



**Steer Bank Farm
Harworth
Nottinghamshire**

Historic Building Record (Level 3)



Report prepared for:
Mulberry Logistics Park Doncaster Ltd

CA Project: MK0926

CA Report: MK0926_1

July 2023



Steer Bank Farm Harworth Nottinghamshire

Historic Building Record (Level 3)

CA Project: MK0926

CA Report: MK0926_1

Reserved matters applications (22/00785/RES) and (22/00787/RES)

prepared by	Richard Hardy IHBC, Senior Historic Buildings Consultant
date	July 2023
checked by	Jane Phimester, Principal Heritage Consultant
date	July 2023
approved by	Nathan Blick, Principal Heritage Consultant
signed	
date	July 2023
issue	1

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Cirencester Building 11 Cotswold Business Park Cirencester Gloucestershire GL7 6BQ t. 01285 771022 f. 01285 771033	Milton Keynes Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT t. 01908 564660	Andover Stanley House Walworth Road Andover Hampshire SP10 5LH t. 01264 347630	Suffolk Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ t. 01449 900120
e. enquiries@cotswoldarchaeology.co.uk			

CONTENTS

1.	INTRODUCTION.....	7
2.	METHODOLOGY.....	9
3.	HISTORICAL CONTEXT.....	11
4.	LEVEL 3 HISTORIC BUILDING RECORD.....	17
5.	STATEMENT OF SIGNIFICANCE.....	64
6.	CONCLUSIONS.....	67
7.	REFERENCES.....	68

ILLUSTRATIONS

- Fig. 1 Site location plan
- Fig. 2 Extract from the 1806 Enclosure map of Styrrup, Oldcoats, Harworth and part of Norney (courtesy of Nottinghamshire Archives, ref: EA 16/4)
- Fig. 3 Extract from the 1843 Tithe Map (courtesy of Nottinghamshire Archives, ref: AT 130/1C)
- Fig. 4 Extract from the 1886 OS 25-inch map
- Fig. 5 Extract from the 1899 OS 25-inch map
- Fig. 6 Extract from the 1921 OS 25-inch map
- Fig. 7 Extract from the 1961-62 OS 25-inch map
- Fig. 8 Extract from the 1989 OS 1:2500 map
- Fig. 9 Site plan
- Fig. 10 Building floor plans
- Fig. 11 Building elevations
- Fig. 12 Typical five bay threshing barn plan (Brunskill 1987)
- Fig. 13 Example of carpenter's marks (reproduced from Harris 1993)
- Fig. 14 1934 plan of milk cooling room at the farm (NA ref: DC/WR/2/1/1/WR551)

PHOTOGRAPHS

- Photo 1 Overview of Farm building, looking north-east
- Photo 2 Building A, northern elevation
- Photo 3 Detail of brickwork, Building A, northern elevation
- Photo 4 Dentiles beneath roof eaves, Building A, northern elevation
- Photo 5 Threshing doors within northern elevation of Building A
- Photo 6 Plank groove within stone base, northern threshing doors of Building A
- Photo 7 Threshing door plank
- Photo 8 Building A, western elevation
- Photo 9 Building A, southern elevation
- Photo 10 Detail of timber lintel above southern threshing door infill
- Photo 11 Overview of western extent of Building A interior
- Photo 12 Overview of eastern extent of Building A interior
- Photo 13 View towards the southern wall within Building A
- Photo 14 Detail of infilled southern threshing door, upper portion
- Photo 15 Overview of roof structure, Building A
- Photo 16 Threaded purlins on southern principal rafter of truss II
- Photo 17 Detail of half-dovetail lap joint between collar and rafter of truss II
- Photo 18 Detail of carpenter marks 'III' on truss III
- Photo 19 Building B, southern elevation

-
- Photo 20 Detail of brickwork joint between Buildings A and B
- Photo 21 Detail of chimney between Buildings A and B
- Photo 22 Building B, eastern elevation
- Photo 23 Detail of phased brickwork on eastern elevation
- Photo 24 Building B, northern and western elevations
- Photo 25 Detail of timber beam within ceiling of Room B2
- Photo 26 Overview of Room B3, looking north-west
- Photo 27 Detail of carpenter's mark at western end of bridging beam
- Photo 28 Detail of threshold between Rooms B5 and B6
- Photo 29 Window within northern wall of Room B7
- Photo 30 Room B10, looking north-west
- Photo 31 Building C, eastern elevation
- Photo 32 Detail of junction between eastern elevation of Building C and southern elevation of Building A
- Photo 33 Building C, southern elevation
- Photo 34 Detail of brickwork within western elevation of Building C
- Photo 35 Overview of Room C1, looking west
- Photo 36 Overview of roof structure within Room C1, looking south
- Photo 37 Room C2, looking north
- Photo 38 Room C2, looking south-west
- Photo 39 Building D, looking north-west
- Photo 40 Interior of Building D, looking west
- Photo 41 Building E, northern elevation
- Photo 42 I-beam post, Building E
- Photo 43 Building E, eastern and southern elevations
- Photo 44 Detail of pilaster at north-eastern extent of Building E
- Photo 45 Building E, southern elevation
- Photo 46 Overview of Room E1, looking south-west
- Photo 47 Overview of Room E1, looking south-east
- Photo 48 Room E2, looking north
- Photo 49 Building F, western elevation
- Photo 50 Detail of doorway alterations
- Photo 51 Building F, southern elevation
- Photo 52 Building F, eastern elevation
- Photo 53 Building F, southern extent of eastern elevation
- Photo 54 Room F1, looking south-east
- Photo 55 Room F2, looking north-east
- Photo 56 Detail of roof structure within Building F
- Photo 57 Detail of southern boundary wall, looking north

-
- Photo 58 View of farm from the south-east
Photo 59 Propane store, looking north-west

SUMMARY

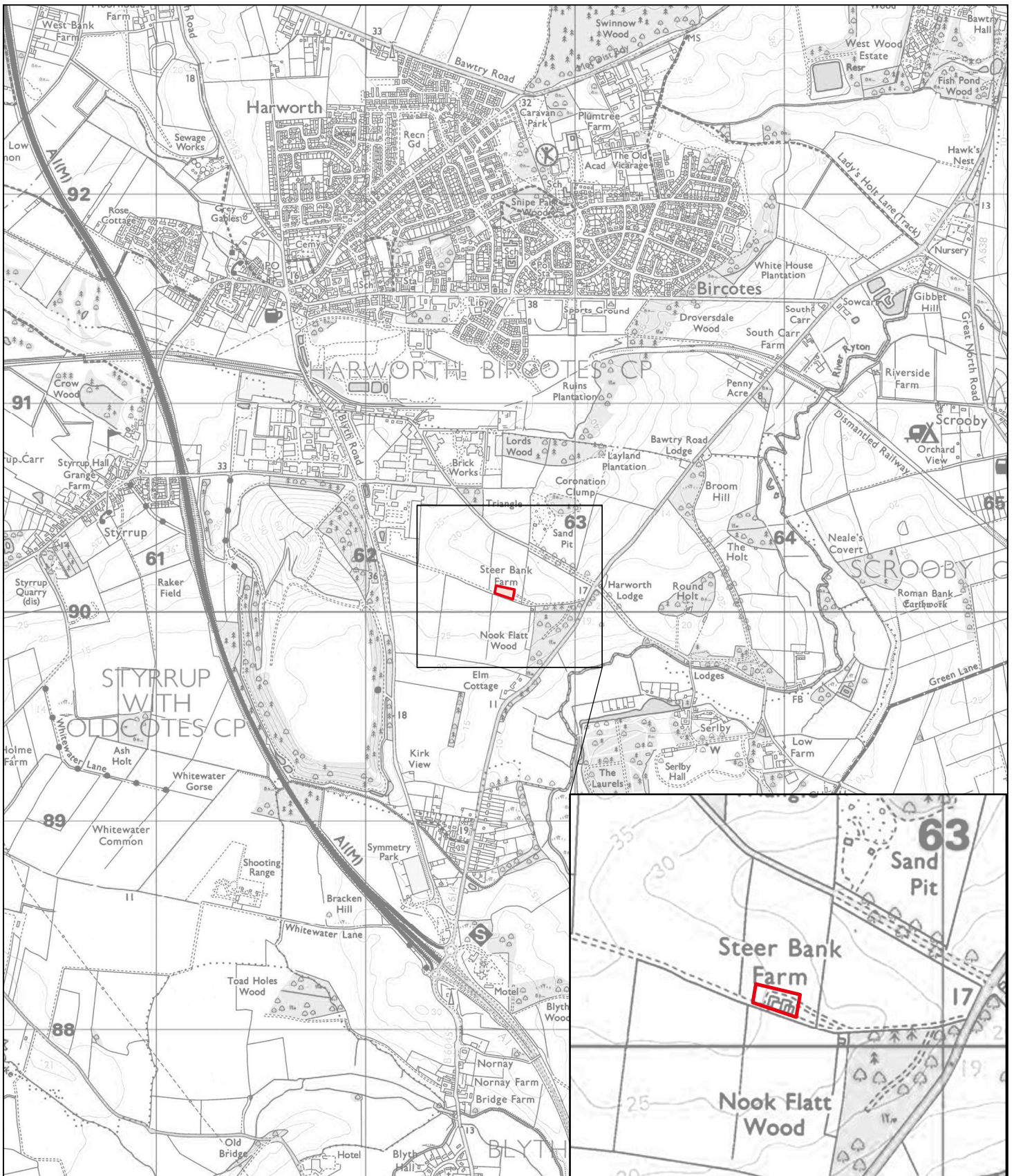
Project Name: Steer Bank Farm
Location: Harworth, Nottinghamshire
NGR: 462665, 390095

In June 2023 Cotswold Archaeology was commissioned by Mulberry Logistics Park Doncaster Ltd to undertake a programme of Historic Building Recording in respect of Steer Bank Farm, Harworth, Nottinghamshire. Steer Bank Farm comprises a small, regular courtyard plan farmstead that has historical associations with the nearby Serlby Hall estate and was historically owned by the Viscount(s) of Galway. The farm originated as a single field barn, situated close to a nearby track, that developed over the course of the 19th and early 20th centuries through the addition of further buildings and apparent divergence into small-scale pastoral farming. Despite the variation in architecture and function, the buildings incorporate a common palette of red brick and clay pantiles that typifies the character of farms across Nottinghamshire.

The surviving buildings within the farm evidence much alteration and their condition is varied. The historical farming functions have ceased and the buildings have been converted to primarily domestic and residential use, with some limited stabling for recreational horse riding. As a consequence, the survival of fixtures and fittings is extremely limited and the principal significance of the farm buildings lies in their structural fabric and identifiable form and historical functions only.

In this sense, Building A (the late 18th/early 19th-century threshing barn) incorporates the greatest significance, due to its age, scale and identifiable original purpose. The building retains many elements that evidence its threshing barn function such as surviving threshing doors and plank, infilled ventilator slits, owl hole, and single internal space. The building has however, been much compromised through the infilling of a threshing doorway and apertures, and the introduction of a modern residential 'cell' and domestic style windows.

The remaining farm buildings are later in construction, spanning the mid 19th century to late 20th century, and evidence much alteration, conversion and rebuilding. The legibility of the farm's function and operation has diminished over time and the evident changes to the building fabric has contributed to their overall limited significance.



N

0 1km

Site

© Crown copyright and database rights 2023 Ordnance Survey 0100031673

Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120

www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Steer Bank Farm, Harworth, Nottinghamshire

FIGURE TITLE

Site location plan

DRAWN BY	RH	PROJECT NO	MK0926	FIGURE NO.	1
CHECKED BY	NB	DATE	27/07/2023		
APPROVED BY	JP	SCALE@A3	1:25,000		

1. INTRODUCTION

1.1. In June 2023 Cotswold Archaeology was commissioned by Mulberry Logistics Park Doncaster Ltd to undertake a programme of Historic Building Recording in respect of Steer Bank Farm, Harworth, Nottinghamshire (hereafter referred to as ‘the Site’ or ‘the farm’). Presently disused, the Site is located west of the A614 ‘Bawtry Road’, c.1.8km south-east of Harworth (NGR: 462665, 390095; Fig. 1).

