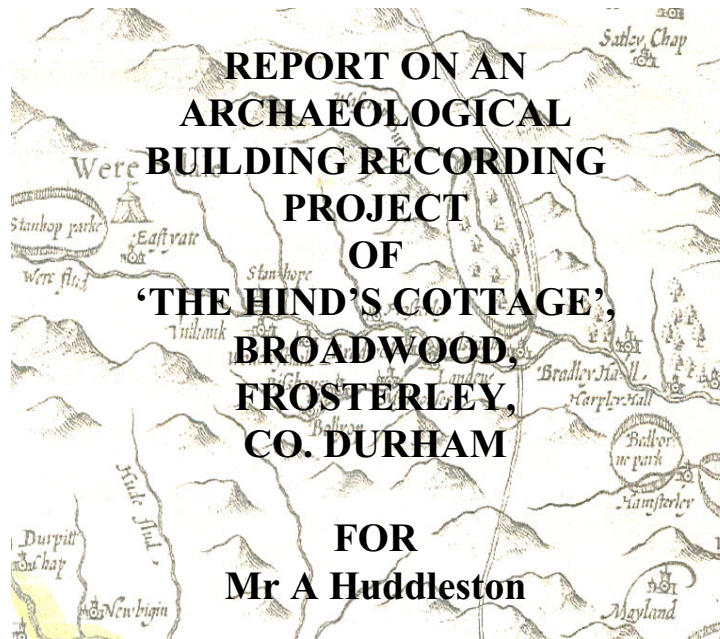


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# NORTH PENNINES ARCHAEOLOGY LTD

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**Client Report No. CP/830/08**



**NGR: NZ 038 366**

**Oasis Ref: northpen3-52382**

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09 December 2008



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## SUMMARY

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In November 2008, North Pennines Archaeology Limited were commissioned by Mr Andy Huddleston to undertake an archaeological building recording project of a redundant property, known as 'The Hind's Cottage' and adjoining byre at Broadwood, Frosterley (NZ 036 637), prior to the submission of a planning application to convert the buildings into a single dwelling. The redundant buildings are attached to the grade II listed property, Broadwood.

A rapid desk-based assessment was undertaken to place the property and site of Broadwood into its historical context. The assessment involved the consultation of historical mapping at Durham Record Office and Durham Clayport Library, as well as the consultation of published and unpublished material to provide an insight into the history and occupiers of Broadwood.

The rapid desk-based assessment revealed that Broadwood was one of several farms in the valley created in the 12<sup>th</sup> century when land was being enclosed from waste. A map of 1610 suggest that there may have been an important house at Broadwood at that date, but this is not repeated on later historical mapping, and it is not until the middle of the 19<sup>th</sup> century that the form of the buildings, which appear to include the 'Hind's Cottage' and the byre, are accurately shown.

The building recording project revealed that the 'Hind's Cottage' is an example of a two-storey, single-pile cottage, more latterly used by farm servant's or 'hinds', with a single-storey extension to the north housing a semi-circular bread oven. The byre displays some evidence of being the earlier of the two structures, and may have been an example of a *bastle-derivative house*. There is also evidence that the byre, or at least the first floor of the byre, has been used as living accommodation.

The 'Hind's Cottage' and the adjoining byre are interesting examples of vernacular structures which may predate the other buildings on the site, but which have been utilised to form the northern range of the present farmstead. It is interesting to note that there is no evidence for the modernisation of the cottage, despite it being occupied until the middle of the 20<sup>th</sup> century.

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## **ACKNOWLEDGEMENTS**

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North Pennines Archaeology Ltd would like to thank Mr Andy Huddleston for commissioning the project and for his assistance during the fieldwork.

North Pennines Archaeology Ltd would also like to extend their thanks to Lee White, Assistant Archaeology Officer, Durham County Council and staff at Durham Record Office.

The building survey was undertaken by Fiona Wooler. 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 November 2008, North Pennines Archaeology Limited were commissioned by Mr Andy Huddleston to undertake an archaeological building recording project of a redundant property known locally as 'The Hind's Cottage' and adjoining byre, at Broadwood, Frosterley, Co. Durham (NZ 038 367), prior to the submission of a planning application for the conversion of the buildings into a single dwelling. The cottage and byre form the northern range of buildings at Broadwood Farm, a grade II listed property.
- 1.1.2 The listed building record for Broadwood Farmhouse describes the property as: *'Farmhouse, mid to late 18<sup>th</sup> century, with 19<sup>th</sup> century rear addition. Coursed squared sandstone with quoins and painted tooled ashlar dressings; stone-flagged roof with stone gable copings; ashlar and rendered and brick chimneys. 2 storeys, 3 bays, the central wider. Partly-glazed 4-panel door at left and late 19<sup>th</sup> century sash at right of central bay, the window at stair level; plain stone surrounds to these and to similar windows in outer bays. Low pitched roof has gable copings on curved kneelers'*<sup>1</sup>.
- 1.1.3 Broadwood is listed in Durham County Council's Sites and Monuments Record, Ref. 8599, as: *'A demesne'*<sup>2</sup> *estate created in the 12<sup>th</sup> century and one of eight estates created by the Bishops of Durham in order to increase the income from the land. The land was subsequently destroyed by Broadwood Quarry'*.
- 1.1.4 The building recording project was carried out on 4<sup>th</sup> December 2008 by Fiona Wooler.

### 1.2 SITE LOCATION AND GEOLOGY

- 1.2.1 The village of Frosterley is located in Weardale, approximately 4km to the south-east of Stanhope. Frosterley lies on the north side of the River Wear and the Weardale Railway (Figure 1).
- 1.2.2 Broadwood is a former farmstead located c.0.5km to the east of Frosterley, on the south side of the River Wear and Weardale Railway, and on the west side of the Bollilhope Burn which flows into the River Wear just to the east of the property. Broadwood is situated at a height of c.170 metres above sea level; however the ground rises fairly steeply to the south.
- 1.2.3 The geology of the area consists of Permian limestone with Millstone Grit on higher ground above the valley. During the Carboniferous period 325 million years ago, when marine life including coral inhabited the warm shallow sea which covered north-east England, the skeletons were buried in layers of silt which hardened to form beds of limestone containing their fossilised remains. When the resulting Frosterley Marble

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<sup>1</sup> <http://www.imagesofengland.org.uk/Details/Default.aspx?id=404404&mode=adv> – Accessed 3/12/08

<sup>2</sup> Demesne = Lands attached to a manor which are retained by the owner for his own use

was polished it gave a shiny black appearance; this marble was used in many buildings including Durham Cathedral. It was due to the presence of limestone that Frosterley expanded in the 19<sup>th</sup> century to exploit reserves at Rogerley, North Bishopley and Broadwood, a quarry located immediately to the west of Broadwood Farm<sup>3</sup>. Although limestone is abundant in the area, it is rarely used as a building material, instead sandstone is utilised. For roofing material, stone slates were used on the earlier buildings, with Welsh slate on the 19<sup>th</sup> century examples<sup>4</sup>.

