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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/451/07**

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**REPORT ON AN  
ARCHAEOLOGICAL  
BUILDING RECORDING  
PROJECT AT  
THE HAGG  
ALLENDALE  
NORTHUMBERLAND**

**NY 8306 5360  
Planning Application Ref:  
20060898**

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## EXECUTIVE SUMMARY

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In January 2007, North Pennines Archaeology Limited were commissioned by Ian Crawford of Crawford Higgins Associates to undertake a Level 2 Building Survey of a redundant agricultural building at The Hagg, Allendale, Northumberland (Grid Ref: NY 8306 5360) prior to its conversion into habitable accommodation.

The survey revealed that the building had more latterly been used as a byre used for housing cattle through the winter months. Until recently the byre had been surrounded by modern buildings also used for housing stock. The former byre may contain within its fabric parts of a bastle house of 17<sup>th</sup> century date as shown by the thickness of some of the walls and the presence of a window with four-centred arch head and possible holes for drawbars.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to thank Ian Crawford of Crawford Higgins Associates for commissioning the project.

North Pennines Archaeology Ltd would also like to extend their thanks to Nick Best of Northumberland County Council Conservation Team.

The building survey was undertaken by Fiona Wooler. A rapid desk-based assessment was undertaken by Cat Peters. The report was written by Fiona Wooler. The project was managed by Frank Giecco, Technical Director for NPA Ltd. The report was edited by Frank Giecco.

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## 1. INTRODUCTION

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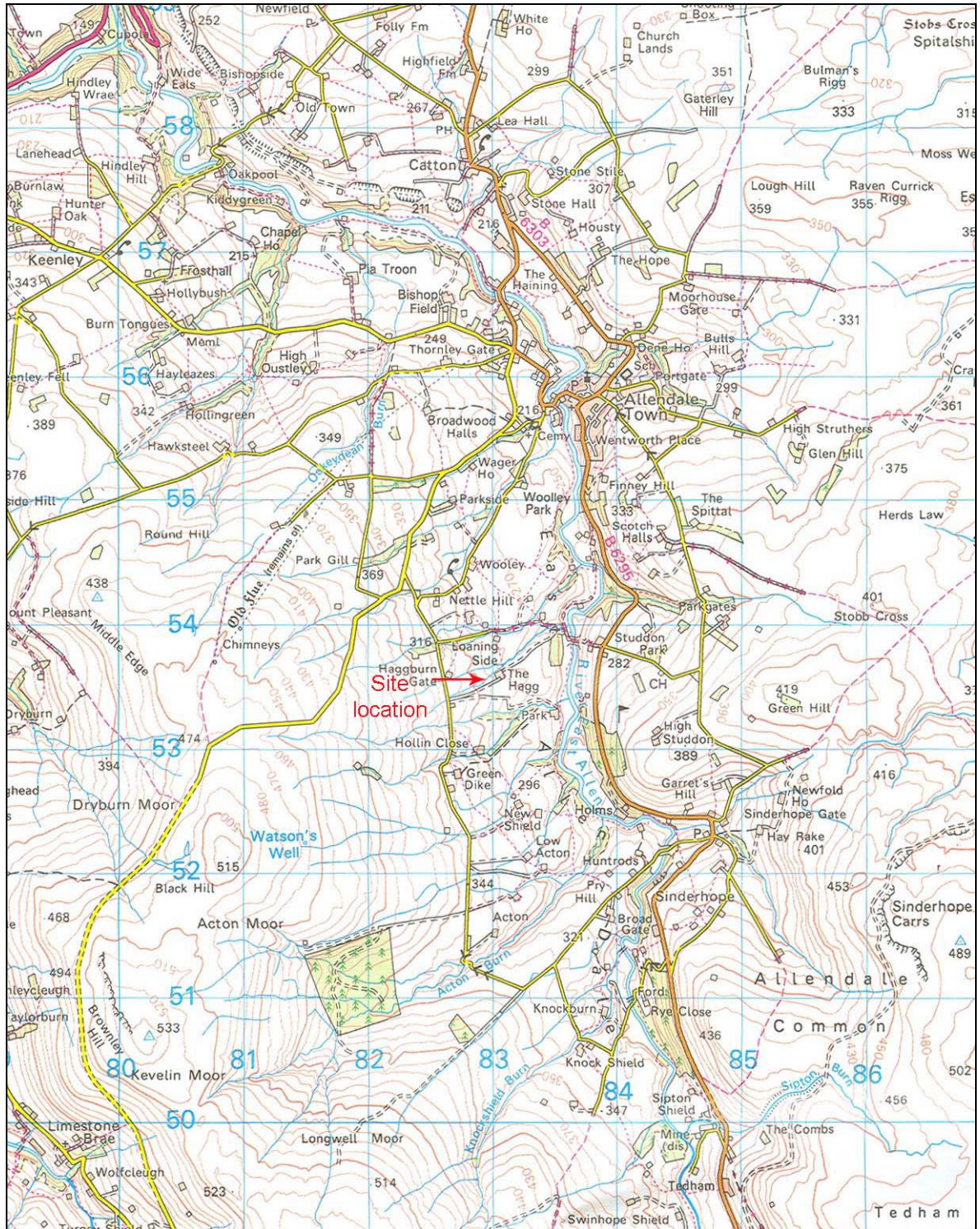
### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In January 2007, North Pennines Archaeology Limited were commissioned by Ian Crawford of Crawford Higgins Associates to undertake an archaeological building recording project of a redundant agricultural building at The Hagg, Allendale, Northumberland, (NY 8306 5360) (Figure 1) prior to its conversion into habitable accommodation (Planning Application Reference No. 20060898).
- 1.1.2 Northumberland County Council Conservation Team produced a brief for a building recording project, which was to be undertaken prior to the commencement of building work (NCCCT Ref. T2/2; 6013). A 'Level 2' Building Survey was carried out as described in *Understanding Historic Buildings: A Guide to Good Recording Practice*<sup>1</sup>.
- 1.1.3 The Grade II Listed Building that is the subject of the present survey is shown on the First Edition Ordnance Survey Map of c.1860 although it is likely to be earlier in date (Figure 3). The farmhouse at The Hagg has a date stone of 1691.
- 1.1.4 The survey was carried out on 2<sup>nd</sup> February 2007 by Fiona Wooler and Frances Wood.

