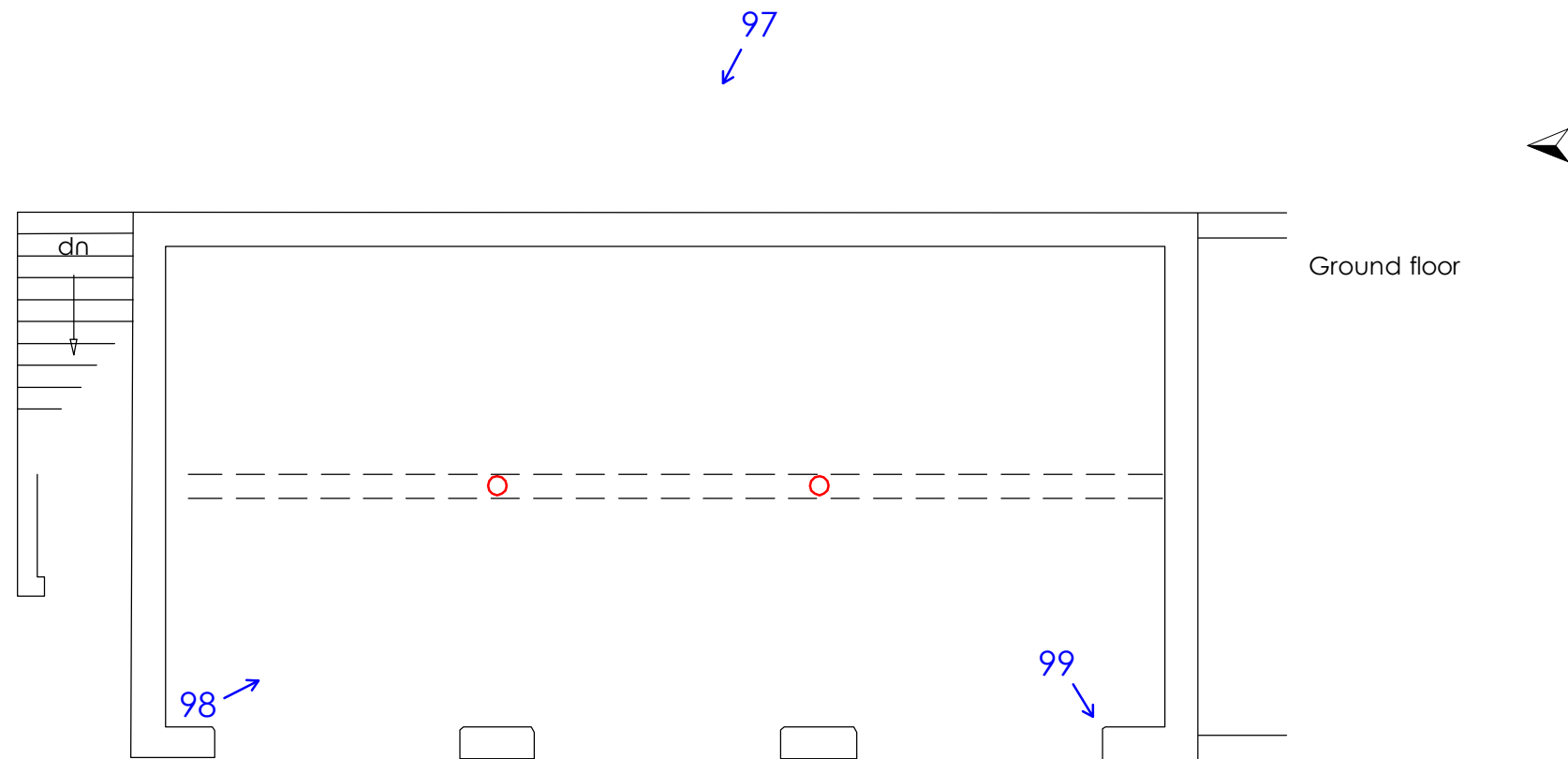
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Figure 9: Plans of the cart shed and granary, building H