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<sup>3</sup> Northern Archaeological Associates, 2005

<sup>4</sup> *Ibid*, Page 84

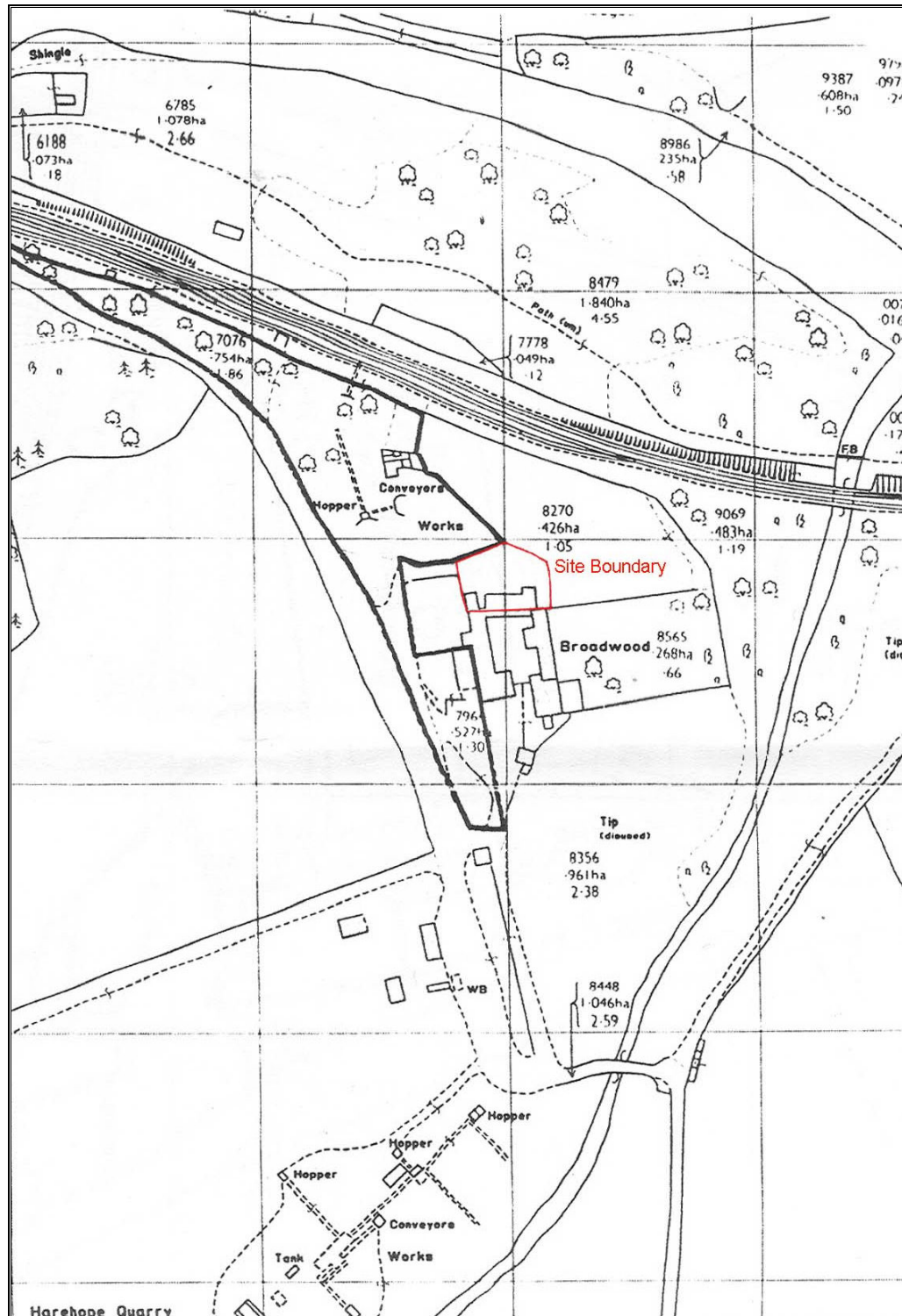




**Figure 1 – Site Location**

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**Figure 2** – Location of the proposed development area

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## 2. AIMS AND METHODOLOGY

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### 2.1 BUILDING RECORDING

2.1.1 A Level 2 building survey was undertaken of the former cottage and byre, according to the standards and guidance set out by the Institute for Archaeologists (IfA 2001) and English Heritage (2006).

2.1.2 The survey includes:

- a written description of the buildings which includes construction material, form, function, and development sequence. An interpretation of the development and function of the historic structures in relation to the listed building of Broadwood will also be considered;
- a drawn record using architects' drawings as a base annotated with the location and detail of any features of architectural or archaeological interest;
- a photographic record of the buildings in 35mm black and white prints and a digital photographic record was made for illustrative purposes within this report.

### 2.2 PROJECT ARCHIVE

2.2.1 An archive will be prepared in accordance with the recommendations in *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*<sup>5</sup>.

2.2.2 North Pennines Archaeology Ltd supports the Online Access to Index of Archaeological Investigations (OASIS) Project. The overall aim of this project is to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. Details of the building recording project will be made available by North Pennines Archaeology Ltd as a part of this national project under the unique identifier **northpen-52382**.