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<sup>1</sup> *Understanding Historic Buildings: A Guide to Good Recording Practice*, 2006, English Heritage





**Figure 1 – Site Location**

Reproduced from Landranger @ 1:50 000 scale by permissions of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright (1997). All rights reserved. Licence number 100014732

## 1.2 SITE LOCATION

- 1.2.1 The Hagg is a former farmstead located approximately two kilometres south of Allendale Town (Figure 1). The site is situated on the west side of the valley of the River East Allen at a height of approximately 290 metres above mean sea level. The Hagg Burn flows west-east just to the north of the site towards the River East Allen in the valley below.
- 1.2.2 The farmstead commands views to the west of Green Hill (Plate 1) and to the south of the valley towards Allenheads. Faint earthworks of ridge and furrow were observed in a field to the south of The Hagg, as well as on the opposite side of the valley to the east; possibly indicating that arable cultivation was historically an important part of the economy of the scattered farmsteads in this locality.
- 1.2.3 The building which is the subject of the present survey is orientated north-south, just to the south of the farmhouse and adjoining outbuildings (Figure 6).



**Plate 1** – The Hagg, Allendale as seen from the road to the west. The red corrugated shed is located on the west side of the site; the farmhouse and buildings are hidden behind it

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## 2. METHODOLOGY

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### 2.1 THE BUILDING SURVEY

2.1.1 The survey consists of three basic elements:

- A written account, which includes information derived from documentary research.
- A measured survey with accompanying architects drawings.
- A photographic record.

### 2.2 THE WRITTEN ACCOUNT

2.2.1 The written account is included in this document together with a selection of photographs, plans and appendix of documentary information.

### 2.3 THE PHOTOGRAPHIC RECORD

2.3.1 The photographic archive consists of the following:

- A series of 35mm colour and black and white prints, which include a graduated metric scale, showing general views of the exterior of the buildings and their setting.
- A series of digital views of the exterior of the buildings, the interior of the buildings and specific internal details (e.g. roof structure) supplied on CD-Rom.

### 2.4 PROJECT ARCHIVE

2.4.1 The full archive of the desk-based assessment and Level 2 building survey has been produced to a professional standard in accordance with the current English Heritage guidelines set out in the *Management of Archaeological Projects* (MAP 2<sup>nd</sup> Edition 1991). The archive will be deposited within the County Record Office and a copy of the report given to the County Historic Environment Record, where viewing will be available on request.

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### 3. PREVIOUS WORK

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- 3.1 An historical and architectural assessment of the buildings at The Hagg has recently been undertaken by Peter Ryder<sup>2</sup>. In this assessment all the buildings on the site (with the exception of the modern corrugated structures) are described and, where possible, dated.

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<sup>2</sup> Ryder, P, Undated

## 4. HISTORICAL CONTEXT

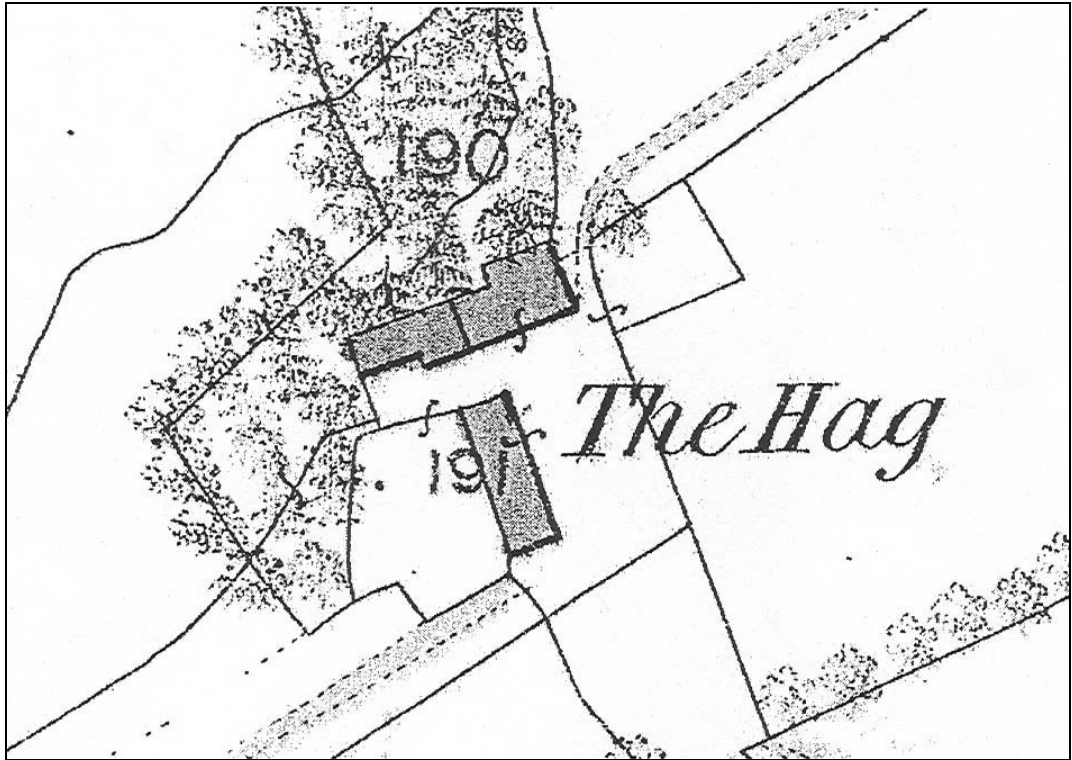
- 4.1 According to Ryder, the earliest reference to The Hagg appears to be a 1608 Survey of the manor and Regality of Hexham, where under ‘Eastalwenddale Greavship’, a Richard Renwick is listed as holding ‘*a tenement called the Hagge*’<sup>3</sup>.
- 4.2 The Hagg is shown on Armstrong’s Plan of Northumberland 1769 (Figure 2).
- 4.3 The First Edition Ordnance Survey map of c.1860 shows the farmhouse with adjoining outbuildings orientated east-west at the north of the site, with the building that is the subject of the present survey shown to the south orientated north-south (Figure 3).
- 4.4 The Second Edition Ordnance Survey map of 1898 shows an additional building on the west side of the site, as well as showing the location of the well (Figure 4).
- 4.5 The Ordnance Survey map of 1956 (6 inch to one mile scale) shows that the byre and hay barn are now linked by a further building (Figure 5).
- 4.6 The Hagg ceased to function as a working farm approximately 15 years ago. It has been used as an equestrian centre until one year ago when it was bought by the present owner along with c.80 acres of land.<sup>4</sup>