-  photograph
-  cast iron column
-  roof truss
-  ceiling beam





Photograph 1: The Mount Pleasant steading seen from the south-west. The house is screened by conifers at the end of the garden. Note the well-marked ridge and furrow in the field



Photograph 2: The buildings seen from the former orchard at the north of the site. The house is flanked by the workshop [B] at the left and the barn [D] at the left



Photograph 3: A view over the yard from the south-east, with the remains of the stable building [C] in the foreground



Photograph 4: A view looking north-east, showing the western group of buildings. The wavy ridge-line at the centre is the roof of the old barn [D]



Photograph 5: The south face of the house, with new windows and door. The ground-floor windows have been widened



Photograph 6: An oblique view of the front of the house. Short sections of wall at either end separate the garden from the rest of the steading



Photograph 7: The north wall of the house, covered with roughcast. Note the low windows on the first floor, reflecting the lower eaves of an earlier form



Photograph 8: The west gable. The outline of the older brick house can be seen in the left-hand half of the wall, with rough stone masonry in its lower section



Photograph 9: The outline of the old building projects slightly from the east gable, above the roof of the adjoining workshop



Photograph 10: The old gable visible above the roof of the workshop. Note the scar of a chimney rising from the lower roof, and the small blocked opening with a triangular head to its right



Photograph 11: A view looking west in the kitchen, room 1. The inglenook has a modern fireplace but the heck screen and fire beam are still in place, both covered with plaster. The wall at the left-hand end is a possible site for a fire window. The box stair rises to bedroom 9



Photograph 12: A view looking north across the kitchen, showing heavy old ceiling beams with hooks, the box stair and the modern windows



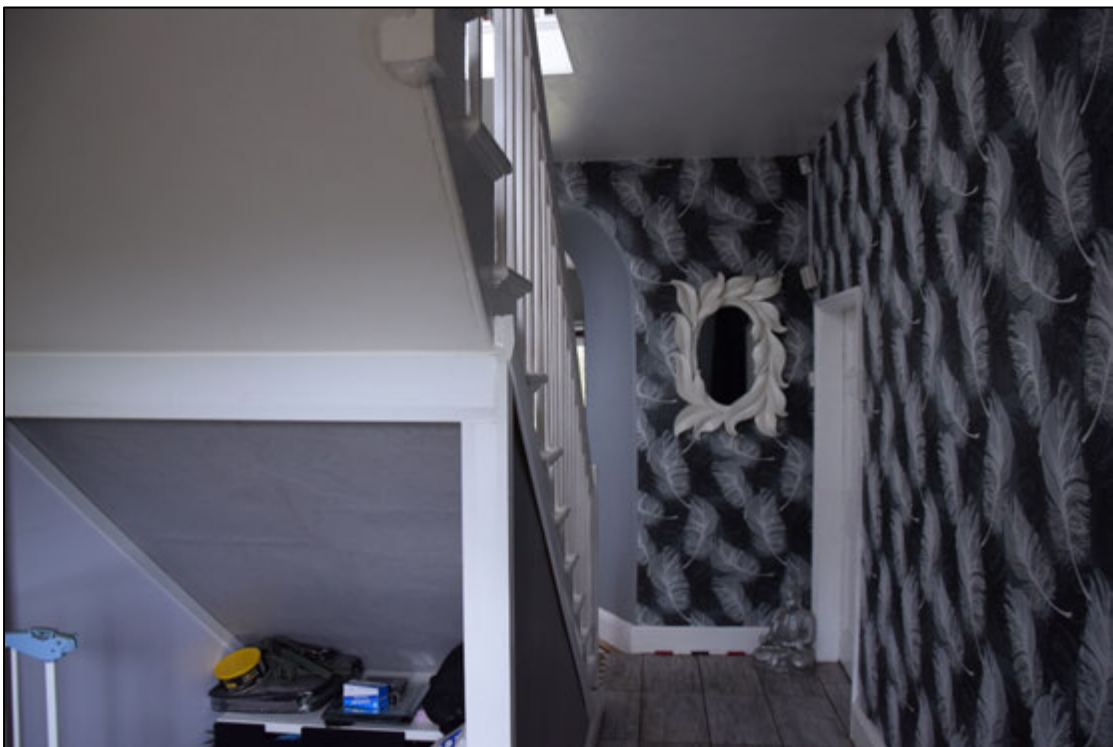
Photograph 13: The 19th-century door in the south wall of the kitchen is awkwardly placed in relation to the ceiling beam