1.2. The Historic Building Recording has been undertaken in response to a condition attached to two Reserved Matters permissions. The approval of reserved matters was granted by Bassetlaw District Council (BDC) on 3 February 2023, concerning Phase 2a (22/00785/RES) and Phase 2b (22/00787/RES), following the Outline Permission granted on 14 March 2017 (15/00971/OUT) and subsequent variation of conditions (19/00866/VOC) for the construction of a new employment park. The approved works also include the demolition of the existing buildings at Steer Bank Farm. An identical condition was attached to both of the reserved matters approvals relating to built heritage, which stated, in both permissions:

No development shall take place until a written scheme of investigation for a Historic Building Recording (Historic England Level 3 minimum) has been submitted to and approved by the Local Planning Authority. This scheme should include the following:

- 1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).*
- 2. A methodology and timetable of site investigation and recording*
- 3. Provision for site analysis*
- 4. Provision for publication and dissemination of analysis and records*
- 5. Provision for archive deposition*
- 6. Nomination of a competent person/organisation to undertake the work*

The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

1.3. The requirement is therefore for the building recording exercise to be conducted to **Level 3** standards (in accordance with HE 2016).

-
- 1.4. The analysis presented below is considered to address the requirement of the above Condition in relation to the required programme of Historic Building Recording only. It has been formulated in accordance with the requirements of the above condition, and associated correspondence with the Historic Environment Officer for Bassetlaw District Council (BDC), whose services are provided by Lincolnshire County Council (LCC).
- 1.5. A WSI was drafted by Cotswold Archaeology (CA) and issued to the Historic Environment Officer on 13 June 2023. The Senior Archaeological Officer approved the WSI by return email on 27 June 2023.

Objectives and professional standards

- 1.6. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and guidance for archaeological investigation and recording of standing buildings or structures* published by CIfA (2021) and a Written Scheme of Investigation, produced by CA in June 2023, and confirmed as valid by the Historic Environment Officer at LCC in June 2023. Both the fieldwork and reporting were completed by Richard Hardy IHBC, Senior Historic Buildings Consultant.
- 1.7. The objective of the survey is to produce a record of the farm in its current state, prior to its demolition. A further aim of the recording process is to understand the structural and functional history of the buildings and provide a clear record of its development. The building survey equates with a Level 3 assessment as defined in *Understanding Historic Buildings; A Guide to Good Recording Practice* (HE 2016).
- 1.8. The assessment provides a comprehensive review of the local and regional historical context of the farm, making reference to the appropriate regional research agendas.

2. METHODOLOGY

Level 3 Building Record

- 2.1. The record comprises a report with plans and elevations of the farm buildings, in accordance with guidance provided by *Understanding Historic Buildings: A Guide to Good Recording Practice* (HE 2016). The Recording will comprise an analytical record (Level 3), in accordance with Historic England Building Recording standards. The record provides a comprehensive visual record of the farm, setting it within its local, regional and historical context. Appropriate labelling and annotation has been utilised to identify building and room references, to aid the interpretation of the analysis (Figs. 9 to 11).

Drawn Record

- 2.2. The drawn record includes annotated plans, selected sections and external elevations as existing, indicating the form and location of any structural features and/or detail of historic significance including any evidence for fixtures of significance, including former fixtures and fittings; as well as annotated measured elevational sections, showing any form of any architectural decoration. The record includes measured elevations to aid the understanding of the farm buildings' design, development or function; and a site plan at 1:500 relating the farmstead to other structures, topographical and landscape features.

Photographic Record

- 2.3. The photographic record includes general views of the farm buildings, shots of their external appearance and the overall appearance of principal spaces and functional areas. Specific architectural details that relate to date, alteration, or function have been subject to more detailed photographic recording. The photographic survey comprises digital images of the building and specific features of interest, and has been created in compliance with Historic England guidance. All record photographs were taken using a Digital Single Lens Reflex (DSLR) Camera with a sensor of a minimum of 20 megapixels. A compact digital camera was used for more general shots and working shots. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.
- 2.4. Appropriate scales are located in most archive photographs. However, where appropriate (i.e. where scaling can be seen from items within the view, or shots that may be used in publications) photographs without scales were also taken.

Written Record and Reporting

- 2.5. The written account is analytical in its composition and includes the location of the buildings; any designations; the date and circumstances of the record and name of recorder; an account of the structures' form, function, date, and development sequence; and the names of architects, builders, patrons and owners are given, where known. Detail of the buildings history, development and use was informed by secondary sources consulted at the Nottinghamshire Archives and the Nottinghamshire Historic Environment Record (HER) as well as accessible published online sources. The report includes a map regression (Figs. 2 to 8) to illustrate the development of the complex of buildings.
- 2.6. Finally, a Statement of Significance has also been produced to articulate the heritage values that contribute to the significance of the farmstead buildings. The Statement of Significance was drafted in accordance with the heritage values outlined within *Conservation Principles* (HE 2008).

Limitations of the assessment

- 2.7. This assessment is principally based upon a historic building survey, undertaken on 12 July 2023, which has been supplemented by secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources is reasonably accurate. Access to the buildings was possible within all internal areas. Some portions of external elevations were obscured by vegetation and could not be recorded, particularly for Buildings C and F. The focus of the survey was the physical fabric of the buildings; any objects that were not considered to be a fixture or fitting were not assessed.

3. HISTORICAL CONTEXT

- 3.1. The farm is located approximately 1.8km to the south of Harworth in north Nottinghamshire. The surrounding landscape comprises undulating agricultural land, most recently in use as arable fields, as well as an associated trackway, aligned east-west, serving the farm at its southern extent. The farm is located within the civil parish of Styrrup with Oldcotes in the Bassetlaw District of Nottinghamshire.
- 3.2. The parish incorporates the villages of Styrrup, Oldcotes and part of Serlby, to the east. Styrrup is mentioned in the Domesday Book in 1086 as 'Estirape'¹, possibly derived from a topographical term referring to the shape of a nearby hill². The name Oldcotes derives from 'owl-cottages'.
- 3.3. The principal seat within the parish is Serlby Hall, located approximately 1km south-east of the farm. The present Hall was finished in 1773 and then remodelled in 1812 for the 5th Viscount Galway by William Lindley and John Woodhead. There is no owner stated on the map for the land surrounding the farm on the 1806 enclosure map (Fig. 2). After a period as a military hospital and prisoner of war camp during the First and Second World Wars, the Hall was sold in 1981 by the daughter of the 9th Viscount and is now in private ownership.

Development of the farmstead

- 3.4. The Enclosure map, drafted in 1806 by Joseph Young (Fig. 2) records a single building within the Site boundary, positioned broadly parallel with the track to the south. The approximate shape and size of the building would reliably indicate that this building is the current threshing barn (Building A) which functioned as a solitary field barn at the time of enclosure. The field pattern surrounding and extending to the north of the farm as long, linear fields at that time is suggestive of the remains of an earlier medieval and post-medieval open field system.

¹ <http://www.domesdaybook.co.uk/nottinghamshire3.html#styrrup>

² <http://kepn.nottingham.ac.uk/map/place/Nottinghamshire/Styrrup>



Fig. 2: Extract from the 1806 Enclosure map of Styrrup, Oldcoats, Harworth and part of Norney (courtesy of Nottinghamshire Archives, ref: EA 16/4)

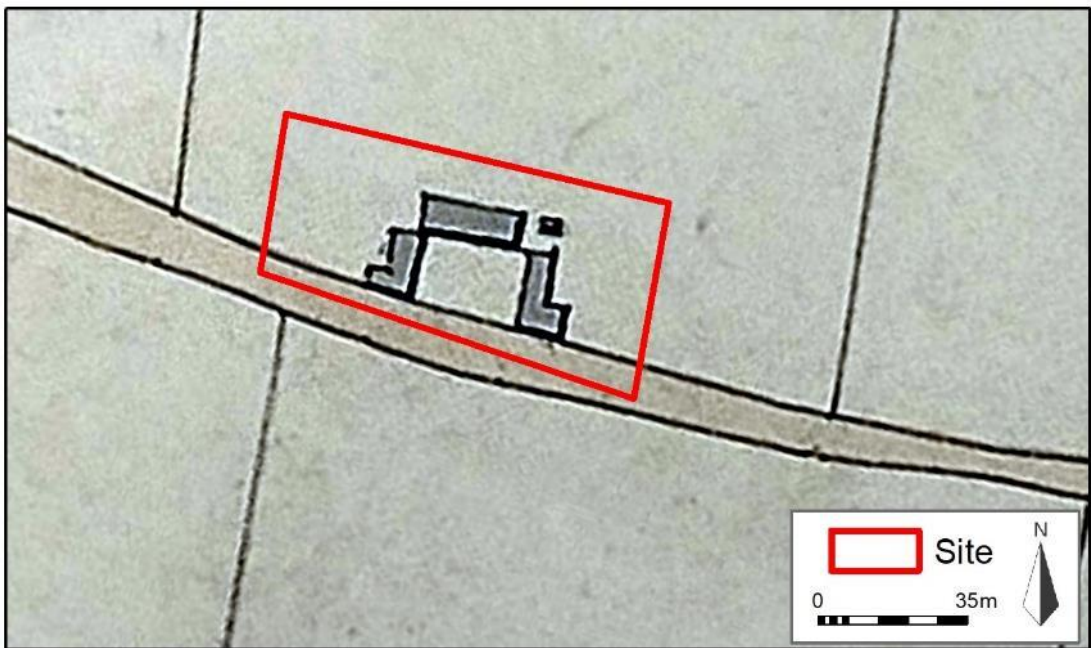


Fig. 3: Extract from the 1843 Tithe Map (courtesy of Nottinghamshire Archives, ref: AT 130/1C)

- 3.5. At the time of the 1843 Tithe map (Fig. 3), the farm had developed through the addition of two further ranges of buildings, positioned to the east and west of the earlier barn and forming a regular U-plan courtyard farmstead. A further small structure is recorded at the north-eastern extent of the farmstead, detached from the principal ranges.

-
- 3.6. In 1843, the farm was located within a parcel of land designated 213 within the Tithe Apportionment which records that the land was owned by Viscount Galway at that time, confirming an association with Serlby Hall. The Viscount owned multiple parcels of land within the vicinity of the farm, evidencing the local influence of the Viscount and extent of his landholdings. It is therefore likely that the then Viscount may have also owned the farm in 1806 where no owner was stated on the map (Fig. 2). The Tithe Apportionment records parcel 213, containing the farm buildings, as 'Far Field' and comprising arable use only, with no reference to the buildings or designation as Steer Bank Farm at that time.
- 3.7. The farm is located at the southern extent of National Character Area 39: Humberhead Levels, which is a low-lying agricultural landscape where the land is intensively farmed and is characterised by large, open, rectilinear fields. Although fields within the wider character area are generally separated by ditches, the fields surrounding the farm appear to be defined by hedgerows, possibly reflecting the position of the farm at the periphery of the Character Area. Regular courtyard plans, including U-plan farmsteads, represent the dominant type within the Character Area (HE 2020).
- 3.8. By 1886 (Fig. 4) the farm appeared to have been extended to the north-east with a further range, creating a possible second yard. The earliest building, presumably representing the original field barn, is recorded as being sub-divided at its eastern extent. The southern projection from the eastern range had been removed by this time, with a corresponding projection constructed on the opposite (western) side of the range instead. The map is the first cartographic reference to 'Steer Bank Farm', which may suggest an association with livestock, possibly indicating a shift in the farm's focus from arable to pastoral.
- 3.9. Little had changed by 1899 (Fig. 5) except for the extension of the eastern extent of the field barn, projecting northwards. This is in the position of the present farmhouse (Building B) and may have functioned in this capacity at the time of the late 19th century. The width of the early field barn had remained consistent up to this point, since 1806, suggesting that the farmhouse, or elements of it were possibly contemporary with this earliest phase of construction. However, this hypothesis should be caveated by the possible inaccuracies of the 1806 Enclosure map and the results of the physical inspection of the building, in Section 4. A further, small

projection is recorded at the western extent of the field barn, however, this is shown as a separate structure, divided from the barn