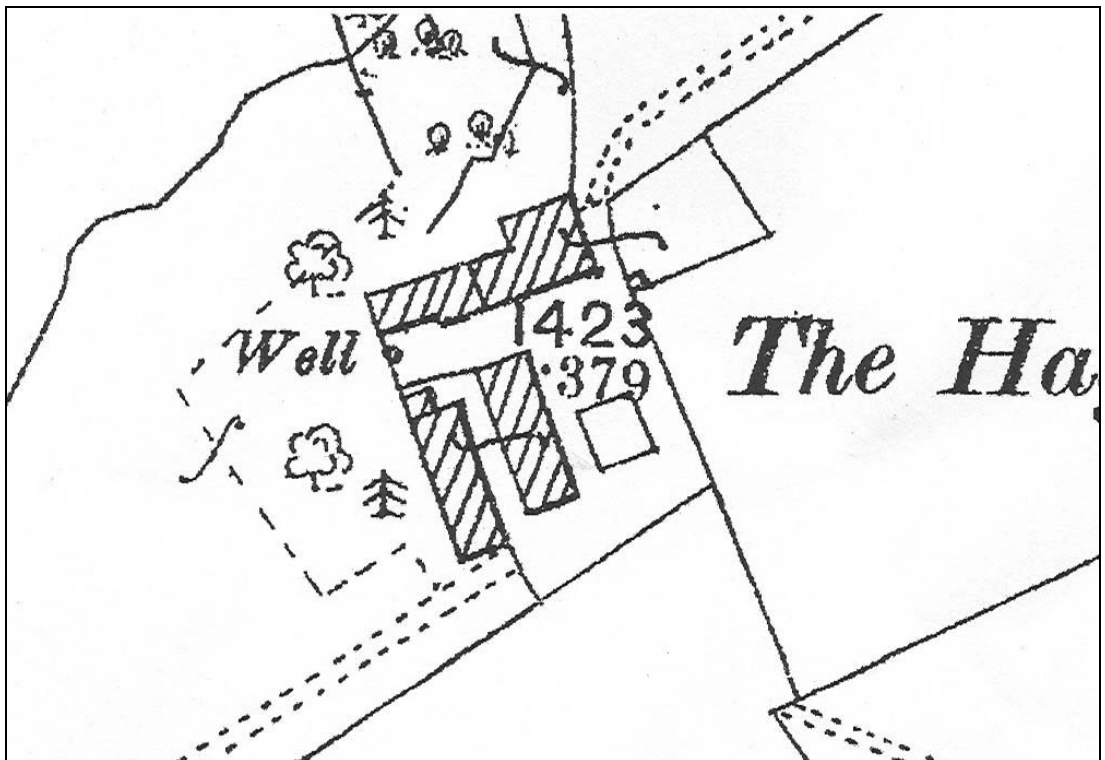
**Figure 2** – Extract from Armstrong’s Plan of Northumberland 1769