Photograph 14: The architrave on the kitchen side of the door seen in Photo 13



Photograph 15: The architrave on the south side of the same door has a more decorative moulding



Photograph 16: 19th-century stairs fill the north end of the former through-passage and the hall occupies part of the room on the low side. A view looking south



Photograph 17: A heavy ceiling beam with a rough chamfer in the store room 3, west of the old through-passage



Photograph 18: The beam, joists and wooden hooks in the small store room 4



Photograph 19 (above): A similar beam in the tack room 5, at the north-west corner of the house. A view looking south-west



Photograph 20 (left): The modern hall 6, seen from near the original south door of the old house



Photograph 21: Room 7 occupies the east end of the 19th-century extension. There is no chimney breast



Photograph 22: Room 8, at the south-west corner, retains its chimney breast but the fireplace is modern



Photograph 23 (above): The east end of room 8, showing the widened modern window and a moulded door case



Photograph 24 (left): Detail of the six-panel door and door case in room 8



Photograph 25: A view looking south-east in room 9. The door leads to a recent bathroom



Photograph 26: Room 9 seen from the south-east corner. This view shows the top of the stair from the kitchen and the boxed-in ceiling beam



Photograph 27: The modern bathroom 10 has no historic features but the far wall is an old plank-built partition



Photograph 28: The wooden wall of the bathroom store 11, with 20th-century wallpaper applied directly to the boards