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<sup>5</sup> Brown 2007

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### 3. HISTORICAL BACKGROUND

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#### 3.1 CARTOGRAPHIC SOURCES

- 3.1.1 The earliest map consulted during the rapid desk-based assessment was Speed's Map of the '*Bishoprick and Citie of Durham*' dating to 1610. This source clearly shows the settlements along the Wear valley, including Frosterley, Stanhope and *Wulsingha*. A symbol for a church is shown at Frosterley, but interestingly a similar vignette is shown at *Brad Wood* on the west side of Bollihope Burn. This may represent an important house in the vicinity; a further vignette is shown at *Landew* [Landleu] to the east of Broadwood, and at *Mylhouses*, *Bishopley* and *Bollyop* [Bollihope] (Figure 3). The oval-shaped enclosure to the north of Wolsingham may be a walled deer park which is referred to by Peter Bowes as straddling Waskerley Beck, and possibly dating back to the 13<sup>th</sup> century<sup>6</sup>.
- 3.1.2 Armstrong's map of the County Palatine of Durham dating to 1768 shows Frosterley as a ribbon settlement either side of the road, on the north side of the river. A property appears to be shown at '*Brad Wood*' which, given its location, suggests this was an alternative, or earlier name, for Broadwood (Figure 4).
- 3.1.3 By 1820, the site is annotated as *Broadwood*, and an upside down U-shape beside the name presumably depicts the buildings on the site at that date. Lime kilns are shown to the north-west side of Frosterley, and lead mines are annotated to the south of Broadwood (Figure 5).
- 3.1.4 Enclosure Maps and Awards were produced from c.1770 as land which had previously been waste or common was taken into cultivation. There was *no* Enclosure Map listed in the collection at Durham Record Office for Stanhope, the parish in which Frosterley was located prior to becoming a parish in its own right in the 1860s.
- 3.1.5 Tithe Maps and Awards were produced following the Tithe Commutation Act of 1836. They are a useful source for providing information on land ownership, occupation, field names, acreages, state of cultivation and tithe payable. The Tithe Map which includes Frosterley is housed at Durham Record Office under Stanhope Parish, Newlandside Quarter, and dates to 1842. This map clearly shows the buildings at Broadwood at this date as a U-shape located close to the confluence of the Bollihope Burn and the River Wear, with access via a road from Broadwood Lodge over the river. Lime kilns are shown to the west of Broadwood (this map was not produced with north to the top), and Broadwood Mill is shown to the south (Figure 6). The Award which accompanies the Tithe Map informs that in 1842 Broadwood was owned by the Countess of Coventry, was occupied by Thomas Todd, and totalled 145 acres, 0 roods and 18 perches. The fields attached to the farm were located mainly to the west of the buildings, and were under a mixture of arable, grass and wood plantation at this date.
- 3.1.6 The First Edition Ordnance Survey map is the first cartographic source to accurately show the buildings at Broadwood. In 1861, Broadwood consisted of three ranges of

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<sup>6</sup> Bowes, P, 1990, Page 22



buildings with smaller structures against the western range; the house is located in the eastern range as shown by the gardens to the rear. The north range, which is made up of the cottage and byre that are the subject of the present survey, are shown as a simple rectangle, with no evidence for the single-storey extension to the north which presently houses the bread oven, despite it seemingly being shown on the earlier Tithe Map of 1842 (compare Figures 6 and 7). In the vicinity of the site is Broadwood Mill, two railways lines, Broadwood Quarry and limekilns to the north-west (Figure 7).

- 3.1.7 By the date of the publication of the Second Edition Ordnance Survey map in 1898, there appears to have been slight changes made to the buildings at Broadwood, with a small structure now visible at the north end of the west range, and the construction of a further building at the south end of the west range. It is possible that the north range has been extended slightly to the south, into the courtyard, however the scale of the map does not allow for accurate observation (Figure 8). Broadwood Quarry was still in use at this date, although by the publication of the Third Edition Ordnance Survey map in c.1921, it is described as 'disused'. The buildings at Broadwood have not changed in form between the Second and Third Edition Ordnance Survey maps, and the extension which houses the bread oven is still not depicted.

## 3.2 PUBLICATIONS

- 3.2.1 Writing in 1823, Hutchinson notes some of the history of Frosterley: *'This was, for some time, a manor of the Swinburns; the oldest proprietors we find named in the records are first Ranulphus Cantus, in the Boldon Buke, after whom the families of Bradley and Dewy, to whom it came by marriage of coheiresses, of what name we have not found. The chapel named in the records has been many years disused and gone into decay, the site of it only known by the name of Chapel Close, which the field where it stood retains. The Morgans, in Bishop Langley's time [early 15<sup>th</sup> century?], had acquired lands in Frosterley Fields described to lie between Ballyhope and Wear and at Dryburn. Opposite to Frosterley, on the southern side of the river, lies Brandwood, which formerly gave name to an ancient resident family; in Bishop Bury's time, Robert de Brandwood held the manor of Brandwood, in fee tail, after whom it descended to his sister Margery and John'.<sup>7</sup>*
- 3.2.2 In his publication, *The History of Frosterley and District*, Brigadier General Conyers Surtees provides some information on the history and manor of Broadwood. He noted that the Manor of Broadwood was situated at the junction of the Bollihope Burn and the Wear, and that it gave name to an ancient family; *'thus in 1310 we have John de Bradwood witnessing a grant of lands in Stanhope by Bishop Anthony Beck to John de Bradwood, and in 1339 Robert de Bradwood died seized of the Manor of Bradwood held of the Bishop by fealty and a rent of 40 shillings'*. In 1562 a William Bellasyee conveyed the property to Christopher Athie, gent. From the Athie's, the Manor passed through the Dawson's to John Moses Esq. Around 1840 the Manor belonged to the Hon H Coventry and was farmed by Thomas Todd, after which it was owned by James Reed<sup>8</sup>.

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<sup>7</sup> Hutchinson, W, 1823, Pages 358-359

<sup>8</sup> Conyers Surtees, 1923, Pages 29-31

- 3.2.3 The name Frosterley means '*foresters clearing*', the village being founded in the Norman period. In 1183 it was held by Ralph Cant for half a mark. There are 'two' Frosterley's; the old village centred around the shrunken village green, and the 19<sup>th</sup> century village with rows of miners cottages and quarrymen's houses<sup>9</sup>.
- 3.2.4 Broadwood and Peakfield Farm appear to have been created as estates by the late 12<sup>th</sup> century. Broadwood was retained by the Bishop with a stock of three ploughs by 1183 and Peak was tenanted by Bernulf with 60 acres. All these farms retained a privileged status throughout the medieval period. By the 14<sup>th</sup> century the farms of Broadwood, Rogerley and Peak were tenanted by the privileged classes who in turn sub-let the land to the lower social classes<sup>10</sup>. In his publication *Weardale: Clearing the Forest*, Bowes indicates that Broadwood Farm was one of several farms in the valley where land was being enclosed from the waste in the 12<sup>th</sup> century, a map included in this book appears to show that the enclosed land relating to Broadwood Farm was located to the west of the farm, adjoining that enclosed for Rogerley Farm and Peakfield Farm, and to the south of enclosed land at Frosterley<sup>11</sup>. In a Survey of the area dating to 1183, reference is made to the villeins<sup>12</sup> of the locality having to undertake one boon day at Broadwood with their entire households except housewives and four boon days at Wolsingham. Boon days were special days set aside for reaping cereals, ploughing in stubble and harrowing in the autumn<sup>13</sup>. In 1381, the tenant at Broadwood was Robert Eggleston<sup>14</sup>.
- 3.2.5 Several Trade Directories were sampled for entries relating to Broadwood, the table below lists the Directory and entry:

Directory	Date	Entry
Durham County History, Directory and Gazetteer, Vol I	1827	No section for Frosterley, all entries presumably under Stanhope which is split into four quarters: Forest, Newland Side, Parke and Stanhope. No reference to Broadwood or any of the other farms at Frosterley
Slater's Directory of the Counties of Cumberland, Chester, Durham, Lancaster, Northumberland, Westmorland and York	1848	William Jopling, Broadwood Mill  No farmer listed with the farm name 'Broadwood' [some farmers do not have the farm name listed]
County of Durham Directory	1851	Frosterley is a village and manor in the township of Newlandside Quarter, parish of Stanhope, Union of Weardale and Ward of Darlington  No Entry for Broadwood

<sup>9</sup> Crosby, J, 1989, Page 23

<sup>10</sup> Northern Archaeological Associates, 2005, 13

<sup>11</sup> Bowes, P, 1990, Page 17

<sup>12</sup> Villein = a feudal tenant of the lowest class

<sup>13</sup> Bowes, P, 1990, Page 24

<sup>14</sup> *Ibid*, Page 73

Directory	Date	Entry
Kelly's Post Office Directory of Durham and Northumberland	1879	[Frosterley is listed as a parish in its own right] Thomas Todd, farmer, Broadwood Matthew Warmouth, farmer, Broadwood
Kelly's Directory of Durham and Northumberland	1890	Joseph Jopling, farmer, Broadwood Mill Matthew Warmouth, farmer, Broadwood
Kelly's Directory of Durham	1902	Joseph Jopling, farmer and miller (water) Broadwood Mill Mrs Susan Stephenson, farmer, Broadwood
Kelly's Directory of Durham	1910	Mrs Susan Stephenson, farmer, Broadwood
Kelly's Directory of Durham	1914	James Reed, farmer, Broadwood
Kelly's Directory of Durham	1921	James Reed, farmer, Broadwood
Kelly's Directory of Durham and Northumberland	1925	James Reed, farmer, Broadwood
Kelly's Directory of Durham and Northumberland	1929	James Reed, farmer, Broadwood
Kelly's Directory of Durham and Northumberland	1934	Jas Reed and Sons, farmers, Broadwood
Kelly's Directory of Durham and Northumberland	1938	James Reed and Sons, farmers and cattle breeders, Broadwood, Wolsingham 54

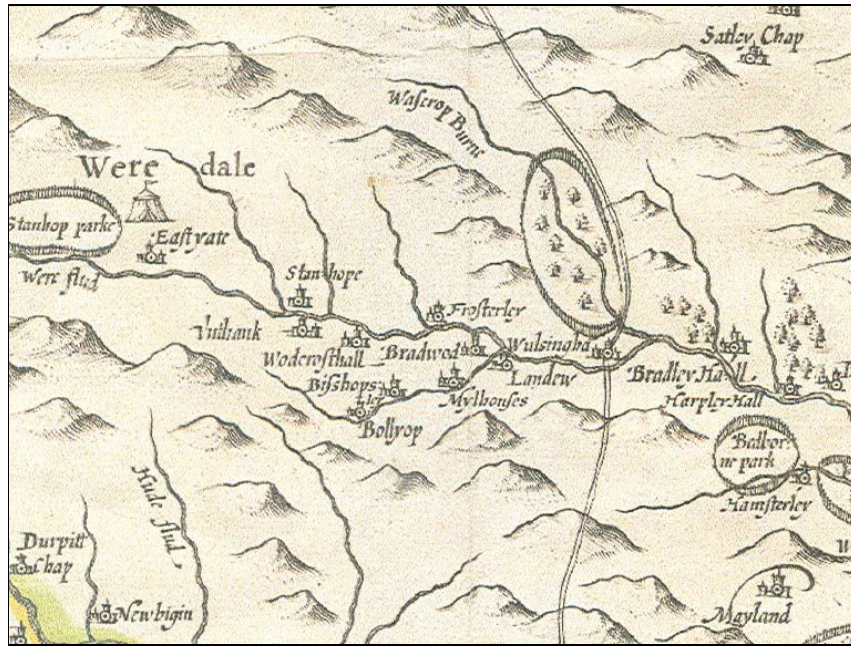
## 3.2 RECORD OFFICE REFERENCES

3.2.1 The following is a list of references from an online search of The National Archives and Durham Record Office (DRO), using the search terms 'Broadwood' and 'Bradwood':

- Date: **30 June 1626**, Reference to Christopher Athie, of Broadwood, gent, DRO Ref: D/St/D7/159
- Date: **30 June 1626**, Lease for 21 years from (1) Sir Thomas Tempest of Stella, Roger Tockett of Witton Castle, Christopher Attlie and Nicholas, son of Christopher, of Broadwood, gent and (2) Robert Pleasaunce of Durham City, Esq, and Henry Jackson of Wolsingham, the manor of Broadwood in Stanhope and Wolsingham, a tenement in Wolsingham called Biggins in the tenure of William Dixon, DRO Ref: D/X 487/1/122
- Date: **23 September 1723**, Quit claim by George Bowes of Streatham Castle to Gilbert Dawson of Grays Inn, Middlesex, of the Manor of Bradwood in the parish of Stanhope and all his lands and messuages<sup>15</sup> at Bradwood, Biggins, Hayrop, Paws Meadow and Frosterley, DRO Ref: D/X 649/164

<sup>15</sup> Messuage = A dwelling house with the adjacent buildings and curtilage and adjoining lands