<sup>3</sup> Ryder, P, Undated, Page 1

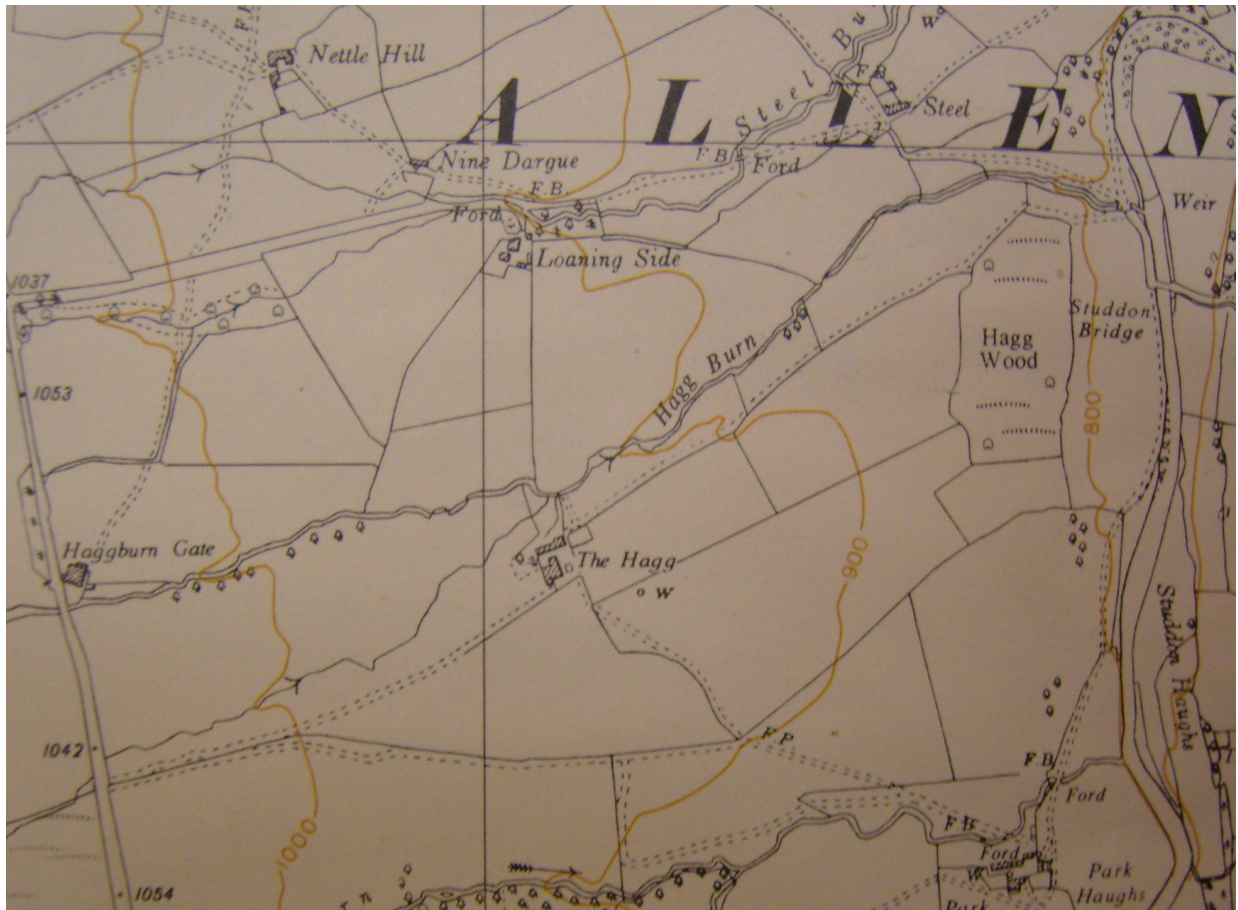
<sup>4</sup> Pers.Comm. Present Owner



**Figure 3** – First Edition Ordnance Survey map of c. 1860 (Scale = 25" to 1 mile)



**Figure 4** – Second Edition Ordnance Survey Map 1898 (Scale = 25" to 1 mile)



**Figure 5** – Ordnance Survey Map of 1956 (Scale = 6" to 1 mile)

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## 5. RESULTS

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### 5.1 THE BUILDING EXTERIOR

- 5.1.1 At the time of survey, the modern buildings that had previously surrounded the byre had been removed allowing the whole structure to be viewed easily. Works had already started on the building; the exterior had been cleaned, the roof removed and the internal floors taken up. During the building works parts of the interior of the western wall had collapsed; it would appear earlier remedial works had not included through stones which meant that the whole wall was not tied together.
- 5.1.2 The building measures approximately 16.50 metres long and 5.85 metres wide externally and is constructed of roughly coursed, what appears to be, yellow sandstone. In the eastern elevation there are three doorways each measuring approximately one metre in width, and four small windows (Plate 2 and Figure 7). The jambs of these doorways generally consist of alternating long and short blocks of squared masonry, and the lintels are of rectangular blocks of dressed masonry (Plate 3).
- 5.1.3 The southern gable end has a pitching hole at first floor level (Plate 4), used to transfer hay to and from a cart a ground level to the loft above the animal stalls. The hay would have provided insulation for the animals during the winter months. In his assessment, Ryder notes that there were indistinct traces of a possible blocked opening below the pitching hole<sup>5</sup>, this was not obvious at the time of this survey either externally or internally.
- 5.1.4 The northern gable end shows the scarring from a former lean-to with corrugated sheet roof (Plate 5). It was also apparent that the eastern side of the gable had been slightly heightened, and was no longer symmetrical with the western side; this appears to have been related to the roof of a later block-work byre or milking parlour which was situated against the eastern elevation. The pitch of the roof of the later building obviously rose to a level slightly higher than that of the eaves of the byre; therefore an increase in height at this side was required to allow rainwater to run off. At the west side of this elevation, a crack in the masonry may be an indication of an earlier structure being incorporated into the fabric of the byre, as the masonry appears to be larger, although the bottom half of this elevation has not been recently mortared compared to the other walls. Another possible indication of an earlier building is the thickness of the north and part of the west elevation, compared to the rest of the structure, i.e. approximately 0.80 metres wide and 0.60 metres wide respectively (Figure 7).

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<sup>5</sup> Ryder, P, Undated, Page 4





**Plate 2** – East and north elevations of the former byre



**Plate 3** – The southern doorway and two windows on the east elevation



**Plate 4 – South elevation**



**Plate 5 – North elevation**

- 5.1.5 The western elevation, until recently also hidden behind later structures, also displays evidence of an earlier building. At the north end is a window with a four-centred arch head (Plate 6). This is certainly not characteristic of an agricultural building and its presence may suggest that it has either been reused from an earlier building, or that the byre incorporates part of a structure built for human habitation. It has been suggested by Ryder that this feature is possibly part of a bastle-period doorway, as ground floor windows in defensible buildings, common in this locality, were not as large as this<sup>6</sup>. There was no evidence on the exterior that this was formerly a doorway, however in the recent past this side of the building has been underpinned (as shown by the concrete blocks at the base of the wall on Plate 6), therefore some of the original masonry may have been replaced. Also at the north end of this elevation were two block-up ventilation slits, both at different heights, and the large boulders of the foundations were also observed.
- 5.1.6 Mid-way along the west elevation there was possibly further evidence for an earlier structure, although recent remedial works to the fabric of the building may account for some of these features. Beside one of the two doorways in this elevation, the wall project out from the south end of the elevation, and is not completely vertical (Plate 7).
- 5.1.7 Above one of the two doorways on this elevation is what may have been a former pitching hole (Plates 8 and 9). The lintels of these two doorways have been replaced with concrete versions. At the south end of this elevation is a window (Plate 7).

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<sup>6</sup> Ryder, P, Undated, Page 5



**Plate 6** – North end of west elevation (Large scale = 2 metres, small scale = 0.50 metres)



**Plate 7** – West elevation



**Plate 8** – Doorway, west elevation



**Plate 9** – Possible former pitching hole? West elevation

## 5.2 THE BUILDING INTERIOR

- 5.2.1 The floor of the interior of the byre had been removed by approximately 0.50 metres at the time of survey revealing the clay sub-soil. Parts of the west wall had collapsed due to previous remedial works not including through stones, which would have tied the wall together (Plate 10). A cross-wall, which divided the southern end of the byre from the rest of the building, had been removed by the time of survey (Plate 11 and Figure 7). A block work wall, which forms part of the conversion of the building into a dwelling, had been inserted at the north end of the structure. Figure 7 shows the location of former cattle stalls.
- 5.2.2 Although there has clearly been a first floor loft at one time, due to the presence of the pitching hole in the south elevation, there was no evidence for the joist holes which supported the floor at the time of survey; this appears to be due to the recent insertion of mortar (the loft may have originally only extended over the southern end of the byre) (Plate 12).
- 5.2.3 Some of the collar roof trusses remained (Plate 13) which, according to Ryder, supported modern asbestos corrugated sheeting<sup>7</sup>.
- 5.2.4 Internally, the unusual window noted on the western elevation (Plate 6) was observed to be wider than it was externally. It was also possible to note that there were straight construction breaks below the window which hints at this originally having been a doorway despite the lack of vertical joints on the exterior wall (Plate 14). When Peter Ryder visited the site this window was blocked-up, it has since been revealed and in the sides there are holes which are reminiscent of drawbar holes used to house wooden or metal bars for security (Plate 15). The concrete lintel replaces a timber version.
- 5.2.5 The jambs of all the doorways on the eastern elevation are rebated internally, indicating that all these doors opened inwards (Plate 16).