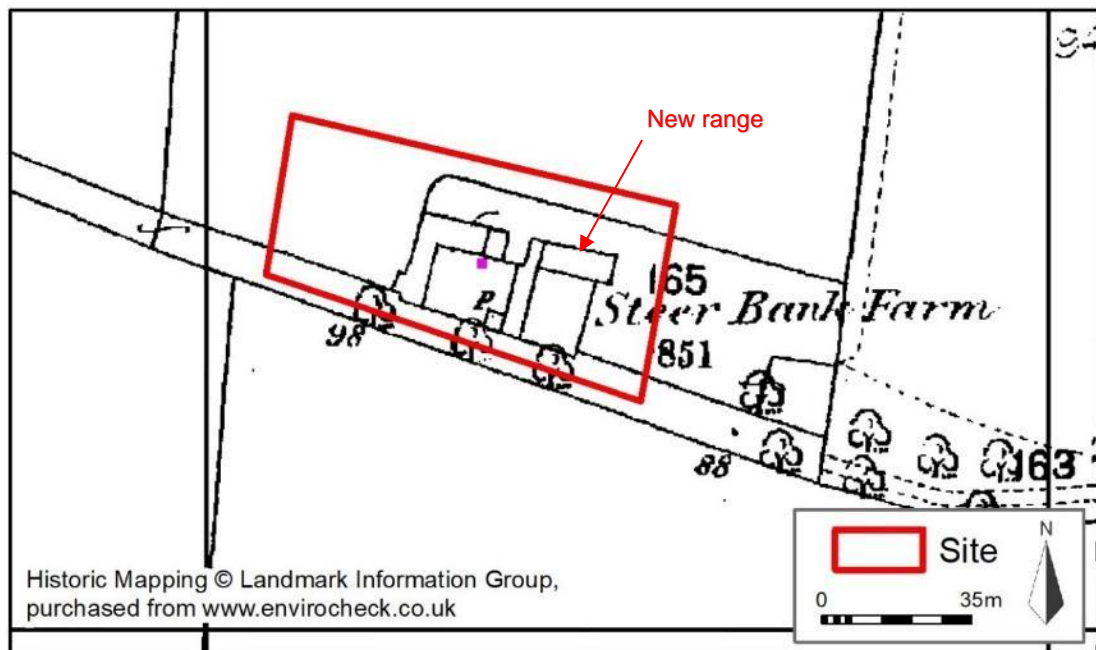


Fig. 4: Extract from the 1886 OS 25-inch map

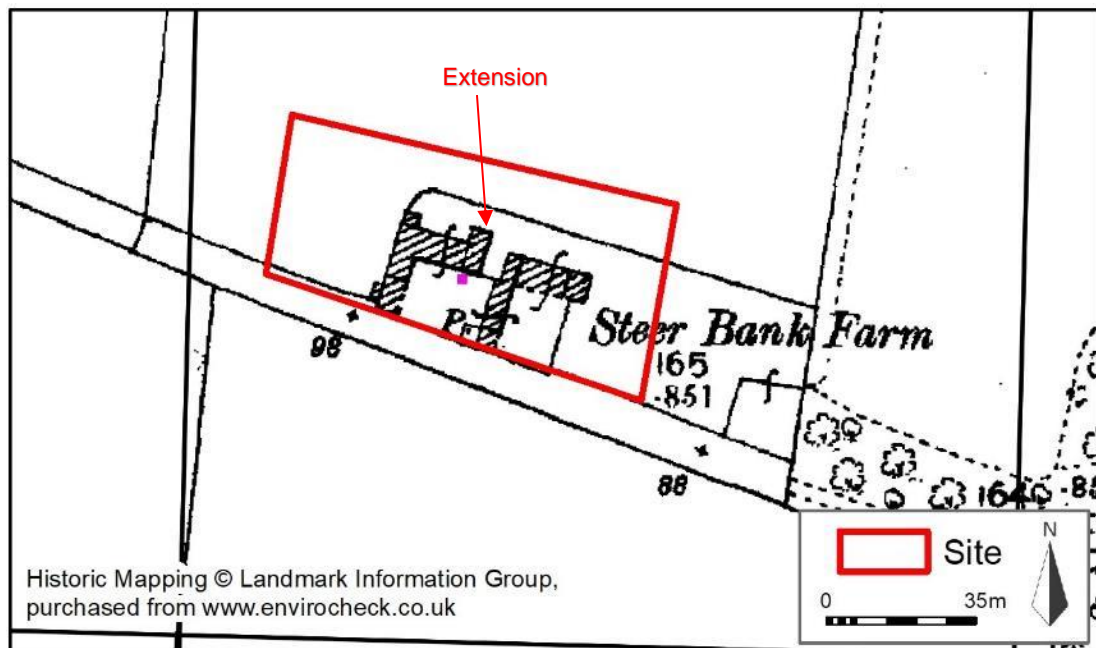


Fig. 5: Extract from the 1899 OS 25-inch map

3.10. In the 20th century (Fig. 6) the farm developed further within its eastern extent to incorporate an open-fronted structure, abutted against the present day buildings. This possibly indicated a Dutch barn type structure for added capacity of hay storage. Alternatively, it may have simply functioned as a shelter shed given the lack of an

open southern elevation. The shelter shed would have provided cover for cattle in poor weather and provided an additional space for feeding (Brunskill 1987).

- 3.11. The eastern portion of the farm was again the subject of further development by the 1960s (Fig. 7) where the possible shelter shed was supplemented with a corresponding building to the east, resulting in a broadly E-plan regular courtyard arrangement by this point. Between the two buildings were possible animal enclosures or pens, indicating a degree of processing such as cattle milking. This is perhaps corroborated by building plans, dated 1934, for a small milk cooling room (Building D) which was abutted to the southern extent of Building C, discussed further in Section 4.

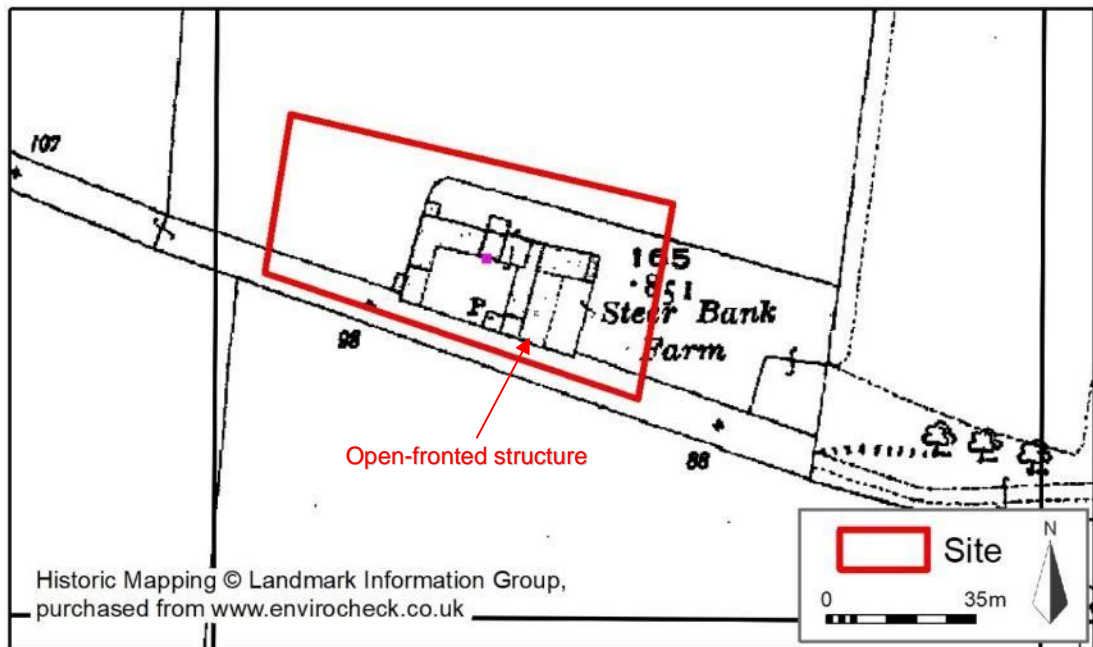


Fig. 6: Extract from the 1921 OS 25-inch map

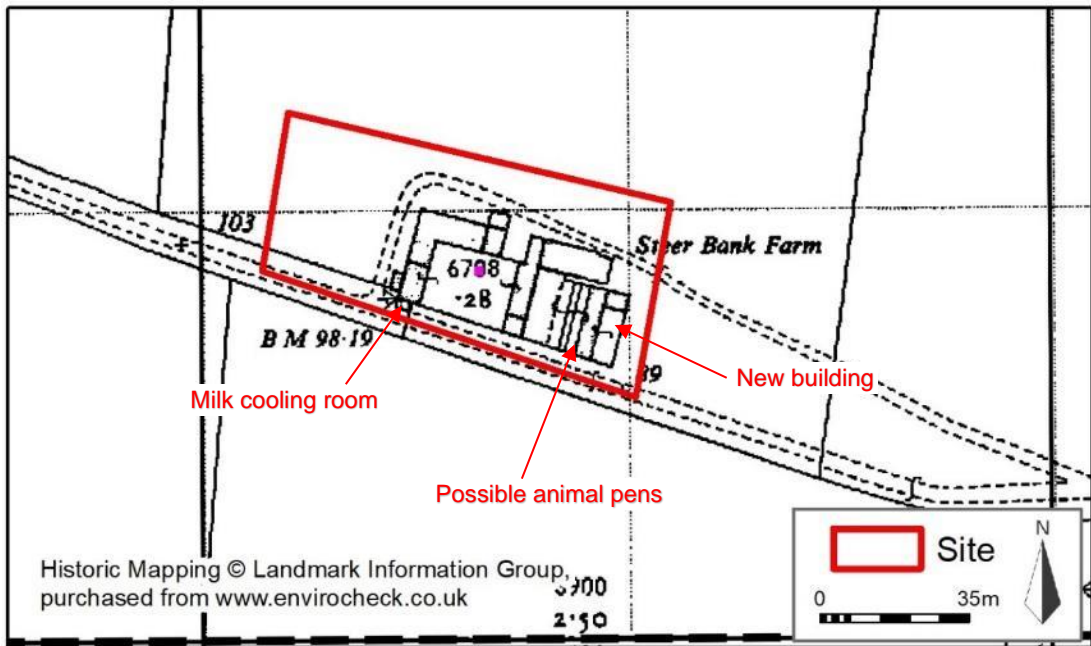


Fig. 7: Extract from the 1961-62 OS 25-inch map

3.12. Evidently, by the late 20th century (Fig. 8) the farm had begun to contract, with the removal of both the possible shelter shed and later range to the east, plus the apparent animal pens. Furthermore, the sub-division between the field barn and farmhouse had been removed, indicating a possible merging of the two entities. This is the broad configuration of the farm that remains to the present day.

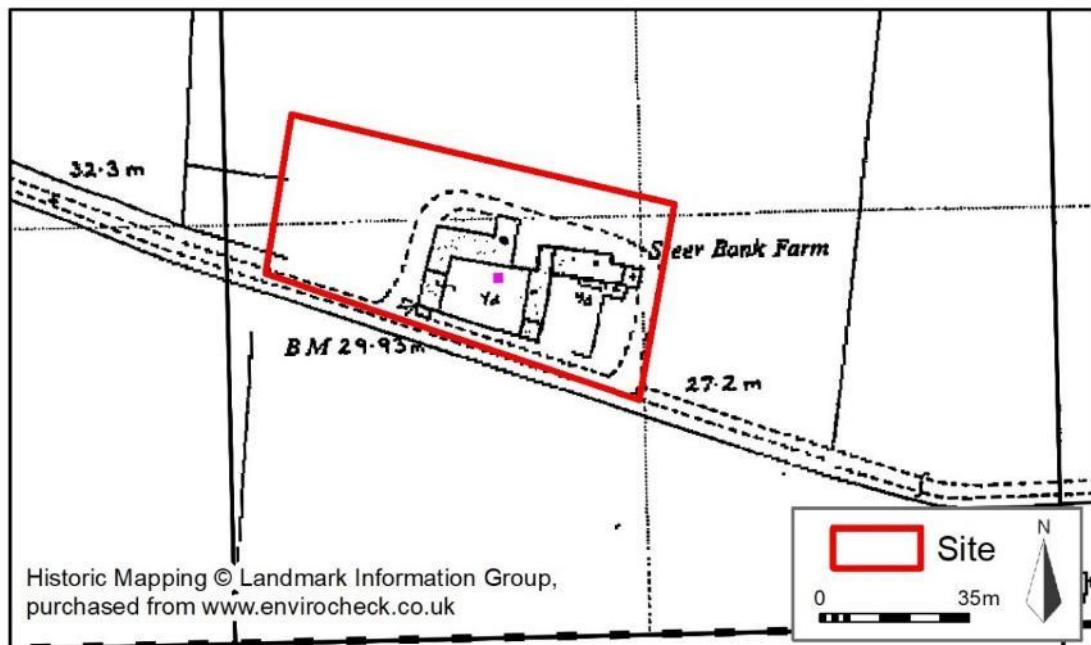


Fig. 8: Extract from the 1989 OS 1:2500 map

4. LEVEL 3 HISTORIC BUILDING RECORD

- 4.1. The following section provides an analytical record of the farm through an external and internal survey. A site plan at 1:500 scale is provided as Fig. 9, showing the buildings in their immediate context, whilst existing floor plans and elevations have been utilised within the assessment (Figs. 10 and 11) and have been annotated to show historic features of relevance along with photo viewpoint locations. The description commences with an assessment of the exterior of the buildings and then proceeds internally, in sequential building and room order. Reference to room numbers is stated where necessary; however, where architectural features are extensively repeated, or where rooms exhibit no features of historical interest rooms may be assessed collectively and are not referred to individually.
- 4.2. The survey had identified five broad phases of development, identifiable through the historic maps and the physical inspection of the farm buildings:
- Phase A: late 18th/early 19th-century origins
 - Phase B: early 19th-century additions
 - Phase C: late 19th-century additions
 - Phase D: early 20th-century additions
 - Phase E: mid to late 20th-century alterations
- 4.3. The written assessment of the farm buildings will not feature an exhaustive suite of photographs of every room but will instead include photographs that are relevant to the written analysis and illustrate historical features, layout and appearance. In addition, a comprehensive sequence of photographs of rooms and elevations that are not discussed at length are included on the ADS, as detailed within the WSI (CA 2023).



Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community



Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120

W www.cotswoldarchaeology.co.uk
E enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Steer Bank Farm, Harworth,
Nottinghamshire

FIGURE TITLE

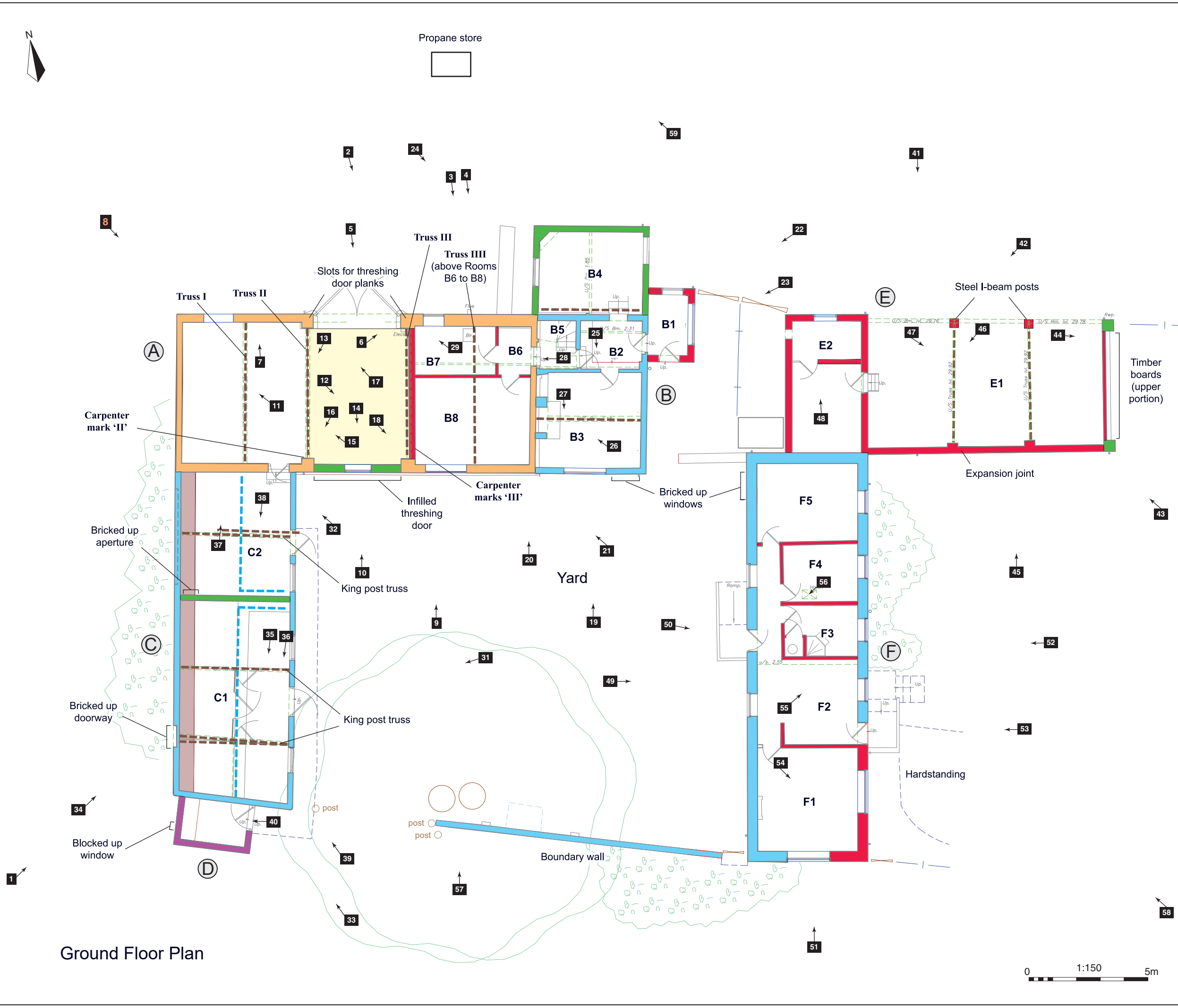
Site plan

DRAWN BY RH
CHECKED BY JP
APPROVED BY NB

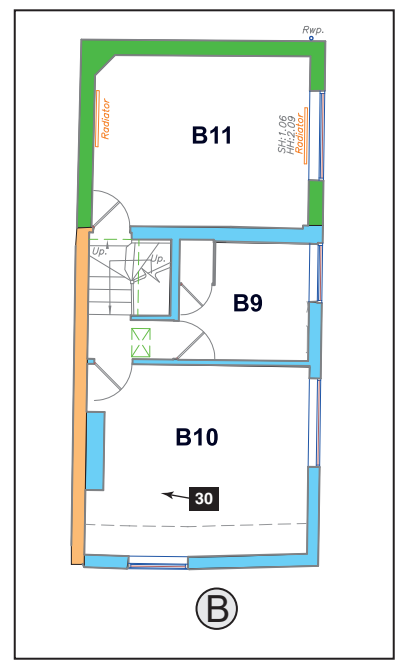
PROJECT NO MK0926
DATE 27/07/2023
SCALE@A4 1:500

FIGURE NO.
1

0 25m



Ground Floor Plan



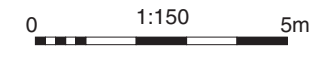
First Floor Plan

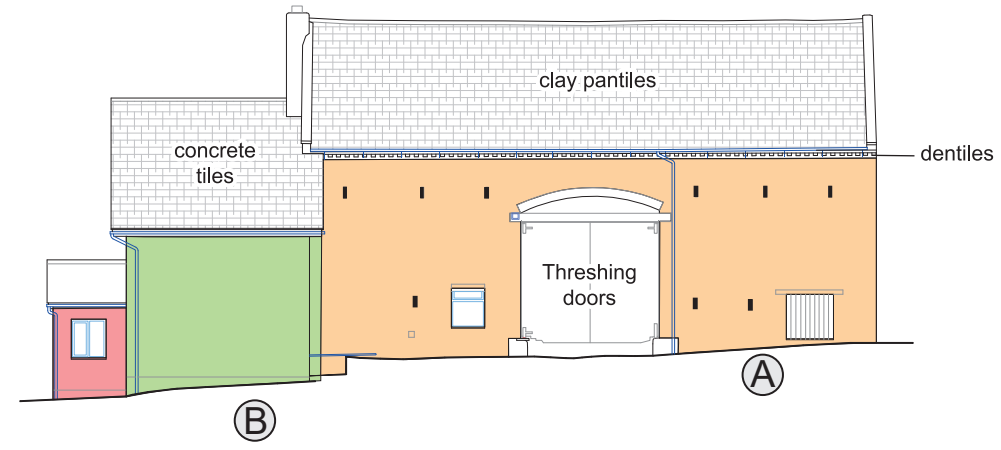
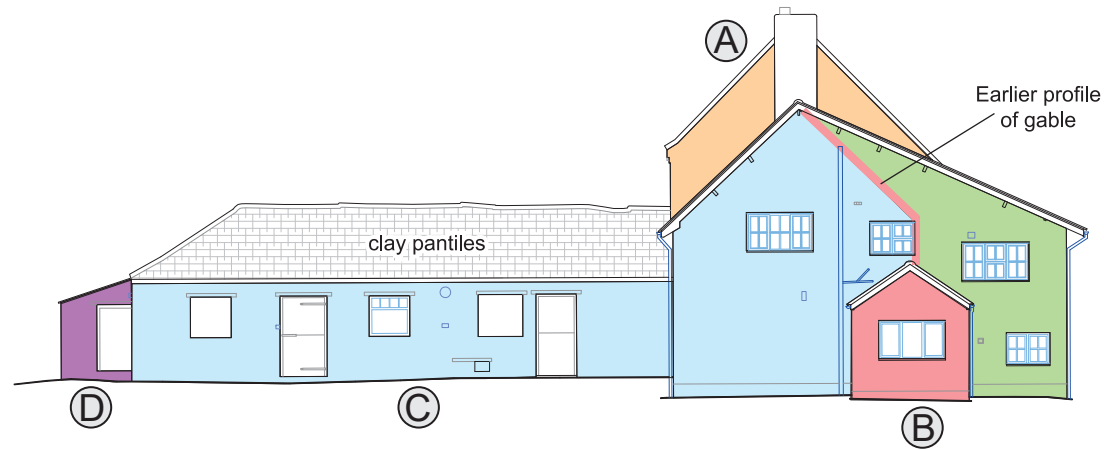
- Phase A: Late 18th/ early 19th century
- Phase B: Early 19th century
- Phase C: Late 19th century
- Phase D: Early 20th century
- Phase E: Mid to Late 20th century
- Former threshing floor
- Timber roof truss/beam
- Drainage gutter
- Manger/trough
- B Building reference
- B11 Room reference
- 30 Photograph location/direction

Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120
www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