- Date; **12 May 1767**, Bargain and sale of the Manor of Broadwood between John Maire of Grays Inn, Middlesex and John Moses of Kingston upon Hull, DRO Ref: D/X 649/168
- Date: **1789**, Admission of Nicholas Philipson of Newcastle-upon-Tyne, gent, son and heir of John Philipson, late of Broadwood, Stanhope, DRO Ref: D/X 715/73
- Date: **2 July 1801**, Lease by (1) Joseph Walton of Stanhope, gent (as steward for Lady Mary Beauclerk) and (2) John Todd of West Biggins, farmer, for 9 years of West Biggins and Broadwood, alias Broadwood farms, 200 acre and 96 acres respectively, reserving minerals, DRO Ref: D/x 649/182
- Date: **17 March 1815**, Final Concord of the Manor of Broadwood, the Manor of Knitsley, 19 messuages, 2 mills, 1 limekiln, 2000 acres of land etc in Broadwood, Biggins, Frosterley, Harop, Thornley, Wolsingham, Stanhope, Knitsley, Lanchester and Hawthorn, between (1) George, Earl of Coventry and Aubrey, Duke pof St Albans, Plaintiffs and (2) George William, Lord Viscount Deerhurst and L Mary Deerhurst his wife, Deforceants, DRO Ref: D/X 649/202
- Date: **19<sup>th</sup> century** (not dated), Plan of Broadwood in the parish of Stanhope belonging to the Countess of Coventry, DRO Ref: D/Bo/B 355
- Date: **1838**, Plan of Broadwood, Biggins and Harehope in the parishes of Wolsingham and Stanhope, belonging to the Countess of Shrewsbury, DRO Ref: D/Bo/B 354
- Date: **Between 1816 and 1960**, Account books, notebooks, rate books, sundry papers relating to Broadwood Farm (about 63 acres) and Newlands Hall (about 226 acres), Housed at the Museum of English Rural Life, Reading, Ref: DUR 3.

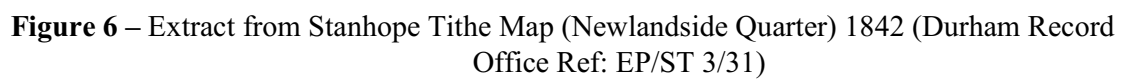


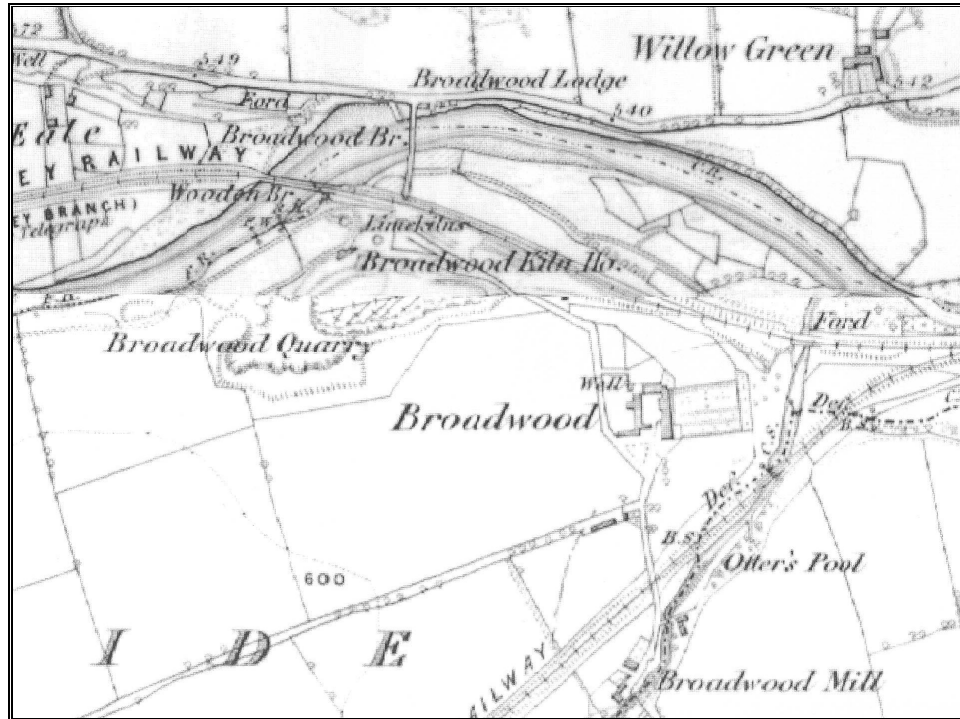
**Figure 3** – Extract from Speed's map of the *Bishoprick and Citie of Durham* 1610



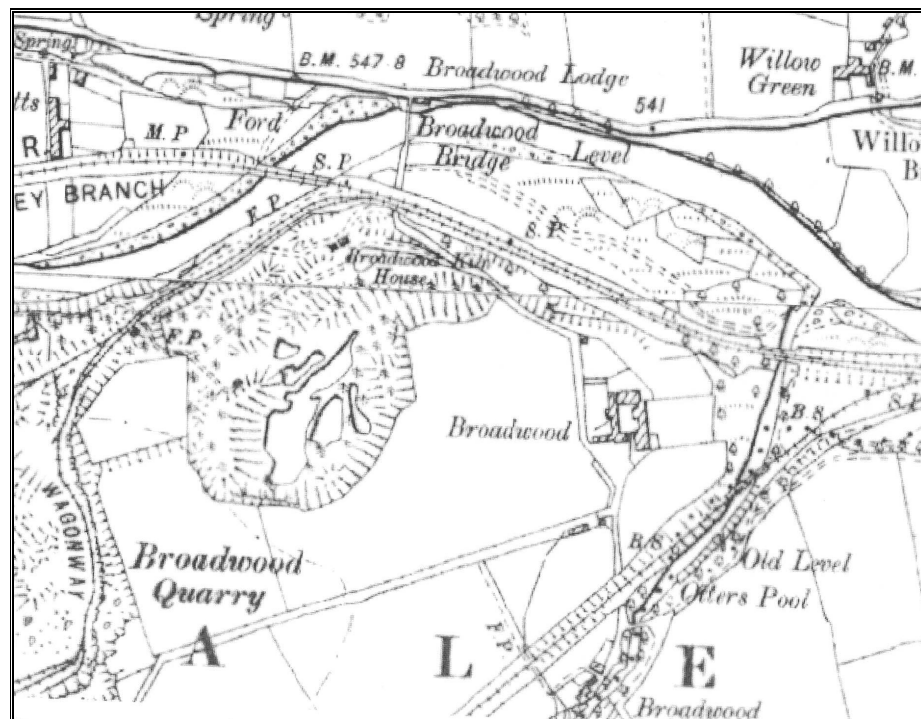
**Figure 4** – Extract from Armstrong's map of the County Palatine of Durham 1768