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<sup>7</sup> Ryder, P, Undated, Page 5



**Plate 10** – Sections of the collapsed west wall



**Plate 11** – View looking east showing scarring of former cross-wall (left of photograph)



**Plate 12** – South elevation, interior



**Plate 13** – View looking north of remaining roof trusses





**Plate 14** – West elevation, interior of window



**Plate 15** – Interior of window, west elevation, showing possible holes for metal or wooden bars? (Scale = 0.50 metres)



**Plate 16** – Detail of doorjamb, east elevation

### **5.3 THE FARMHOUSE AND OTHER BUILDINGS**

- 5.3.1 Although they do not form part of the present survey, the farmhouse and adjoining outbuilding formed an integral part of the farmstead and they will be briefly noted. Both the farmhouse and other masonry buildings on the site have already been described by Peter Ryder in his assessment.
- 5.3.2 The farmhouse is orientated east-west at the north of the site with the outbuildings at its western end (Plate 17). There is a date stone of '1691' set above the bolection-moulded door surround on the south elevation (Plates 18 and 19).
- 5.3.3 The outbuilding may originally have been a stable with hayloft above (Plate 20); it has recently been converted to residential use.
- 5.3.4 To the west of the byre is a large barn which appears to have been constructed some time between the 1860s and 1899 as shown by the First and Second Edition Ordnance Survey maps (Figures 3 and 4). This large building measures approximately 13.50 metres long by 6.50 metres wide externally and is constructed of roughly-coursed masonry (Plate 21). Internally the building is divided into five bays by four king-post roof trusses. There is a large doorway on the east elevation, with a later doorway inserted at the northern end of the same elevation. Interestingly, the west elevation has no doorways or windows and may reflect, firstly the fact that this building was designed for storage so such apertures were not required, but secondly may be as a way of protecting the farmstead from the wind coming from the west, which was commented on by the present owner of The Hagg. Writing in 1794, Bailey an Culley observed that in Northumberland in the autumn the westerly winds '*often blow with tempestuous fury, dash out the corn and disappoint the just hopes of the industrious*

*farmer*<sup>8</sup>. In the north elevation of this building is a bird nesting box built into the gable end (Plate 22).

- 5.3.5 The single-storey L-shaped stable block located at the north-west side of the site is an indication of the farms most recent use as an equestrian centre (Plate 23).
- 5.3.6 To the south and west of the buildings already mentioned are buildings constructed of corrugated sheeting (Plates 24 and 25).



**Plate 17** – South elevation of farmhouse and outbuilding (left-hand side)

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<sup>8</sup> Bailey & Culley, 1794, Page 3



**Plate 18** – South elevation of farmhouse



**Plate 19** – Door surround with date stone above, south elevation of farmhouse



**Plate 20** - South elevation of former stable (RH side of photograph) with modern stables in background



**Plate 21** – East elevation of hay barn



**Plate 22** – Nesting boxes, north gable of hay barn



**Plate 23** – East elevation of modern stable block



**Plate 24** – Corrugated iron sheet building, south side of site



**Plate 25** – Corrugated sheet building against the west elevation of hay barn

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## 6. CONCLUSION

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- 6.1 The byre, which is the subject of the present survey, originally formed only one part of a working farmstead. The single-storey building with doorways, windows and hayloft above is characteristic of a building used for housing cattle during the winter months. Clearly, through time this building alone was not sufficient to house the amount of stock on the farmstead and the buildings to the east and west may have been constructed for this purpose; the building to the east although demolished at the time of survey, still had the ceramic troughs cemented into the concrete floor.
- 6.2 There is evidence within the fabric of the byre of an earlier structure, as observed in the north and western walls. This may have been part of a bastle house, a type of defensible dwelling, which were constructed during the period of border raiding in the 16<sup>th</sup> and early 17<sup>th</sup> centuries<sup>9</sup>.
- 6.3 According to Peter Ryder, the farmhouse also displays evidence of a bastle-period house, with a considerably thicker north wall. Ryder cites two other properties in close proximity to The Hagg of similar characteristics, Steel, located 600 metres to the north-east and Wooley Farmhouse, just under one kilometre to the north<sup>10</sup> (Figure 1).
- 6.4 At the date of publication of the First Edition Ordnance Survey map c.1860 (Figure 3), The Hagg consisted of the farmhouse with adjoining stable, a further building to the west, which may have been a small threshing barn, and the byre to the south. The ridge and furrow earthworks observed in one of the fields to the south-east suggests that cereals were grown historically, perhaps when the farm was operating at subsistence level, in which case these crops would have needed to be threshed. By 1898 a large building had been constructed to the west of the site (Figure 4); this may have been to store hay. The farmstead continued to expand during the twentieth century with the addition of block work and corrugated iron buildings, and brick-built stables.

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<sup>9</sup> Brunskill, R.W, 2000, Page 28

<sup>10</sup> Ryder, P, Undated, Page 3



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Ryder, P, Undated, *The Hagg, Allendale – An Historical and Architectural Assessment*

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## 8. APPENDIX 1

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### Maps

A. Armstrong's Plan of Northumberland 1769 (Hexham Library)

First Edition Ordnance Survey Map c.1860, 25" to 1 mile scale

Second Edition Ordnance Survey Map 1898, 25" to 1 mile scale

Provisional Edition Ordnance Survey Map 1956, 6" to 1 mile scale (Hexham Library)

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Dixon, H. (n.d.) *An Allendale Miscellany*, Hexham Library Local Studies Section, Accession No: A92545

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"Hagg is the same as the Old Norse 'hogg', meaning a wooded enclosure, a copse or coppices. It also meant a portion of woodland marked for cutting. At Sinnington in Yorkshire, there used to be what was called 'the poor folks hagg' - a piece of woodland set apart by the lord of the manor for fuel for his tenants. Westgarth Forster in his 'Treatise on a section of the strata' 1821, refers to the early smelting processes, and says 'the fuel was supplied from neighbouring woods, which, on this account have obtained the name of Haghill, or Hagbank'".

Page 116

"Most lead miners in the upper parts of East and West Allendale, and lead ore smelters around Catton and Thornley Gate, were also part-time farmers or small-holders".