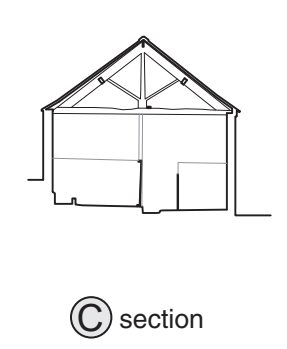
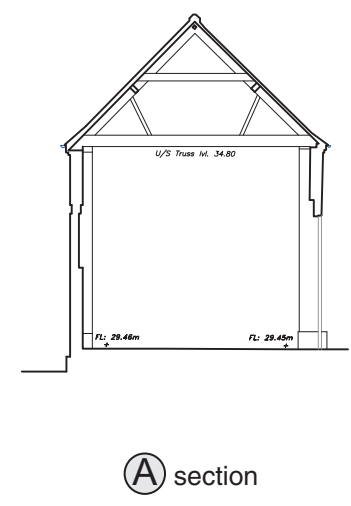
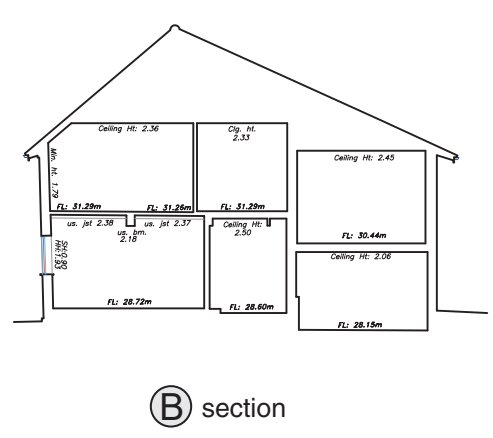
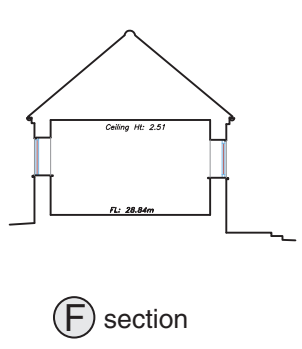
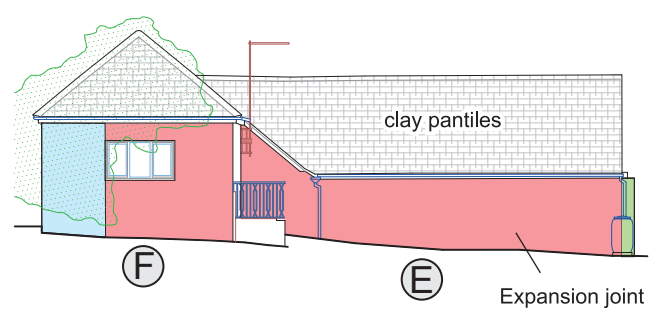
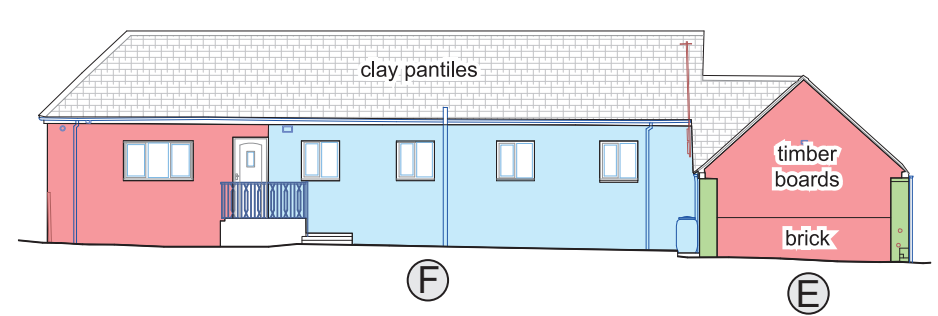
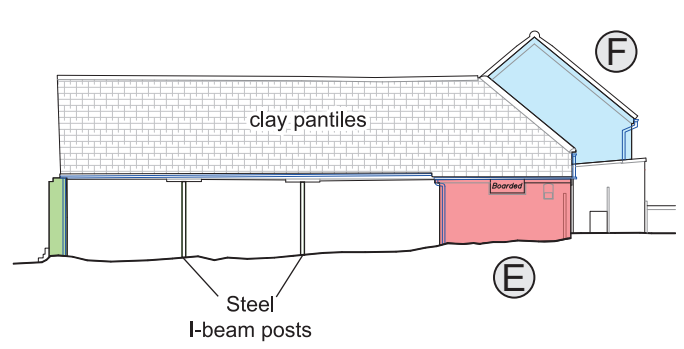
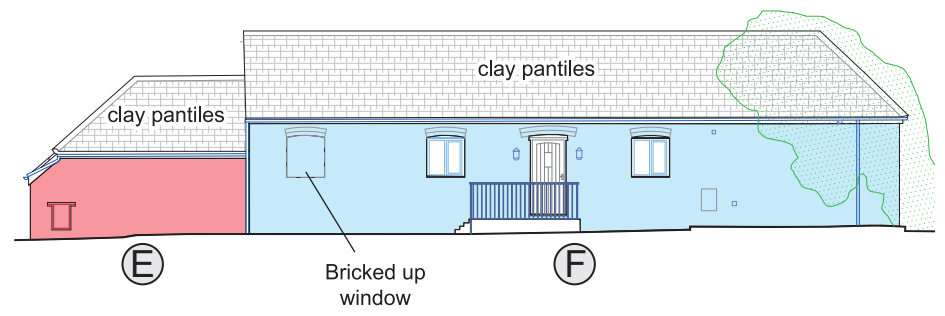
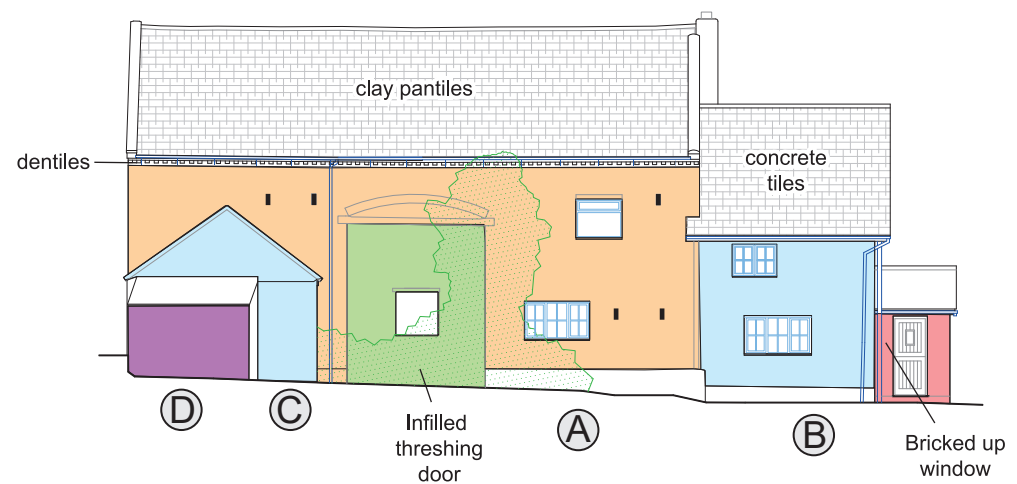
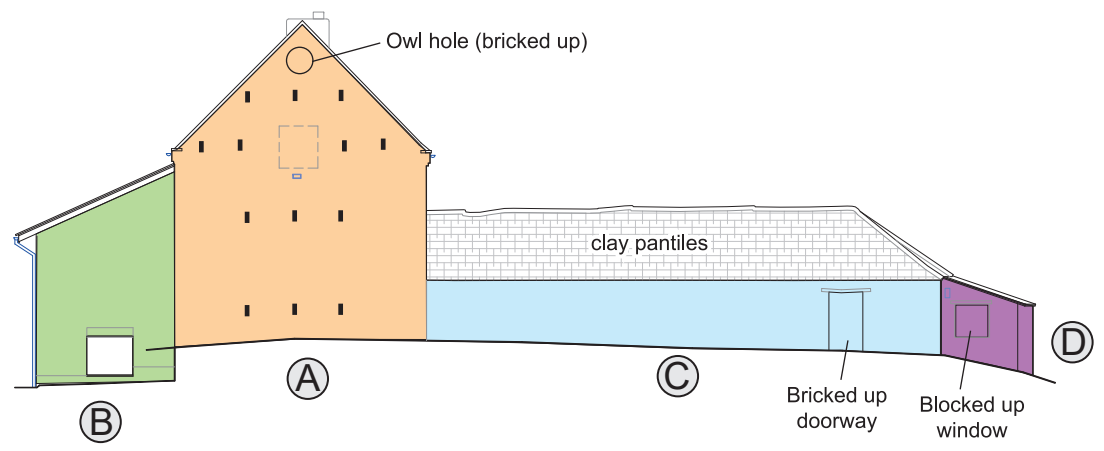
PROJECT TITLE
Steer Bank Farm, Harworth, Nottinghamshire

FIGURE TITLE
Building floor plans





- Phase A: Late 18th/ early 19th century
- Phase B: Early 19th century
- Phase C: Late 19th century
- Phase D: Early 20th century
- Phase E: Mid to Late 20th century
- Ventilator slit (infilled)
- B Building reference



Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Milton Keynes 01908 564660
 Suffolk 01449 900120
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 Steer Bank Farm, Harworth,
 Nottinghamshire

FIGURE TITLE
 Building elevations and selected
 sections

DRAWN BY KL **PROJECT NO.** MK0926 **FIGURE NO.**
CHECKED BY DB **DATE** 27/07/2023
APPROVED BY RH **SCALE@A3** 1:200 **11**

Building A: Threshing barn

- 4.4. Building A comprises a former threshing barn that represents the earliest (Phase A) building on the farm. The outline of a building that first appeared on the 1806 Enclosure map is very likely to constitute the present Building A due to its orientation and footprint. The exterior of the building conveys a clear distinction in form and scale from the surrounding, later buildings on the farm (Photo 1).



Photo 1: Overview of Farm building, looking north-east

Exterior

- 4.5. The building incorporates an entirely red brick construction (Photo 2), laid predominantly in English Garden Wall bond (Photo 3), except for areas of infill and alteration, although the prevailing brick bond has been carried through in certain areas of later alteration in an apparent attempt for aesthetic cohesion, or else for ease of continuity. The number of rows of stretchers also varies, with three between rows of headers on the northern and southern elevations whilst the western gable elevation incorporates four and five rows between rows of headers, for reasons unknown. Beneath the eaves of the building is a continuous row of simple brick dentils (Photo 4), however, it appears that an additional course of bricks may have been installed above the dentils, possibly during a programme of roof replacement/renewal. A modern window unit has been installed at ground floor level and formerly served Room B7 of Building B (Photo 2).



Photo 2: Building A, northern elevation



Photo 3: Detail of brickwork, Building A, northern elevation



Photo 4: Dentils beneath roof eaves, Building A, northern elevation

- 4.6. The surviving ledge and brace threshing doors within the northern elevation (Photo 5) are timber in construction and sit beneath a wide segmental brick arch. The doors sit above the ground level, allowing for the incorporation of a pair of large stone bases with grooves that would have housed a plank (Photo 6). The plank would have allowed the doors to remain open during threshing (thus allowing more light in) whilst the *in situ* plank would have prevented chickens entering the barn to eat up the corn whilst also ensuring that the crop was not at risk of being blown out of the barn by the wind (Brunskill 1987). The gap at the bottom of the doors also prevented the doors from encountering the wet ground and thus better preserved them from rot (*ibid*). A plank of just over 11ft long remains inside the barn and corresponds to the width of the doorway (including the depth of the stone grooves). The plank is in remarkably good condition and may represent a later replacement (Photo 7).



Photo 5: Threshing doors within northern elevation of Building A



Photo 6: Plank groove within stone base, northern threshing doors of Building A



Photo 7: Threshing door plank

- 4.7. Within the northern elevation are nine surviving ventilation slits, six at the upper level and three at ground floor level. These slits would have been incorporated into the building's brickwork to provide limited ventilation to the stored corn. Corn required much less ventilation than hay (Brunskill 1987) and so the number and size of ventilation slits was limited as a result. The western elevation (Photo 8) contains 13 surviving ventilation slits whilst the much altered and obscured southern elevation contains seven that are visible (some may be obscured by vegetation) (Photo 9). The eastern elevation is partly rendered with the remaining portions incorporated within Building B (Photo 9). Notably, the western elevation retains evidence for an (infilled) circular owl hole (Photo 8). This would have allowed owls to freely enter and exit the building for the control of mice within the building (Brunskill 1987).
- 4.8. The southern elevation of the building (Photo 9) exhibits a considerable degree of alteration, the principal instance of which is the infilling of the southern threshing doors with red brick. The size of the infilled brick is larger than the prevailing brickwork of the barn and appears to have been installed in the 19th or early 20th century, likely signalling the cessation of the threshing function of the building. Above the infill is a large timber lintel that incorporates three visible mortices that indicate that the timber was likely repurposed from an earlier building (Photo 10).
- 4.9. At the eastern extent of the building are two further modern window apertures. The ground floor unit served room B8 of Building B whilst the upper window may have been installed simply to provide light into the barn. The roof tiles and rafters of the building appears to have been replaced/renewed relatively recently, implying a continued use of the barn up until its recent vacation. The roof tiles consist of pantiles,

overlapping S-shaped tiles that were prevalent in Scotland and eastern England and were a particular characteristic of farm buildings in Nottinghamshire (HE 2006).



Photo 8: Building A, western elevation



Photo 9: Building A, southern elevation



Photo 10: Detail of timber lintel above southern threshing door infill

4.10. The proportions and features of the building's external elevations clearly convey the building's historical function exclusively as a threshing barn (as opposed to a similarly sized combination barn). This is legible through the survival of the pair of large, central doors occupying the central bay, with equal sized bays on either side and lack of historical window apertures. This configuration is a very typical, albeit simple and modestly sized example of a threshing barn, in the arable farming landscape of the Humberhead Levels.

Interior

- 4.11. The interior of the building comprises a single, large open space, representative of a threshing barn of its type (Photo 11). The symmetrical proportions of the room are, however, interrupted by the insertion of an extension to Building B, which has breached the ground floor portion of the eastern two bays of Building A, and comprises an enclosed concrete block element with no access between buildings (Photo 12). This was presumably constructed as a cheap alternative to extending the existing Building B outwards through the erection of new external walls, and a possible reflection of the declining fortunes and lack of functional importance of Building A at the time. The appearance of the concrete blocks suggests that the breach into Building A occurred during the mid to late 20th century.
- 4.12. Given the inherent function and configuration of historical threshing barns, as principally spaces for storage and manual hand threshing activity, there is no visible evidence for fixtures, fittings or historical machinery. The threshing floor is unidentifiable, save for its central position, due to the covering of the entire floor surface with concrete screed (Photos 11 and 12). The south-western extent of the room incorporates a block of white painted wall, suggesting a possible former internal room, since removed, whilst a small pedestrian doorway has been retrospectively added into the southern wall to allow access to the northern extent of Building C (Photo 13). A further, former, aperture is evident at the north-western extent of the building. This is positioned low down and likely provided access to the former small projection, added to the building in the late 19th century (Fig. 5), now removed.
- 4.13. The visible brickwork within the building evidences much variation, partially due to deteriorating render covering portions of the wall alignments and also alterations to the brickwork itself. This is clearest in the portion of the southern elevation where the former threshing door has been infilled (Photo 14). The brickwork of the infill is clearly different in tone and size to the original materials and, despite the attempt to conform to the prevailing English Garden Wall bond, the brickwork identifies itself as a later addition.