Photograph 29: Detail of the wallpaper and plank wall in room 11

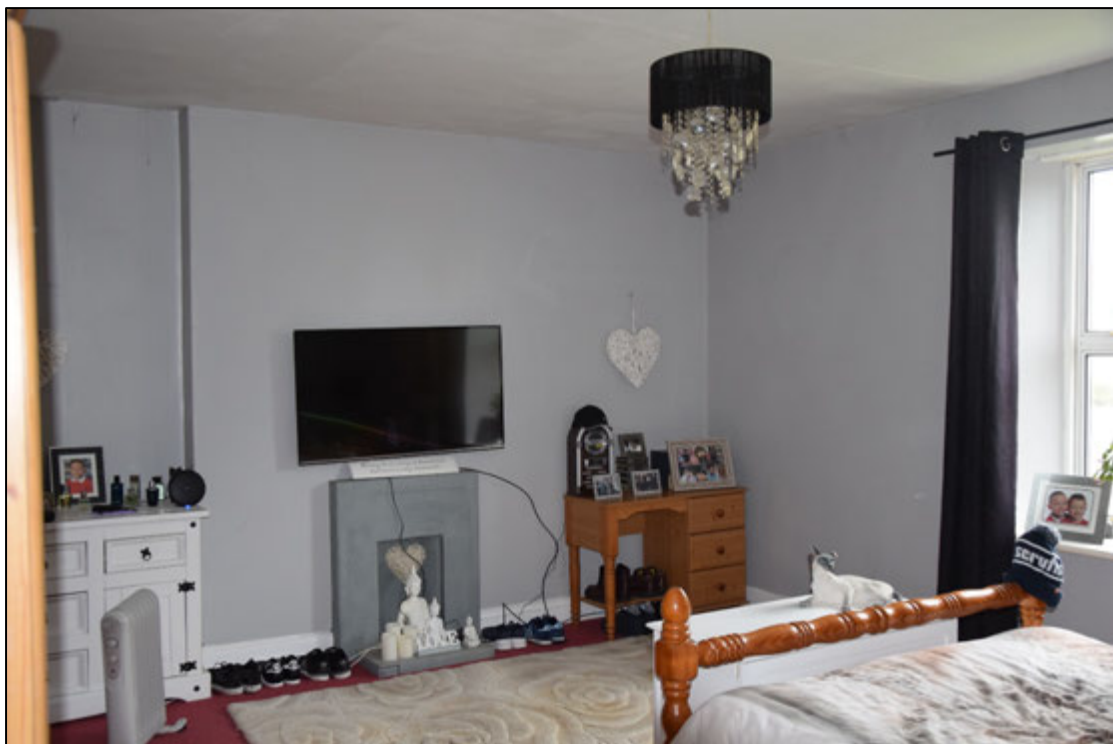


Photograph 30: The simple rail and staircase, part of the 19th-century extension of the farm house



Photograph 31
(left): The plaster arch on the landing 12 marks the line of the old south face of the house.

Photograph 32
(below): Bedroom 13, at the south-east corner, retains a small step in the wall that marks the position of a chimney breast





Photograph 33: A chimney breast and flanking cupboard in room 14, at the south-west corner of the house



Photograph 34: Detail of the simple stone fireplace in room 14



Photograph 35: Room 15, with its modern window



Photograph 36: The workshop, building B. Note the similarity between the stonework here and that in the west end of the house, seen in Photo 8. Brick courses used to raise the eaves can be seen here



Photograph 37: The east end of the workshop was substantially rebuilt to accommodate the large double door. Note the occasional large stone blocks at the corners of the old walls



Photograph 38: The south face is a mixture of brick and stone



Photograph 39: The brick rebuild in the south wall of the workshop, with the blocked door seen in the previous photograph at the right



Photograph 40: Mixed brick and stone in the north-east corner of the workshop, with some plaster on the walls



Photograph 41: The modern wall that divides the workshop only reaches the bottom of the simple roof truss



Photograph 42: The west face of the former stable C, seen from the garden



Photograph 43: The east face of the stable, most of which has been replaced by a simple open shelter. The wall with the white door is a modern addition



Photograph 44: The surviving section of the stable's east face, entirely built of brick



Photograph 45: By contrast, the north wall includes some older stone masonry of a character like that in the house and the workshop



Photograph 46: The screen wall between the stable (left) and the house. A view looking south



Photograph 47: The south end of the former stable. The only old masonry is the end of the wall beside the concrete pier at the left, which is built of brick over stone



Photograph 48: The west face of the surviving section of the stable. The central straight joint shows that the northernmost bay, at the left, was formerly open on this side. The arch over the blocked door is the same shape as those further south and similar doors in the workshop and the screen walls



Photograph 49: Another blocked opening in the second bay from the north end of the stable



Photograph 50: A third blocked door in the west face of the stable. There is a small breather slit to its left, above the scale. Note the change to old rough stone masonry at the right



Photograph 51: A view looking south-west inside the north room of the stable block. The brick at the left is the later flue for a stove



Photograph 52: A blocked opening in the south wall of the shed, with old stone masonry at its left side



Photograph 53: Looking west into the tack room that occupies the south side of the surviving stable building. At the far end, the lintel of a blocked opening can be seen; this is the door shown in Photo 48



Photograph 54: Mixed brick and stone at the north-east corner of the tack room. The brickwork fills the old door seen in Photo 52



Photograph 55: The marks of stalls can still be seen in the stable floor. The wall at the right is the modern insertion. Note the small blocked rectangular niche near the right-hand end of the far wall. A view looking west



Photograph 56: Concrete surrounds the sockets for heel posts and the floor drain at the rear of the former stalls can still be seen



Photograph 57: The inside face of the west wall of the stable, inside the modern shelter. The window is set into a blocked door. There is a blocked triangular-headed niche above the tyres



Photograph 58: Detail of the blocked niche, which would have been used for equipment or a lantern



Photograph 59: The east wall of the barn, building D. Note the better quality of the stonework in this wall, which has no parallel elsewhere on the farmstead