"Attached to each smallholding were limited grazing rights, or 'stints' on the fell, as in the case of some 50 small farms in the region of Allendale".

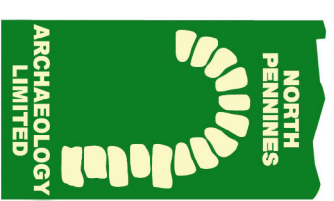
Page 117

"The situation caused by the closure of the mines was not so disastrous for those with land or smallholdings. Despite this, many had to take on other odd jobs or part-time work to make ends meet. The Trade Directory for 1886 included, "farmer and dealer in meat", "cow-keeper and sewing-machine agent", "farmer and blacksmith" and "farmer and shoemaker".

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## 9. APPENDIX 2

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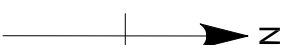
North Pennines Archaeology Ltd  
2007  
The Hagg, Allendale  
Northumberland

COMMISSIONED BY:  
Crawford Higgins Associates





Scale 1:1300

DRAWN BY: MS  
DATE: February 2007

LOCATION:



KEY  
NY 8306 5360 Site plan referenced to the National Grid

-  Demolished Buildings as of January 2007
-  Former Byre Building Survey Site Visit
-  Main Farm House
-  Grass

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Report No: CP 451/07  
Figure No: 6

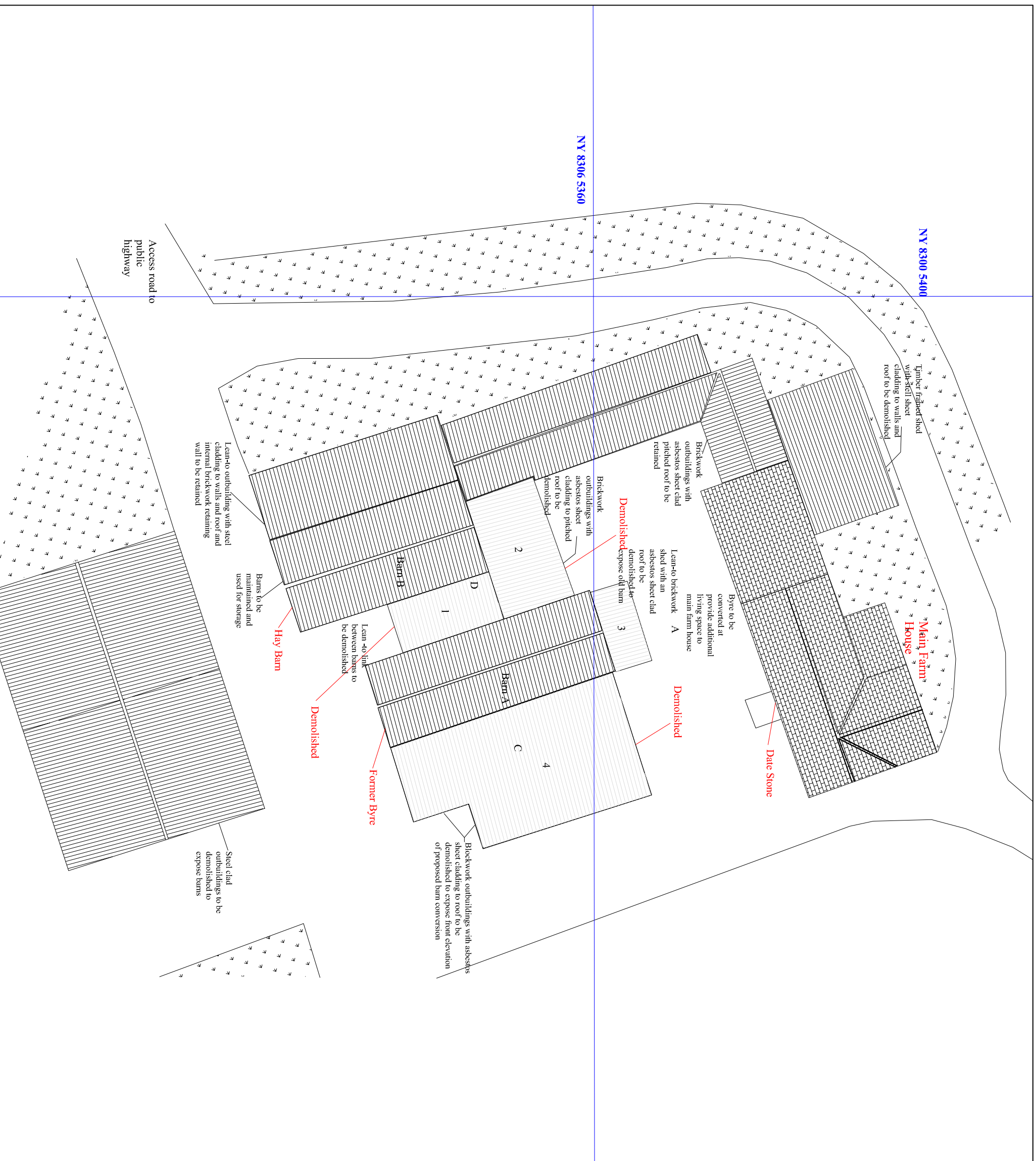
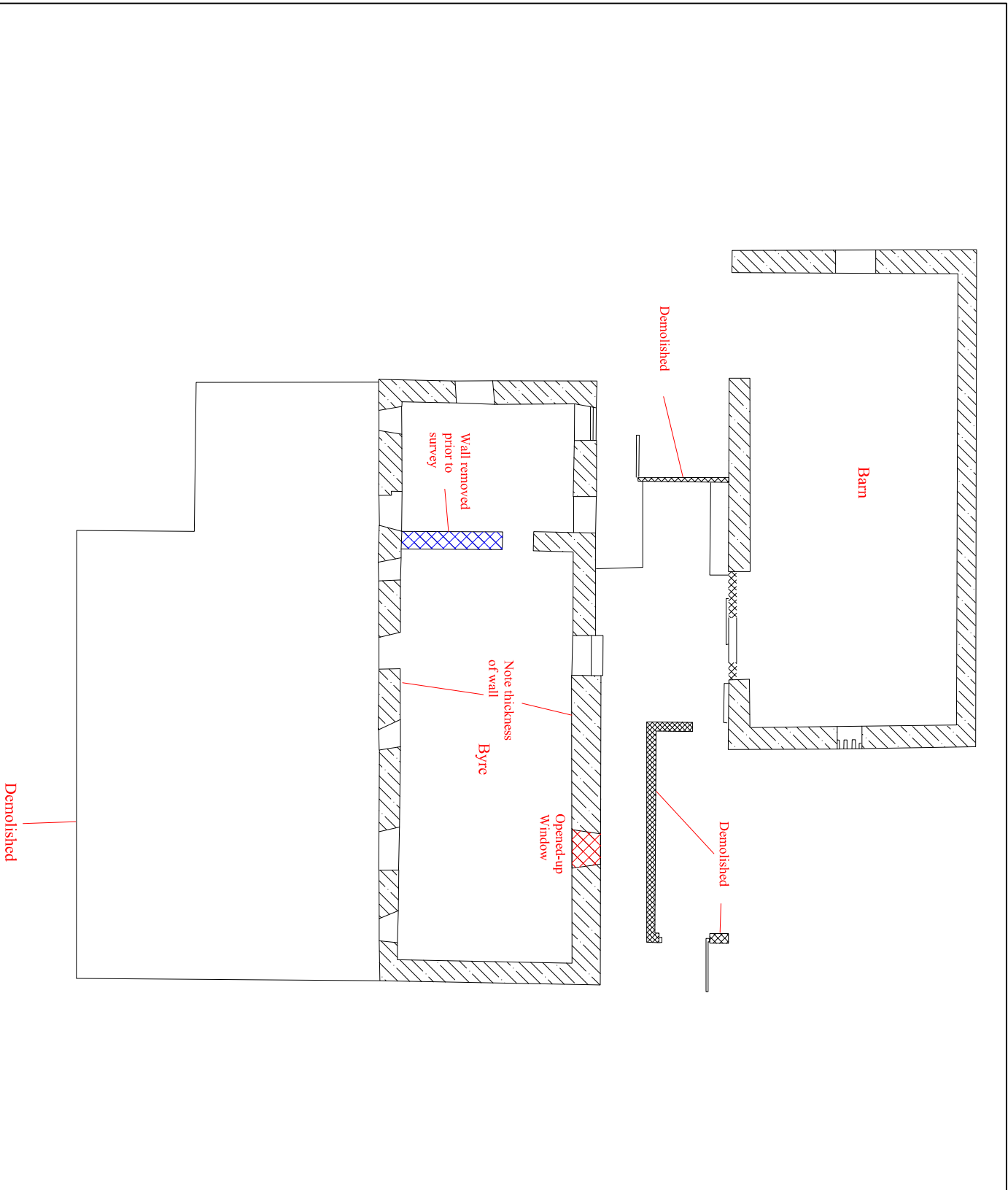