**Figure 7** – First Edition Ordnance Survey map, published 1861-62 (6" to 1 mile scale)



**Figure 8** – Second Edition Ordnance Survey map, published 1898 (6" to 1 mile scale)

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## 4. SURVEY RESULTS

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### 4.1 THE COTTAGE

- 4.1.1 The former cottage (which was occupied up until the middle of the 20<sup>th</sup> century) forms the eastern end of the north range (Figure 9). This is a two-storey building constructed of roughly coursed sandstone with a stone slate roof, and measures c.10m in length by c.6.3m wide. Against the north elevation is a single-storey extension with pitched roof laid in corrugated sheeting with stone copings defining the western pitch line (Plate 1).
- 4.1.2 The north elevation of the cottage has a large window at ground level, with timber lintel still *in-situ* and a window at first floor level with stone lintel. To the west of these windows is a vertical construction break between the cottage and the byre indicating that these buildings were constructed at different times. As there appears to be quoins belonging to the byre at the right side of this vertical line, this suggests that the byre was in existence prior to the construction of the cottage (Plate 2).
- 4.1.3 The single-storey extension has a doorway in the west elevation (the only means of access into the cottage from the exterior) with masonry surround and lintel, and a small blocked window above (Plate 3). The north elevation has a blocked window and to the eastern side the wall extends to a shorter curved feature, characteristic of a bread oven (Plate 4). The east elevation of the extension clearly shows this semi-circular feature, as well as a tall masonry chimney rising against the north wall of the cottage. This chimney has two rows of projecting stonework, one close to the roof of the extension and the other at the top of the chimney, which provide a hint of architectural detail to the building (Plates 5 and 6). A vertical construction break suggests that this extension was constructed after the cottage, although it is also possible that it is contemporary but it was easier for the builders to construct it separately.
- 4.1.4 The east elevation of the cottage has a blocked window at ground level, a window at first floor level, and a further bricked-up window close to the apex of the gable which would have lit the roof space (Plate 6). It is noticeable that the masonry at the top of this elevation is smaller suggesting that the upper part of the wall has been rebuilt at some time. A masonry chimney is located at the top, and central to this elevation.
- 4.1.5 The south side of the east elevation of the cottage has part of the east range of farm buildings constructed against it, indicating that the cottage was in existence prior to the east range being built (Plate 7 and Figure 13); the east range effectively joins the former cottage to the present house at Broadwood.
- 4.1.6 The south elevation of the former cottage is hidden behind the single-storey cart/shelter shed which faces the farmyard (Plate 8 and Figure 13). Although the cart or shelter shed was in use for storage at the time of survey it was possible to note a blocked window at first floor level (Plate 9); none could be observed at ground level due to the storage of materials.
- 4.1.7 The interior of the former cottage could be accessed via the single-storey extension on the north elevation (see Plate 3 and Figure 10). Set in the eastern interior elevation of the extension is a square aperture in the wall and the remains of a fireplace (Plate 10).



The interior of the semi-circular bread oven is lined with bricks forming a dome shape (Plates 11 and 12). There was no evidence for an opening below, or immediately to the side of the bread oven in which a fire could have been lit to heat it; it is therefore possible that heat was generated from burning fuel placed within the oven itself prior to cooking the bread. When referring to bread ovens in the Lake District, Denyer uses a quote from 1800 describing how the oven was fired: *'Lay a quantity of shavings or light dry fuel in the centre of the oven and some small branches of faggot wood upon them; over these place as many of the larger branches as will make a tolerably large fire and set light to it. From one to two hours will be required to heat the brick oven thoroughly. When the fire is burnt out and the red pulsing ceases, scrape out the charcoal, letting it drop down through the slot at the oven door. Then take a large clean mop, dip it in hot water and mop over every part of the inside of the oven, clearing out the last of the dust, and leaving a little steam within the oven. Leave the oven closed for some time, to even the heat, before you open it and fill it. Once the bread is packed in, do not open the oven door till two hours has elapsed'*<sup>16</sup>.

- 4.1.8 The small window noted on the west elevation of the extension (see Plate 3) could be easily observed from the interior; this window has splayed reveals and a timber lintel (Plate 13). The presence of a window in this location indicates that this extension formerly had a first floor (presumably accessed via a ladder as there was no evidence for stairs). The ground floor window (now blocked) in the north elevation also has splayed reveals and the remains of the frame (Plate 14).
- 4.1.9 The doorway into the main part of the cottage from the single-storey extension is located central to the north elevation, and in line with the staircase (Plate 15 and Figure 10). At ground floor level the cottage is divided into two rooms either side of the staircase. The eastern room has a centrally-placed fireplace and chimney breast with evidence of shelving to the right-hand side and the blocked window to the left-hand side (Plate 16). In the south wall of this room is an inserted doorway which leads into the farm buildings which make up the east range of Broadwood Farm. This doorway truncates a large timber lintel which may have belonged to window, which has since been blocked-up but which was not discernible due to the internal wall plaster (Plate 17).
- 4.1.10 The right-hand side ground floor room has a window in the north elevation which still retains its Yorkshire horizontal-sliding 24-pane sash window frame, with decorative latch (Plates 18 and 19). Side-hung or horizontal sash windows were used in smaller houses from the 18<sup>th</sup> century as they were cheaper to construct than double-hung casements<sup>17</sup>. The Yorkshire sash window, as its name suggests, originated in Yorkshire in the 18<sup>th</sup> century, but was soon made all over the country<sup>18</sup>. In Frosterley, Holroyd House and The Cottage are known to have had multi-paned Yorkshire sash windows. Holroyd House (a 17<sup>th</sup> century house with 18<sup>th</sup> century additions) had this form of window at first floor level certainly in 1887<sup>19</sup>. To the left-hand side of this window is a recess which still retains wooden shelving (Plate 20). The floor appears to have been more latterly laid in stone flags, although most of these have now gone.