Photo 11: Overview of western extent of Building A interior



Photo 12: Overview of eastern extent of Building A interior



Photo 13: View towards the southern wall within Building A



Photo 14: Detail of infilled southern threshing door, upper portion

- 4.14. The roof of the building comprises a dual pitch structure of timber construction featuring a comparatively standard configuration of rafters, purlins, ridge beam and principal rafter trusses (Photo 15). The roof incorporates four timber trusses, each

one featuring raking struts, tie beam, collar, principal rafters. The purlins are threaded rather than trenched and overlap, secured by a timber peg (Photo 16), with each truss separated by an individual purlin piece. The configuration of roof trusses signals a five bay building, with a central threshing floor (Fig. 12).

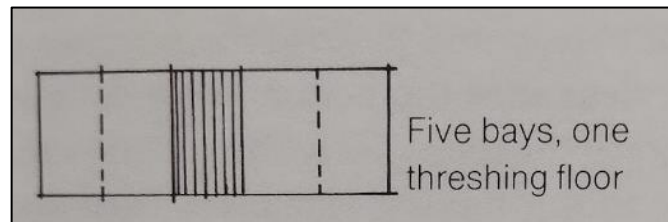


Fig. 12: Typical five bay threshing barn plan (Brunskill 1987)

- 4.15. Each truss is jointed and pegged; most joints are not visible in their construction, however, the jointing of the collars to the rafters incorporates half-dovetail lap joints to secure the two members together (Photo 17). This method of jointing is stronger than a simple angled half-lap joint and likely required more skill to produce. There is clear evidence for replacement members, particularly of the rafters and purlins (i.e. the more slender elements of the roof structure). The exterior appearance of the roof tiles also suggests a comprehensive programme of repair or replacement. As such, the trusses may be the only original elements of the roof structure remaining.
- 4.16. Carpenters marks were observed on two of the trusses. Closer inspection may reveal further marks, however, visibility from the ground only allowed for a view of two areas of marks. A marking of 'II' was observed at the joint between the southern angled brace and rafter, on the second truss from the western end of the barn (Photo 16). A second set of mark was observed on the third truss from the western end of the barn, which depicts markings of 'III' on both the tie beam and rafter (Photo 18). The observable sequence of carpenter marks makes it possible to extrapolate the likely sequence of trusses, even in the apparent absence of any other visible carpenters marks. The westernmost truss was likely marked as 'I' whilst the easternmost truss was likely marked 'IIII' (see Fig. 10).



Photo 15: Overview of roof structure, Building A



Photo 16: Threaded purlins on southern principal rafter of truss II



Photo 17: Detail of half-dovetail lap joint between collar and rafter of truss II



Photo 18: Detail of carpenter marks 'III' on truss III

Building B: Farmhouse

Exterior

- 4.17. Building B is abutted to the eastern gable of Building A. The farmhouse comprises a two storey configuration and incorporates three main elevations (north, east and south) with a further, small western elevation within the projecting portion. The southern elevation (Photo 19) aligns with the southern elevation of Building A and is crudely butted against the barn, as evidenced by the lack of skilful knitting in of the brickwork (Photo 20). The brick bond of the southern elevation is also inconsistent, where varying configurations of English Garden Wall bond are employed. The brickwork of Building B generally lacks the quality of Building A.
- 4.18. The size of bricks used for this portion of Building B is notable due to their similarity to those used for Building A. Their length accords with 'standard' imperial brick length of 228mm, however, bricks in both buildings are narrow, at 55mm (as opposed to more standard measurements of 68mm+). The crudeness of the jointing between the buildings suggests that the present Building B (Phase B portions) may have been rebuilt from an earlier structure appended to the east of Building A.
- 4.19. The southern elevation incorporates two window apertures and further, bricked up aperture, none of which suggest any degree of symmetry or regularity in their placement, suggesting a degree of alteration over time.

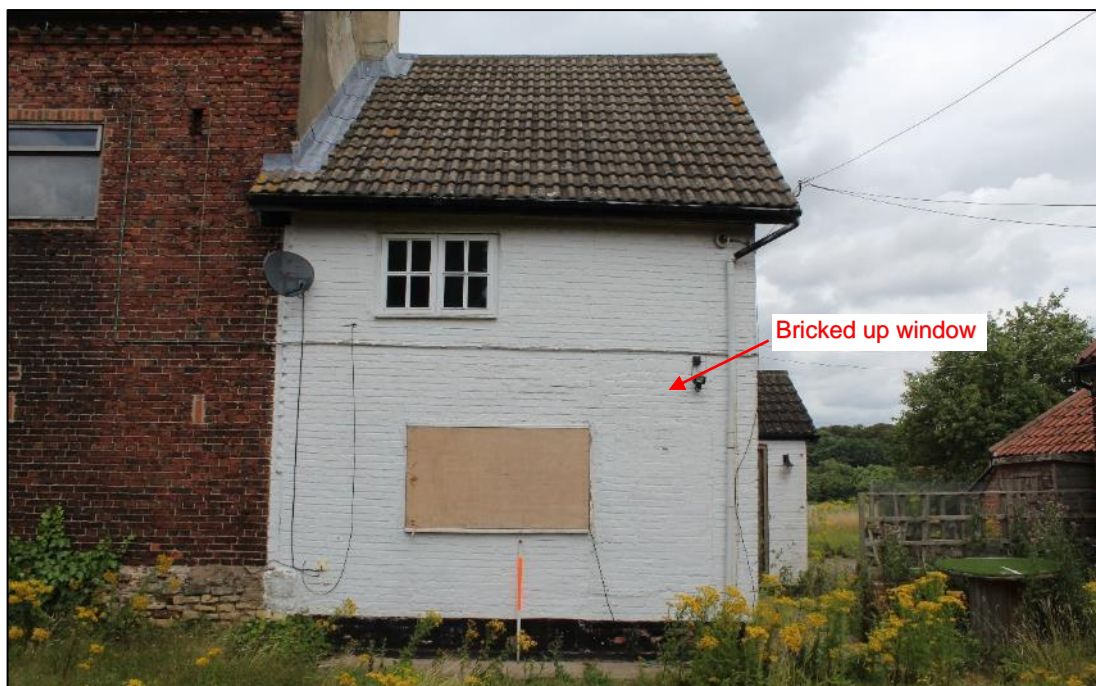


Photo 19: Building B, southern elevation



Photo 20: Detail of brickwork joint between Buildings A and B



Photo 21: Detail of chimney between Buildings A and B

4.20. The eastern elevation incorporates the building's wide gable end, with unequal roof pitch (Photo 22). The brickwork exhibits a clear difference in phasing where the earlier form of the farmhouse has been extended through constructing upon the former

northern gable pitch and then built out to the north. The join in the brickwork is clearly visible and illustrates this alteration (Photo 23).

- 4.21. Perhaps reflecting the considerable alteration to the configuration of the farmhouse, the fenestration arrangement is inconsistent and conveys a sense of iterative development rather than conscious design. Overall, the apertures and units appear to be mid to late 20th century in date. A porch has been constructed broadly to the centre of the eastern elevation. The porch is a later addition, as evidenced by the junction of brickwork with the principal elevation where brickwork is misaligned and butted against rather than knitted in.



Photo 22: Building B, eastern elevation



Photo 23: Detail of phased brickwork on eastern elevation



Photo 24: Building B, northern and western elevations

4.22. The northern and western elevations of the building comprise the later extension to the farmhouse. The projection is slightly lower than the earlier phase of the building and incorporates only one aperture on the western elevation but none on the northern

elevation (Photo 24). The projection first appears on the 1899 map (Fig. 5) and its appearance generally accords to this period.

Interior

- 4.23. The building is entered through the later porch (Room B1) and into a central lobby area, Room B2. The ceiling of the lobby is partially collapsed, revealing elements of a historical timber beam (Photo 25). The beam appears to date to at least the 19th century and may have been incorporated into the building either as an original component or else reused for the building's reconfiguration.



Photo 25: Detail of timber beam within ceiling of Room B2

- 4.24. Room B3 comprises the principal living room of the building (Photo 26). A brick fireplace is located centrally within a chimney breast on the western wall of the room whilst the ceiling incorporates a central bridging beam with joists extending to the north and south. The bridging beam appears to be historical in appearance and incorporates a visible carpenter's mark at its western extent (Photo 27). The mark is either a 'II' or else incorporates an additional angled mark (akin to a reverse 'lambda') that has also been documented as a possible mark representing '2' (Fig. 13). This suggests that the beam may have been repurposed from an earlier building, however, it is unclear whether it came from the neighbouring threshing barn, an earlier incarnation of Building B, or elsewhere entirely. The large size of the beam would

have made it difficult and expensive to transport large distances so it is likely to have originated within the locality somewhere. Certainly, the accompanying joists and their association with the bridging beam appear modern.



Photo 26: Overview of Room B3, looking north-west



Photo 27: Detail of carpenter's mark at western end of bridging beam

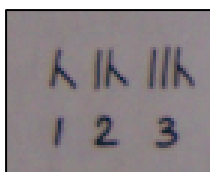


Fig. 13 Example of carpenter's marks (reproduced from Harris 1993)

- 4.25. To the north of Room B2 is Room B4 which represents a modern kitchen. The room incorporates no features of historical note. A beam is aligned north to south across the room and is a machine cut example, according with the late 19th-century date of the projection, within which the room is contained.
- 4.26. Room B5 functions as a stair lobby and provides access to Rooms B6, B7 and B8. The position of Room B5 is such that it incorporates an opening through the former eastern wall of Building A. This is evidenced by its relative position, the difference in floor level, and the comparative thickness of the wall fabric at this threshold (Photo 28).



Photo 28: Detail of threshold between Rooms B5 and B6

- 4.27. Rooms B6 to B8 are contained within the 'cell' in the eastern two bays of Building A (Photo 12) and, consequently, contain no historical features of interest. Given the concrete block construction of the cell and lack of historical features, the rooms are likely to have been constructed during the mid to late 20th century as a means to

extending the farmhouse. Notably, the window reveals within these rooms are comparatively thick (Photo 29), evidencing their position within the walls of Building A.



Photo 29: Window within northern wall of Room B7

- 4.28. The upper floor is accessed via a single dogleg staircase within Room B5, which provides access to Rooms B9 to B11. The three rooms are decorated in a modern style, with no visible historical features of note. Room B10 (Photo 30) incorporates a redundant chimney breast, positioned above that within Room B3 and visible externally, on the eastern side of Building A (Photo 21).



Photo 30: Room B10, looking north-west

- 4.29. From the evidence presented on historic maps and the physical observations on site, Building B has clearly been adapted and extended in an iterative sequence according to the requirements of the occupants at the time. The methods of alterations are generally crude and without embellishment. Window placement and roof pitch appear to reflect the function of the building rather than any aesthetic considerations. As such, the farmhouse lacks the presence and status that might be expected from such a building. Conversely, the development of the farm from a single field barn, and its apparent small scale operation may suggest a rather modest scale of farm, perhaps one of many associated with the Serlby Hall Estate at the time.

Building C: Former cowhouse and stables

Exterior

- 4.30. Building C is located to the western extent of the farmyard and is abutted to the south-western extent of Building A. The building extends for five bays and is single-storey. The roof is covered in clay pantiles whilst the elevations are constructed of red brick, laid in a variety of brick bonds in combination of stretcher and Flemish wall bond (including five stretcher courses to each Flemish course for the eastern elevation), implying a considerable programme of repair and/or rebuilding at some point.
- 4.31. The building is accessed via the eastern elevation (Photo 31) which incorporates two doorways to the northern and southern extents of the building. There are also three window apertures, two of which serve the southern extent. Whilst the northern and

southern windows are boarded up, the central window is clear (but damaged) and comprises a row of four small lights along the top portion of the unit. The lower portion may have incorporated further glazing bars but these are now missing. The most recent function of the building was evidently that of a stable block for recreational horse riding.

- 4.32. The junction between Buildings A and C illustrates the difference in phasing. The brickwork of Building C is abutted to the southern elevation of Building A and clearly does not match the brickwork in either appearance or size (Photo 32). Notably, the brickwork of Building C shares a similar appearance with that of the threshing door infill, suggesting a possible contemporaneous intervention, however, this is unlikely as it would have resulted in a comparatively short lived configuration of Building A with two opposing threshing doors.
- 4.33. The southern elevation is plain and accommodates Building D (Photo 33). The corners of the southern elevation incorporate bull nose bricks, typically used for the easement of animals and/or carts around corners without harm. The western elevation was substantially obscured by vegetation and could only be partially viewed, however, the elevation appeared to contain only a single doorway (Photo 34), probably for access by the farmer to access the internal manger troughs.