Figure 6








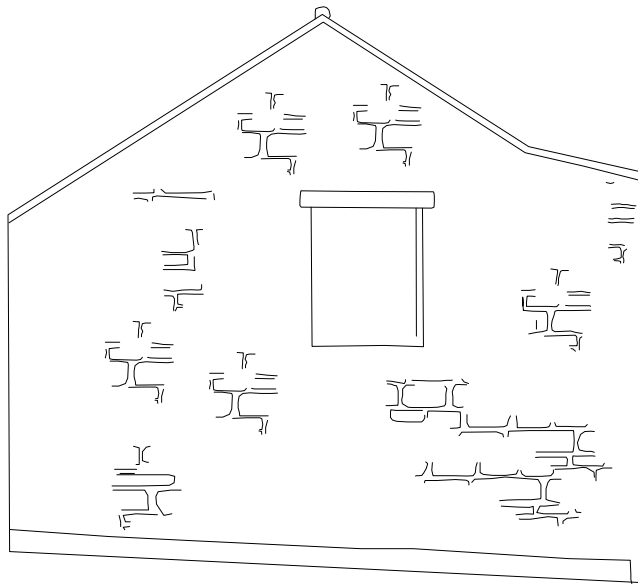
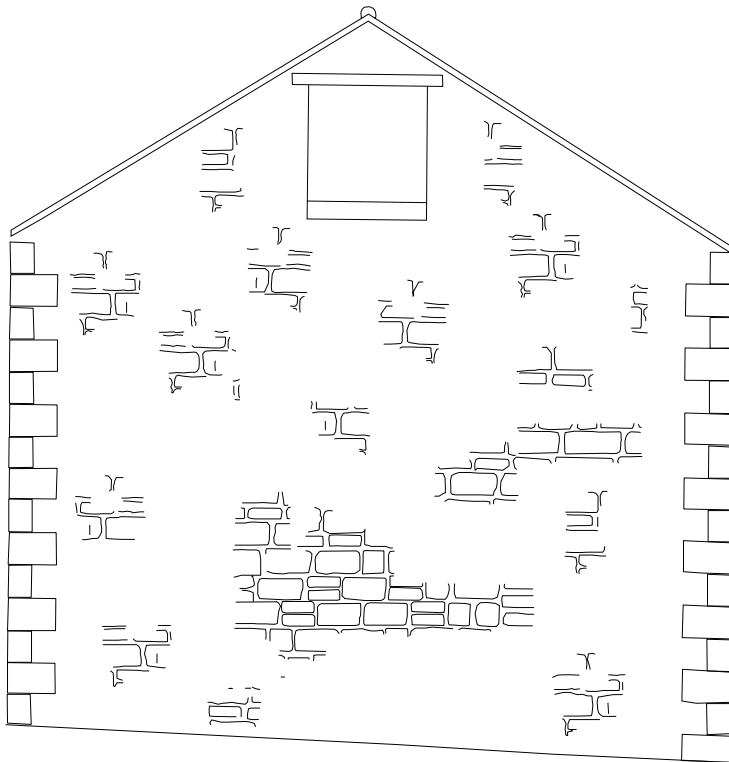
	<p>North Pennines Archaeology Ltd 2007 The Hagg, Allendale Northumberland</p>	<p>COMMISSIONED BY: Clients</p>	<p>SCALE: 1:150</p>	<p>DRAWN BY: MS</p>	<p>DATE: February 2007</p>	<p>LOCATION: </p>	<p>KEY:   Opened up window   Wall removed prior to site survey   Extant stone walls</p>	<p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number: 100014732</p>	<p>REPORT NO: CP 451/07</p>	<p>FIGURE No: 7</p>
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Figure 7: Existing Floor Plan, The Hagg, Allendale, Northumberland