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<sup>16</sup> Denyer, S, 1991, Page 27

<sup>17</sup> Cunnington, P, 1999, Page 158

<sup>18</sup> Laws, A, 2003, Page 121

<sup>19</sup> Northern Archaeological Associates, 2005, Pages 20 and 84

- 4.1.11 In the west wall of the former cottage, at ground floor level, there appears to be a former doorway which is now blocked (Plate 21). There was no fireplace or chimney breast remaining against the western internal wall, however vertical lines in the surviving plaster and blackened masonry indicates it was centrally placed to the room, although it was noted externally that the chimney stack on the west side of the cottage was not central to the ridge, but located on the south side of the roof (see Plate 8). In the south wall of this room is a small cupboard with shelving (Plate 22).
- 4.1.12 The space beneath the stairs does not appear to have been fully utilised for accessible storage as there is evidence that the lath and plaster walls extended across the width of the staircase at ground floor level; instead a small aperture with the remains of a hinged door appears to have allowed for some access although its size suggests that, certainly adults, could not physically get beneath the stairs (Plate 23).
- 4.1.13 The first floor of the cottage has now gone, although it was possible to climb to the top of the stairs which are set between two lath and plaster walls. At first floor level, there would have been two rooms, mirroring the ground floor; the eastern room still retains its fireplace, to the right of which is scarring of former shelving (Plate 24). The ceiling over the first floor rooms is not boarded over and plastered, but instead the floorboards and joists of the attic floor are visible (Plate 25). At first floor level, and utilising the space over the entrance into the property, is a recess which would have been used for storage, possibly housing a wardrobe (Plate 26).
- 4.1.14 The attic space retains part of its floor over the eastern side, although the western side has now gone. It was possible to note that there are three roof trusses with horizontal collars (Plate 27); these would have provided space within the attic suggesting that it was used for human access for habitation or storage. The ends of the principal rafters and tie beams are bedded into the stonework of the walls. The curved nature of the principal rafters is reminiscent of upper 'crucks', which are naturally curved timbers utilised in roof building. One of the principal rafters displays evidence of having been reused, therefore it is necessary to be cautious when considering if these trusses were constructed for this particular property (Plate 28). The central roof truss has 'II' inscribed on the collar; this is a common feature known as a carpenter's or assembly mark, used to indicate the order in which the trusses were to be erected. There are two rows of purlins either side of the roof, and a central ridge beam. It was noted that the stone slate covering the roof were held in place by small sheep bones and the tops of the slates are rounded off, which Brunskill presumes was done to reduce the weight of the roof<sup>20</sup>. There was no evidence for the underside of the roof having been 'torched' to reduce draughts and the penetration of snow, therefore it is possible that the roof space may not have been used for human habitation despite the presence of a window in the east elevation which would have lit the attic (Plate 29); it may have been used for storage.

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<sup>20</sup> Brunskill, R.W, 2000a, Page 90



**Plate 1** – North elevation of cottage (Scale = 2m)



**Plate 2** – North elevation of cottage showing windows and vertical construction break between the cottage and the byre (Scale = 2m)





**Plate 3** – West elevation of single-storey extension (Scale = 2m)



**Plate 4** – North elevation of single-storey extension (Scale = 2m)



**Plate 5** – East elevation of single-storey extension showing semi-circular bread oven (Scale = 2m)



**Plate 6** – East elevation of cottage (Scale = 2m)





**Plate 7** – View looking south showing the farm building constructed against the former cottage  
(Scale = 2m)



**Plate 8** – South elevations of former cottage and byre hidden behind the single-storey  
cart/shelter shed which faces into the farmyard (Scale = 2m)



**Plate 9** – Blocked first floor window, south elevation of former cottage



**Plate 10** – East interior elevation of single-storey extension showing hole for bread over and the remains of a fireplace (Scale = 2m)





**Plate 11** – Interior of bread oven showing brick lining



**Plate 12** – Domed ceiling of the bread oven





**Plate 13** – Internal view of small window in west elevation of extension



**Plate 14** – Ground floor window, north elevation of extension (Scale = 2m)



**Plate 15** – View looking south into the former cottage from the single-storey extension, showing the centrally placed staircase (Scale = 2m)



**Plate 16** – Fireplace, blocked window and scarring of former shelving, ground floor of former cottage (Scale = 2m)





**Plate 17** – Inserted doorway, south wall of former cottage (Scale = 2m)



**Plate 18** – North elevation of former cottage with Yorkshire sash window frame remaining *in-situ* (Scale is in 20cm graduations)



**Plate 19** – Detail of window latch, ground floor of former cottage



**Plate 20** – Shelving, ground floor room of former cottage (Scale = 2m)





**Plate 21** – Blocked doorway in west elevation of former cottage (Scale = 2m)



**Plate 22** – Small cupboard, south wall of former cottage (Scale = 2m)



**Plate 23** – Small hatch at base of stairs, ground floor of former cottage (Scale is in 20cm graduations)



**Plate 24** – Fireplace and recess for shelving, first floor of cottage





**Plate 25** – View of first floor ceiling as seen from the ground floor



**Plate 26** – First floor storage space over the entrance and horizontal boarding of staircase wall



**Plate 27** – View from the ground floor of one of the three roof trusses with horizontal collar



**Plate 28** – Detail of the western truss showing evidence of reuse





**Plate 29** – Blocked window and chimney flue in east wall of former cottage

## 4.2 THE BYRE

- 4.2.1 The byre is located at the western end of the north range of buildings that make up Broadwood Farm (Figure 9). This is a two-storey building constructed from roughly coursed sandstone masonry with a modern slate roof, which does not match the roofline of the cottage (Plate 30 and Figure 12). In the north elevation of the byre there is an off-centre doorway in a surround constructed from rectangular blocks of sandstone, the internal edges of the jambs have been chamfered although the lintel has not (Plate 31). To the right of the doorway is a large window with wooden frame remaining *in-situ* and to the right of this is a smaller window now blocked. To the left of the doorway is the scarring of former stone steps which led up to the first floor doorway, a small window set at mid-height and a further large window to the east of the elevation, to the left of which is a blocked vertical ventilation slit (characteristic of a farm building) (Plate 30). At first floor level on the north elevation there is a doorway which has a masonry surround, the jambs and lintel of which have a chamfered inner edge, and to the left of this is a small blocked-up window. The external stone stairs which existed until fairly recently are often characteristic in agricultural buildings of providing access to a granary which was generally located at first floor level over either a cart shed or stable. Granaries were used for the storage of grain which needed to be kept dry, well ventilated, clean and away from vermin<sup>21</sup>.
- 4.2.2 The west elevation of the byre has a blocked window at ground level, and a interesting window close to the apex of the gable, complete with vertical iron bar (Plates 33 to 35). This window is reminiscent of those noted in bastle houses, which are defined by Brunskill as two-storey elongated defensive dwellings that provided refuge for animals as well as owners. The main period of building for such structures was the 16<sup>th</sup> century

<sup>21</sup> Brunskill, R.W, 1999, Page 89

when lawless clans from both sides of the border used national disputes as a cover for raids on their neighbours of both nationalities<sup>22</sup>. Bastle houses are known to exist in Weardale; Baal Hill House north of Wolsingham is one such example, which may be 16<sup>th</sup> century in date<sup>23</sup> and another is known at Cowshill Bridge End, possibly dating to c.1600. According to Peter Ryder there are, however, *bastle-derivative houses* which were less strongly defensible, having thinner walls (around 0.75m compared to 1.0m). These were generally constructed at a later period (some in the 18<sup>th</sup> century for example Low Row, Kirkhaugh, to the north of Alston) and a considerable number occur around Alston and the South Tyne valley<sup>24</sup>. The possibility that the byre at Broadwood is an example of a *bastle-derivative house* needs to be considered.