Photo 31: Building C, eastern elevation



Photo 32: Detail of junction between eastern elevation of Building C and southern elevation of Building A



Photo 33: Building C, southern elevation



Photo 34: Detail of brickwork within western elevation of Building C

- 4.34. Internally, the southern extent of the building (Room C1) is presently configured to house horses, incorporating modern stall partitions (Photo 35). However, the former cow house configuration can still be identified. A clay tile manger routes along the western wall of the interior whilst a drainage channel is still present along the centre of the room, aligned north to south. The roof comprises a simple construction of two king-post trusses, rafters and purlins, characteristic of the building's early 19th-century construction date (Photo 36).



Photo 35: Overview of Room C1, looking west



Photo 36: Overview of roof structure within Room C1, looking south

- 4.35. Room C2 lies at the northern extent of Building C and is accessed both through an external door within the eastern elevation and via a door within the southern elevation

of Building A (Photo 37). The northern wall of the room also incorporates two lower ventilation slits within the wall of Building A (Photo 37).

4.36. The southern wall within the room incorporates a further aperture (bricked up) between Rooms C1 and C2 (Photo 38), suggesting that access was used to fill the manger from a single point rather than filling from within each room independently. The reason for the brick partition between the rooms is not clear, however.

4.37. The manger within Room C2 is clay tile and concrete, and unlike the example in Room C1, sits atop a brick plinth (Photo 38). A drainage channel routes north to south through room, returning a 90 degrees to an exit point within the eastern wall, as with the example in Room C1. The roof construction in Room C2 mirrors that in Room C1, employing a single king-post truss.

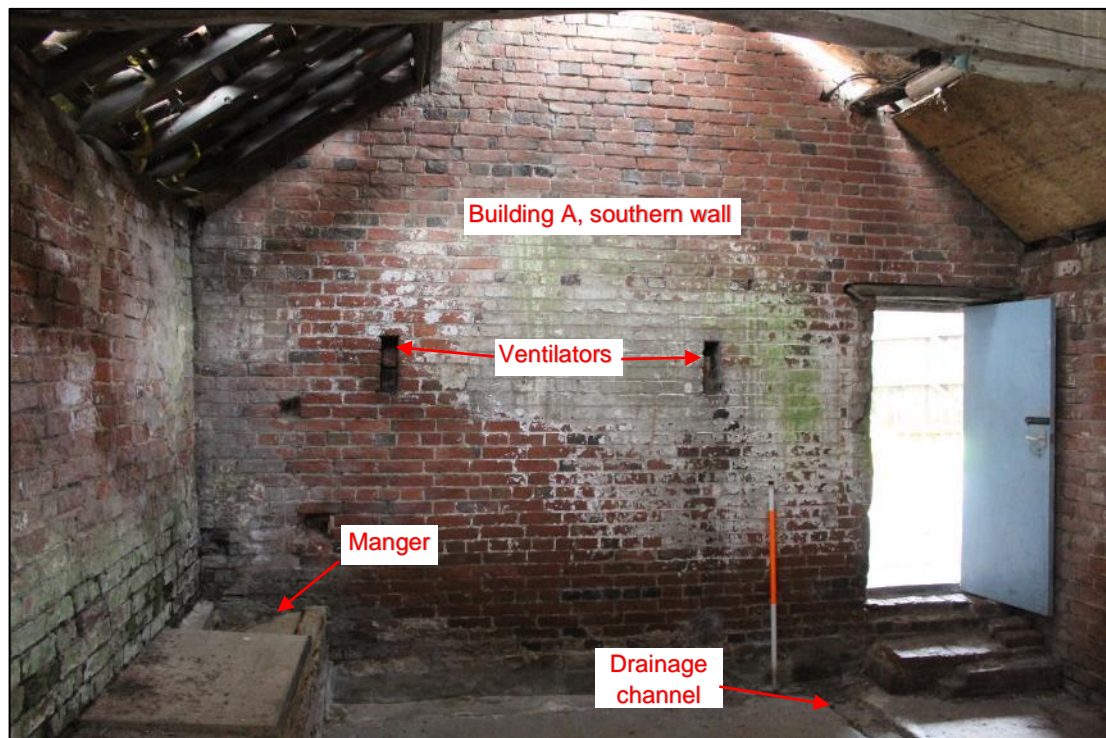


Photo 37: Room C2, looking north



Photo 38: Room C2, looking south-west

- 4.38. It is clear that the presence of the manger and drainage channel, combined with relatively low levels of light and ventilation, are suggestive of the building functioning as a former cow house. This description is reinforced by a building plan for Building D, dated 1934 (Fig. 14; NA ref: DC/WR/2/1/1/WR551) which described Building C as a 'Cowhouse' and 'Boxes'.

Building D: Milk cooling room

- 4.39. Building D (Photos 39 and 40) is a small red brick structure with pantile roof, abutted to the southern elevation of Building C. The building is described in plans dated 1934 as a milk cooling room (Fig. 14), and incorporates a single door within the eastern elevation and a blocked up window within the western elevation. Internally, a small shelf is supported on two brick stands, which appear to be depicted on the original plans (Fig. 14), otherwise the Building is empty of any features or equipment that may relate to the cold storage of milk.
- 4.40. The size of the building suggests a very small scale of milk production and possibly functioned for the benefit of the estate (Serlby Hall) only, with no wider distribution of the product.

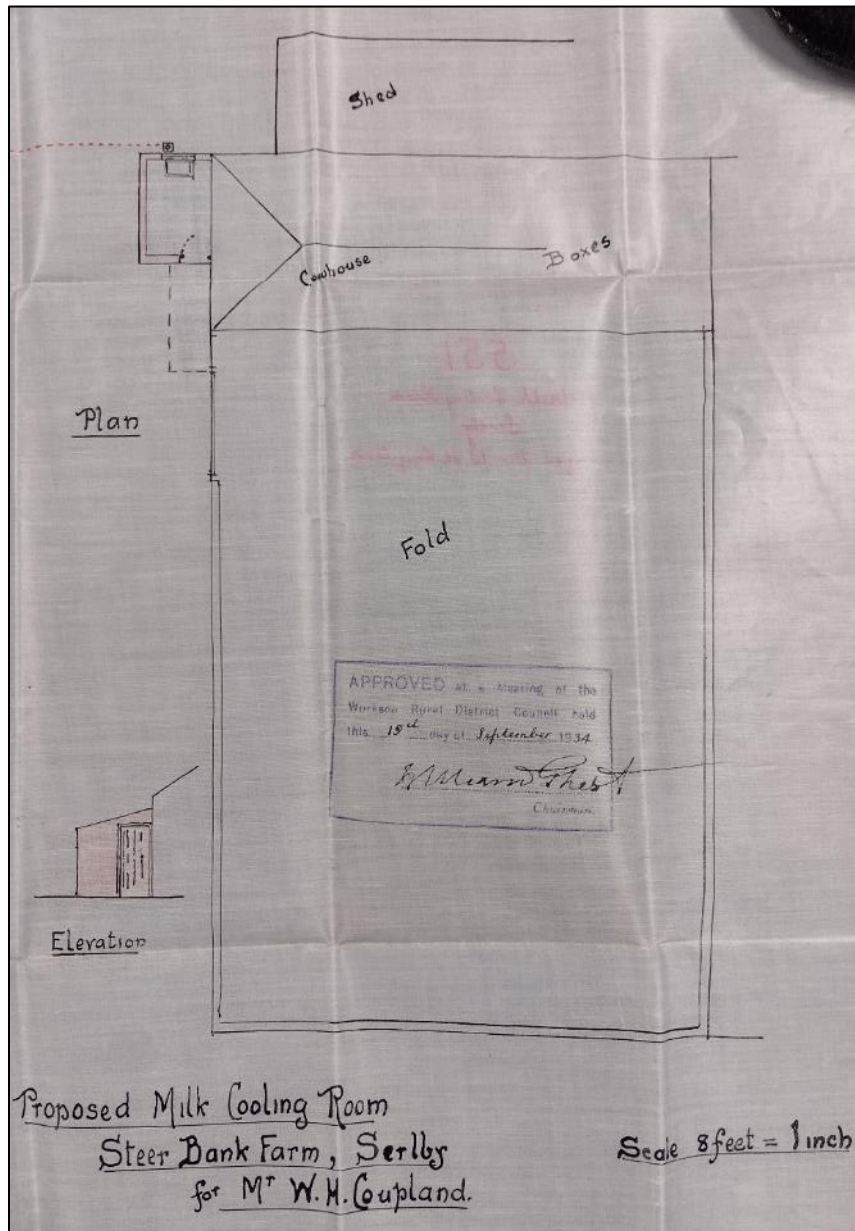


Fig. 14: 1934 plan of milk cooling room at the farm (NA ref: DC/WR/2/1/1/WR551)



Photo 39: Building D, looking north-west



Photo 40: Interior of Building D, looking west

Building E: Cart shed

Exterior

- 4.41. Building E is positioned away from the principal farmyard, at the north-eastern periphery of the farmstead. The building is abutted to the northern gable of Building

F and is orientated perpendicular, creating an overall L-shape building range in conjunction with Building F. The roof is hipped at the western extent and incorporates clay pantiles, as with the other buildings on the farm. The construction of the building comprises a combination of red brick and concrete block.

- 4.42. The eastern three bays of the northern elevation area open and incorporate steel I-beams as posts to support the roof structure, forming Room E1 (Photos 41 and 42). The western bay and western elevation of the building is faced in red brick and encloses room E2, beneath the hipped portion of the roof; this portion appears to be contemporary with the southern elevation and was likely constructed during the mid to late 20th century. The northern elevation fronts onto the current access drive to the rear of the farmstead. The orientation of the openings and access to the driveway therefore suggest a former cart shed function.



Photo 41: Building E, northern elevation



Photo 42: I-beam post, Building E

- 4.43. The eastern elevation of the building principally comprises timber planks to the upper portions with a base of red brick, laid in stretcher bond (Photo 43). The northern and southern extents of the elevation are bookended by a pair of brick pilasters of earlier appearance to the surrounding fabric, suggesting that they may have formed free standing pillars, independent of adjacent walling, that possibly suggested an open ended structure. This is also evidenced through the incorporation of 'pairs' of queen closers in each side of the pilasters, indicating the extent of the brick face (Photo 44).
- 4.44. The southern elevation comprises a red brick external wall, laid in a stretcher bond and featuring an apparent expansion joint approximately two thirds along the elevation (Photo 45). The construction of the wall appears comparatively recent, likely dating to the mid to late 20th century (Phase E). This date accords with the method of construction where a red brick external skin is presented whilst, internally, the wall consists of concrete block. Given the degree of change to the building over time, the southern elevation was likely rebuilt following the extensive changes to the south where Building E was apparently open fronted to the south, historically (Figs. 5 and 6).



Photo 43: Building E, eastern and southern elevations

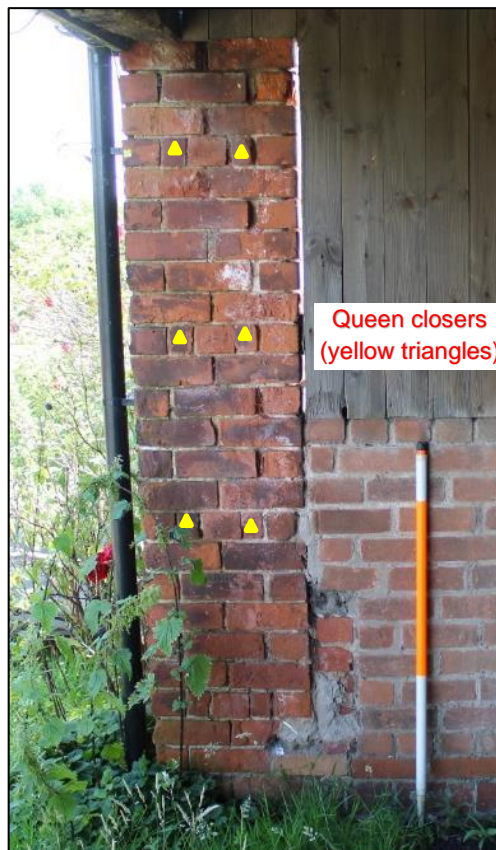


Photo 44: Detail of pilaster at north-eastern extent of Building E



Photo 45: Building E, southern elevation

Interior

- 4.45. Room E1 comprises the principal, open fronted portion of the building and was likely used to house carts or farm machinery (Photos 46 and 47). The present configuration of the room is substantially modern. Concrete block wall alignments evidence considerable alterations and imply a substantial programme of rebuilding, leaving little of the earlier building surviving beyond the pair of brick pillars at the eastern extent (Photo 44). The roof trusses comprise ubiquitous machine cut king post examples of modern (i.e. mid to late 20th century) appearance.
- 4.46. Room E2 (Photo 48) comprises a small, enclosed room at the western extent of the building that incorporates a small animal enclosure, with external access hatch. The room appears contemporary with the principal brick and concrete block body of the building and therefore dates to the mid to late 20th century (Phase E).