North facing elevation



South facing elevation



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2007

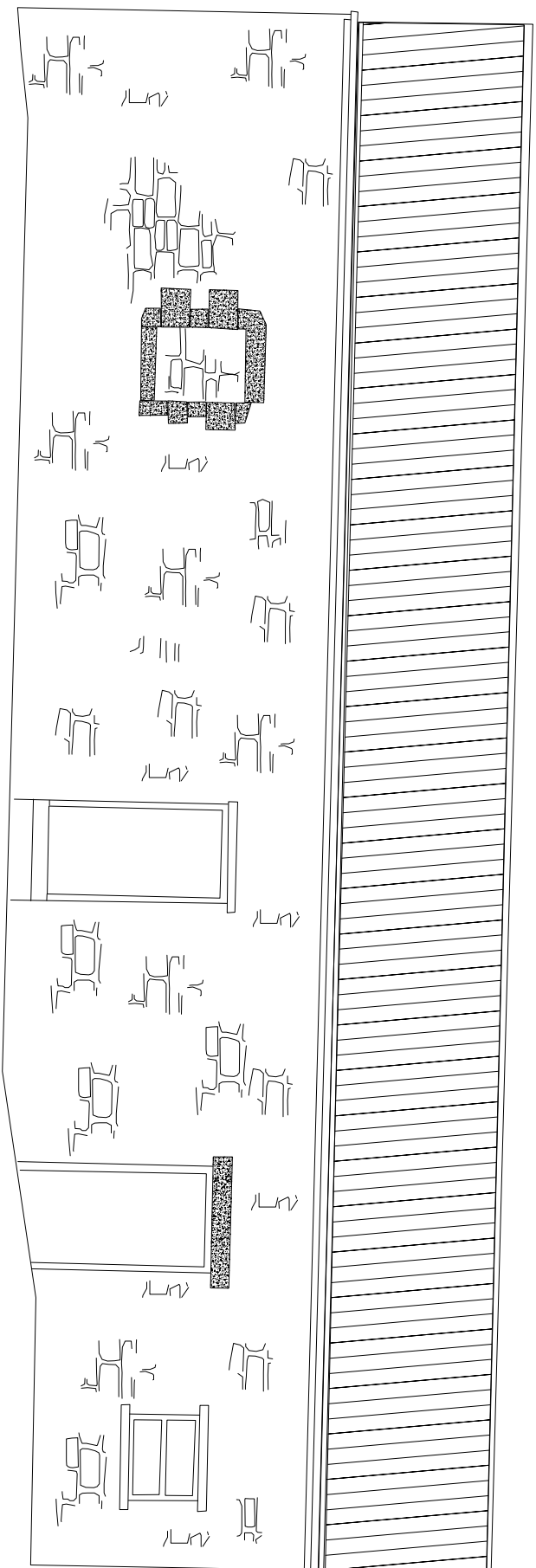
PROJECT: The Hagg, Allendale  
 SCALE: 1:70  
 REPORT No: CP 451/07  
 CLIENT Crawford Higgins Associates  
 DRAWN BY: MS  
 DATE: February 2007  
 FIGURE No: 8

KEY:

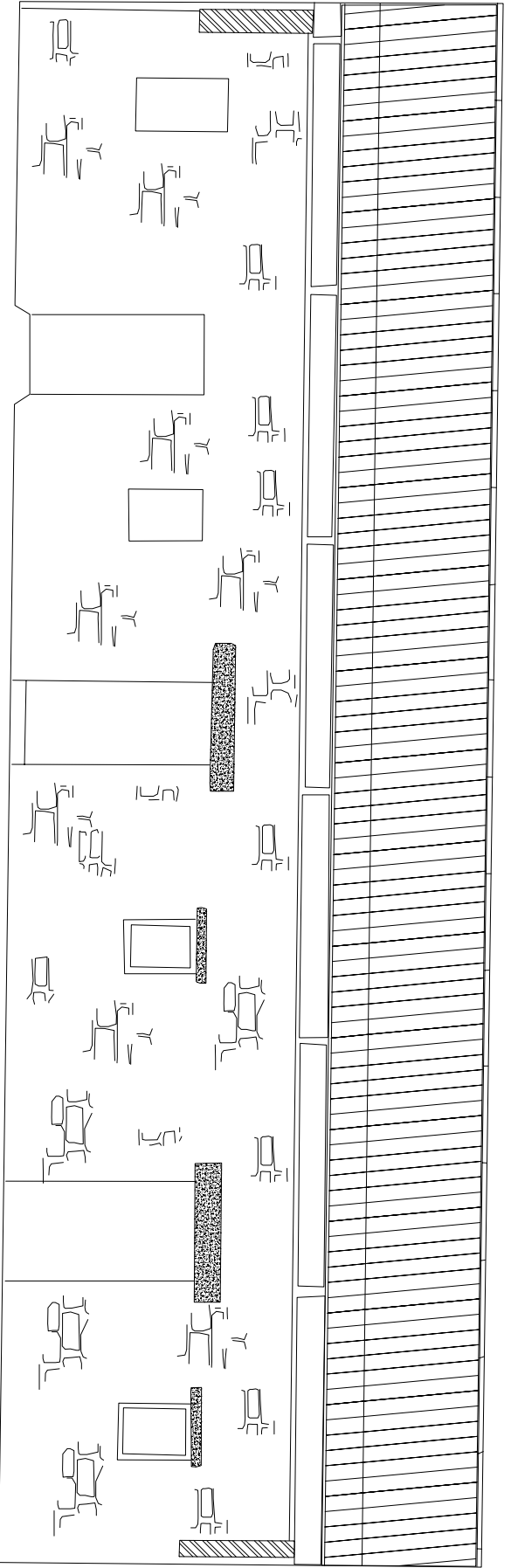
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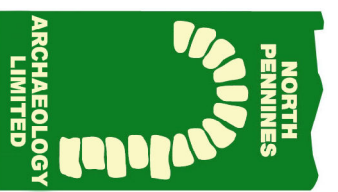
Figure 8 : Building Elevations



West facing elevation



East facing elevation



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KEY

	Roofing Material
	Stone

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Figure 9 : The Hagg, building elevations