- 4.2.3 The south elevation of the byre is obscured by the later addition of the cart/shelter shed (see Plate 8). There is a doorway into the byre at the western end, and it was possible to note two blocked-up windows at first floor level, similar in dimensions to those noted in the cottage (Plate 36). The presence of these windows may suggest that at some point the byre was used as living accommodation, as an extension to the cottage, this may also be confirmed by the fact that there is evidence of former doorways between the two buildings (see Plates 21 and 38).
- 4.2.4 The interior of the byre shows that in its most recent form, the building was used for housing cows as shown by the presence of four double stalls which retain metal water bowls and iron tethering bars (Plate 37). The stall divisions are constructed from vertical planks of timber. The stalls run the length of the building, centrally placed, with a manure channel along the north side, and a feeding passage along the south. The floors of the stalls are constructed of cobbles and are raised to allow manure and effluent to flow into the manure channel. At the eastern end of the feeding passage there is a blocked-up doorway which would have provided access into the cottage (Plate 38); this doorway could not be observed from within the cottage itself due to it being used for storage.
- 4.2.5 The first floor loft of the byre was accessed via a metal ladder through a hole in the floor boarding. Due to the precarious nature of the floor it was not possible to undertake a thorough survey of this part of the byre. In the eastern gable end there is evidence of a former window or doorway, located central to the elevation and now blocked (Plate 39). Given that on the opposite side of this wall there was formerly a fireplace and chimney breast for the cottage, then this blocked feature may have been in existence in the byre prior to the cottage being constructed. In the western gable end of the byre there is further evidence for the byre possibly having been used as living accommodation at some point as shown by the scarring for shelving (Plate 40). There are the remains of plaster on the walls in places, particularly on the eastern wall where it is noticeable that the top of the plaster stops in straight line suggesting that there was at one time a ceiling (Plate 39).
- 4.2.6 There are three king-post roof trusses in the byre, all of machine-sawn timber, with one row of purlins either side (Plate 41).

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<sup>22</sup> Brunskill, R.W, 2002, Page 40

<sup>23</sup> Ryder, P, 1996, Page 4

<sup>24</sup> *Ibid*, Page 10



**Plate 30** – North elevation of byre (Scale = 2m)



**Plate 31** – Detail of ground floor doorway to byre (Scale = 2m)





**Plate 32** – Detail of first floor doorway and blocked window, north elevation of byre



**Plate 33** – West elevation of byre



**Plate 34** – Blocked window and single through-stone, west elevation of byre



**Plate 35** – Detail of window at top of west elevation of byre





**Plate 36** – One of the two blocked-up windows, south elevation of byre (Scale is in 20cm graduations)



**Plate 37** – Detail of one of the stall divisions in the byre (Scale = 2m)



**Plate 38** – View looking east of the feeding passage in the byre towards a former doorway which linked the cottage and the byre (Scale = 2m)



**Plate 39** – Former window or doorway, first floor, east elevation of byre (Scale = 2m)





**Plate 40** – Horizontal lines of former shelves, first floor of byre (Scale = 2m)



**Plate 41** – Roof truss, byre

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## 5. CONCLUSION

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- 5.1 The rapid desk-based assessment revealed that Broadwood appears to have been one of several farms created in the 12<sup>th</sup> century by the Bishops of Durham, following the enclosure of land in the valley. There was no accurate information relating to the form of the buildings at Broadwood until the creation of the Tithe Map and publication of the First Edition Ordnance Survey maps in the middle of the 19<sup>th</sup> century, however Speed's Map of 1610 displays a vignette of a important house in the general location of 'Brad Wood', although is not necessarily shown as an important site on later mapping. Greenwood's map of 1820 does show the buildings as U-shaped in plan, suggesting that the extant buildings date from at least that period. In the middle of the 19<sup>th</sup> century, Broadwood was owned by the Countess of Coventry and tenanted by Thomas Todd, with a total acreage of 145 acres.
- 5.2 The building recording revealed that the 'Hind's Cottage' was an example of a two-story, single-pile cottage, with no evidence for modernisation in the form of a kitchen or bathroom. Although there was no information revealed from the desk-based assessment it is possible that this was the farmhouse prior to the construction of the present dwelling in the mid to late 18<sup>th</sup> century, although this is not confirmed. Documentary evidence for traditional buildings is scarce, making them notoriously difficult to date, especially when there is a lack of architectural detail, as is the case here. A broad date range for construction, as suggested by Brunskill, may be offered here; two-unit houses i.e. one room deep, two rooms at ground and two at first floor level, were constructed between the early part of the 17<sup>th</sup> century until the early 19<sup>th</sup> century. The same form, but as smaller cottages, are generally later, many were built throughout the 19<sup>th</sup> century<sup>25</sup>. The ground floor rooms would have been used as a living kitchen and a parlour, separated from each other by the central staircase, with two bedrooms at first floor, and the possibility of further accommodation space in the attic, accessed via a ladder.
- 5.3 There is some evidence that the byre was in existence prior to the cottage, as shown by the vertical construction break and blocked window or door in the eastern gable of the byre. It is possible that the byre was formerly a bastle house, or derivative of, due to the presence of the blocked window at first floor level in the north elevation, window near the apex of the gable in the west elevation, and the former presence of stone stairs to the first floor. It has been suggested here that the byre may have been a *bastle-derivative house* rather than a true bastle house, due to the walls only being c.0.60m thick and no evidence for holes in the internal sides of the doorways for hefty bolts, which would have been necessary in times of raiding, or fireplaces. There is evidence, however, that the byre was used for human habitation at some point, more so at first floor level as shown by the internal plaster, scarring of shelving and blocked up windows on the south elevation.
- 5.4 The 'Hind's Cottage' and the adjoining byre are interesting examples of vernacular structures which may predate the other buildings on the site, but which have been utilised to form the northern range of the present farmstead. It is interesting to note

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<sup>25</sup> Brunskill, R.W, 2000b, Pages 74 and 76

that there is no evidence for the modernisation of the cottage, despite it being occupied until the middle of the 20<sup>th</sup> century.



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## **APPENDIX: PLAN AND ELEVATIONS**

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