Photo 46: Overview of Room E1, looking south-west






Photo 47: Overview of Room E1, looking south-east



Photo 48: Room E2, looking north

4.47. Upon initial appraisal, the appearance of the building is consistent with the characteristics of a cart shed. The northern elevation (Photo 41) is mostly open and incorporates I-beam steel posts to support the roof structure above the principal opening (Photo 42), creating the configuration of a typical cart shed, albeit using non-traditional post materials. However, the historic maps (Table 4.1) record a sequence of alterations to the building, which suggest that the present configuration is not historical.

1886 OS	
1899 OS	
1921 OS	



1961-62 OS	
1989 OS	

Table 4.1: Evolution of Building E through historical OS maps

Building F: Former loose box

Exterior

- 4.48. Building F forms the eastern range of the principal courtyard and comprises a red brick building, laid in English garden wall bond, with clay pantile gabled roof. The Building is a linear configuration that incorporates three windows (one infilled) and one doorway within the western elevation (Photo 49). The doorway exhibits alteration to the surrounding brickwork that suggests that the present door represents a narrowing of the aperture from a previously wider door (Photo 50). The width of the associated brick arch lintel also evidences the previous door width and implies a possible access for cattle, suggesting a possible former use as a loose box. A bricked up window is positioned at the northern end of the building (Photo 49), possibly as a result of the building's conversion to a residential use.



Photo 49: Building F, western elevation



Photo 50: Detail of doorway alterations

- 4.49. The southern elevation is partially obscured by vegetation but incorporates a modern window unit and modern (i.e. Phase E) brickwork, laid in stretcher bond, at the eastern extent (Photo 51). This modern brickwork extends around the southern extent of the eastern elevation (Photo 52), suggesting a considerable instance of repair and rebuilding of this part of the building. A clear change in the brickwork illustrates the junction between Phases B and E (Photo 53). The clay pantile roof is straight and consistent in its appearance, implying that it was renewed during the mid to late 20th century (Phase E) or later still.



Photo 51: Building F, southern elevation



Photo 52: Building F, eastern elevation



Photo 53: Building F, southern extent of eastern elevation

Interior

- 4.50. Internally, the building most recently functioned as a residence. This is evidenced by the comprehensive partitioning of the building and character of its rooms. Rooms F1 to F5 comprise a series of standard living room (F1), kitchen (F2), bathroom (F3) and bedrooms (Rooms F4 and F5) (Photos 54 and 55), incorporating no historical features. The roof structure was visible through a loft hatch and incorporates entirely modern machine cut timbers (Photo 56).



Photo 54: Room F1, looking south-east



Photo 55: Room F2, looking north-east



Photo 56: Detail of roof structure within Building F

4.51. A planning approval, indicatively dating to 1966, sought the conversion of 'farm buildings into ancillary accommodation for farm house' (BDC planning ref: 66/02/00010). This approval likely prompted the conversion of Building F to

residential use and perhaps also the partial conversion of Building A for the extension of Building B (the farmhouse). Certainly, the Phase E fabric found throughout the farm accords with this period and suggests that Building F was converted around this time. The conversion was comprehensive such that no internal evidence for the historical use of Building F remains.

The farmstead

- 4.52. The principal farm buildings are arranged in a regular U-plan courtyard configuration, supplemented by a further boundary wall along the southern alignment of the courtyard (Photo 57). The wall comprises red brick, broadly laid in English garden wall bond with curved stone coping. A gap is present between the western extent of the wall and the southern extent of Building C, allowing for access to the yard for animals and carts.
- 4.53. The eastern portion of the farm once accommodated a collection of buildings that have now been demolished, returning this part of the farm to an L-shape configuration (Photo 58). An area of hardstanding remains visible adjacent to Building F that likely formed the base of the former open fronted structure. To the north of Building A is a small propane store (Photo 59), likely constructed as part of Phase E during the mid to late 20th century.



Photo 57: Detail of southern boundary wall, looking north



Photo 58: View of farm from the south-east



Photo 59: Propane store, looking north-west

5. STATEMENT OF SIGNIFICANCE

5.1. The following Statement of Significance has been produced with reference to the four heritage values identified in *Conservation Principles* (HE 2008) as well as utilising Historic England's guidance on the assessment of farmsteads and farm buildings including: the *National Farmstead Assessment Framework* (HE 2015), *National Farm Building Types* (HE 2014), the *Farmstead and Landscape Statement: Humberhead Levels* (HE 2020), and the *Historic Farmsteads Preliminary Character Statement: East Midlands Region* (HE 2006).

5.2. The farmstead is typical of farmsteads constructed in the Humberhead Levels during the 19th-century. The form of the farmstead has developed from a single field barn through to a regular, C-plan courtyard farmstead layout that has remained broadly unchanged since this time, accepting for the development and subsequent removal of buildings during the 20th century.

Evidential value

5.3. The late 18th/early 19th century threshing barn (Building A) is the earliest building on the farm and dates to the late 18th or early 19th century, according to historic mapping and physical fabric. According to Historic England, this would make the barn a 'rare' example, however, threshing within the arable landscape of the Humberhead Levels was a prevalent feature and late 18th-century combination barns (incorporating threshing, storage and/or animal and cart housing) are a common feature of the area (HE 2020). Despite its evident original function, Building A has been much altered and many features that identify its original threshing function have been lost, such as the original threshing floor, functioning opposing doors and apertures (owl hole, ventilators). As such, whilst the evidential value of Building A is comparatively modest it is clearly the most important building within the farmstead.

5.4. The remaining buildings generally evidence the typical pattern of farmstead development during the 19th century with a standard typology of small farm buildings that evidence the keeping of cattle and a small dairying function, possibly alongside the pre-existing arable functions of the threshing barn. Legibility of the historical function of each of the remaining buildings has been lost however and most have been converted to alternative uses. The farmhouse (Building B) evidences a degree of phased development and possibly incorporates fabric contemporary with the threshing barn but any semblance of its 'original' form has been entirely lost and the

present structure presents a much evolved and uncoherent dwelling of late 19th-century and 20th-century date. Consequently, the evidential value of the remaining farm buildings is considerably limited and value is principally derived from the grouping and arrangement of the buildings which evidences their former collective purpose and their arrangement as part of a regular courtyard plan.

Historical value

- 5.5. As a fairly modest and small example of its type, the farm does not incorporate any buildings or technology that would illustrate particular innovation of farming techniques or progress. The farm buildings are generally ubiquitous examples that do not exhibit any divergence from commonly identified building types. As such, their ability to aid our interpretation of the past is limited to that of a comparatively standard farmstead of no particular historical interest in this sense.
- 5.6. The farm harbours a historical association with nearby Serlby Hall through its common ownership by the then Viscount Galway during the mid 19th century. The farm may have therefore served to provide produce or income for the estate which lends a modest degree of historical value that helps to further an understanding of the farm's historical purpose, origin and context. The later ownership status of the farm is unclear and its association with Serlby Hall likely waned over time. This is further evidenced by the construction of a new house, approximately 120m to the south-east of the farmstead, which was constructed for the same owners of the farm, during the 1930s, suggesting a more independent situation for the farm.
- 5.7. Indicatively, the documentary and physical evidence suggests that the farm originated as a single threshing barn, with possible side extension, but possibly no residence on site. The enclosure of the surrounding landscape, by 1806, may then have prompted a shift to a more livestock focussed enterprise, with the construction of parallel ranges to house animals and the possible contemporaneous infilling of the southern door of the threshing barn, signalling the possible end of hand-threshing within the farmstead. The general siting of farmstead to more rural situations (i.e. moving away from population centres such as villages) was an identifiable trend following enclosure. It is possible that the then isolated threshing barn was identified as a focus for a larger farmstead, with attached farmhouse, focussing more on livestock rearing.

Aesthetic value

- 5.8. Aesthetic value is principally derived from the farm's sense of antiquity and vernacular features, particularly that of the threshing barn (Building A). Generally, however, the farm buildings do not exhibit an appreciable degree of aesthetic value beyond the conscious design of the farmstead arrangement and the visual appeal of the materials used in the buildings' construction. The aesthetic appeal of the farm is considerably tempered by the degree of alteration and dilution of original functions that would have added to the sense of a working 19th-century farmstead.
- 5.9. Conversely, the apparent downturn in fortunes of the farm have limited the introduction of post 1880 'non-traditional' architecture. The farm does not incorporate any modern wide span sheds or Dutch barns and, as such, the historical buildings take prominence, led by the height and scale of the threshing barn. Nevertheless, the poor condition and change to function of buildings also limits their aesthetic value.

Communal value

- 5.10. Due to its isolated position and lack of visible presence within a populated area, the farm buildings do not incorporate an appreciable historical communal function. The farm would have been worked by those who lived on site and perhaps workers from the locality that travelled to the farm. These individuals may have developed an association with the farm, however, the overall contribution of communal value is very limited.

Summary

- 5.11. The principal significance of the farm buildings is derived from the evidential value of the early fabric, mainly incorporated within the threshing barn (Building A). The comparatively early date of the building, prior to the high farming period of the mid to late 19th century, lends a degree of rarity to the building that contributes to an understanding of arable farming within the region at that time. Nevertheless, the significance of the building, and by extension the farm, is limited by the overall condition and degree of alteration to all of the buildings. The legibility of the farm's function and operation has diminished over time and the evident changes to the building fabric has contributed to its limited significance.

6. CONCLUSIONS

- 6.1. Steer Bank Farm comprises a small, regular courtyard plan farmstead that has historical associations with the nearby Serlby Hall estate and historical ownership by the Viscount(s) of Galway. The farm originated as a single threshing barn, situated close to a nearby track, that developed over the course of the 19th and early 20th centuries through the addition of further buildings and apparent divergence into small-scale pastoral farming. Despite the variation in architecture and function, the buildings incorporate a common palette of red brick and clay pantiles that typifies the character of farms across Nottinghamshire.
- 6.2. The surviving buildings within the farm evidence much alteration and their condition is varied. The historical farming functions have ceased and the buildings have been converted to primarily domestic and residential use, with some limited stabling for recreational horse riding. As a consequence, the survival of fixtures and fittings is extremely limited and the principal significance of the farm buildings lies in their structural fabric and identifiable form and historical functions only.
- 6.3. In this sense, Building A (the threshing barn) incorporates the greatest significance, due to its age, scale and identifiable original purpose. The building retains many elements that evidence its threshing barn function such as surviving threshing doors and plank, infilled ventilator slits, owl hole, and single internal space. The building has however, been much compromised through the infilling of a threshing doorway, apertures and introduction of a modern residential 'cell' and domestic style windows.
- 6.4. The remaining farm buildings are later in construction, spanning the mid 19th century to late 20th century, and evidence much alteration, conversion and rebuilding. The legibility of the farm's function and operation has diminished over time and the evident changes to the building fabric has contributed to their overall limited significance.

7. REFERENCES

Brunskill R. W. 1987 *Traditional Farm Buildings of Britain*

Chartered Institute for Archaeologists 2021 *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures.*

Cotswold Archaeology 2023 *Written Scheme of Investigation for Historic Building Recording*

Harris. R. 1993 *Discovering Timber-Framed Buildings*

Historic England 2006 *Historic Farmsteads Preliminary Character Statement: East Midlands Region*

Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England 2014 *National Farm Building Types*

Historic England 2015 *National Farmstead Assessment Framework*

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

Historic England 2020 *Farmstead and Landscape Statement: Humberhead Levels*

Lake. J. 1989 *Historic Farm Buildings*

Cartographic sources

1806 Enclosure map of Styrrup, Oldcoats, Harworth and part of Norney (Nottinghamshire Archives, ref: EA 16/4)

1843 Tithe map (Nottinghamshire Archives, ref: AT 130/1C)

1886 25-inch OS map

1899 25-inch OS map

1921 25-inch OS map

1961-62 25-inch OS map

1989 1:2500 OS map

Subsequent Ordnance Survey maps viewed at: www.promap.co.uk
<http://www.envirocheck.co.uk/> and www.maps.nls.uk/geo/find/

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