Photograph 60: Rougher stonework can be seen in the lower part of the barn's south end. The door at the left is clearly a later addition but the pitching door in the gable is contemporary with the surrounding brickwork



Photograph 61: The north end of the barn is largely gone. The simple agricultural roof trusses can be seen here



Photograph 62: Brickwork over older rough stone at the north-west corner of the barn. The wall at the right is the later stable, building H



Photograph 63: The north face of the screen wall between the house and the barn



Photograph 64: A later brick wall inside the barn; a view looking south



Photograph 65: The pitching door in the south gable. The head of the blocked door seen in Photo 60 is just visible above the later concrete block lining at this end of the building



Photograph 66: The inner face of the east wall, with brickwork, cement render and small timber stubs below the level of the breather slits



Photograph 67: The south end of the west wall in the barn. The mixture of brick and older stone can be seen here as elsewhere. The blocked door is now covered by the byre, building E



Photograph 68: Most of the brickwork at the south-west corner of the barn is more even than that in the lower part of this wall, or at the north end (Photo 62)



Photograph 69: Old stone and irregular brickwork, with extensive repairs, around the door to the stable building H



Photograph 70: Irregular brickwork and the diamond-shaped ventilator at the north-west corner of the barn



Photograph 71: Detail of the ventilator seen in the previous photograph. The scale is 10cm long



Photograph 72: The west face of the stable seen from the stable. No evidence of openings or fittings connected with a gin-gang can be seen here



Photograph 73: The west face of the stable seen from the byre. The door at the left is blocked with a mixture of stone and brick, reflecting the old and later masonry of the wall



Photograph 74: The west end of the byre, building E, with the stable at the left and the later bull pen G at the right



Photograph 75: A view looking east along the length of the byre. The original west wall was near the drinking trough



Photograph 76: Blocked doors and a brick trough in the north wall of the byre. The thicker section of wall, right of centre, is probably part of a pier from the vanished gin-gang



Photograph 77: The east end of the byre's south wall. Ragged brickwork right of the pier that carries the near roof truss marks the old east wall of the building. The door leads out onto a modern feeding gangway in building G



Photograph 78: The outside of the same section of wall, seen from building G



Photograph 79: The west end of the south wall. The thicker section, centre and right is part of the original building



Photograph 80: The twin arched openings in the south wall of the byre. A view looking south-east



Photograph 81: The same openings seen from the outside



Photograph 82: Old roof trusses contrast with cruder examples in the foreground, at the west end of the byre



Photograph 83: The small shed F is all that remains of a west range shown on the 1857 Ordnance Survey map



Photograph 84: The east face of shed F



Photograph 85: A modern opening in an internal wall; the building is now a dog kennel



Photograph 86: Building G retains some traces of the two brick buildings that stood here until after the Second World War



Photograph 87: Building G seen from the south-west



Photograph 88: Concrete block reinforcement conceals the inside of the old east building



Photograph 89: A straight joint and coping marks part of the south end of the western building that has been absorbed into building G. A view looking south-west



Photograph 90: The west face of the stable, building H



Photograph 91: The north face of building H, with the broken roof of the barn beyond it



Photograph 92: A view looking west in the stable. The concrete loose-box partitions were built within the past five years



Photograph 93: The cart shed and granary, building I, seen from the north-west



Photograph 94: The wide external stair at the north end is a typical feature of buildings of this kind



Photograph 95 (above): Building I seen from the south-west. The near arch and the brickwork above it are slightly distorted because of structural movement. The building at the right is a later lean-to shed



Photograph 96 (left): The loading door above the northern arch. Note the stone blocks in the brick piers, which carry hinge pins for gates



Photograph 97: The east wall of the building has only two louvred windows. The smaller holes are the marks of a later shed built against this face



Photograph 98: The interior of the cart shed, seen from the north-west corner. The heavy central beam and the cast-iron columns can be seen here



Photograph 99 (left): Detail of the rounded corner of one of the piers at the front of the cart shed

Photograph 100 (below): The interior of the granary, seen from the south-east window

