

GRIMWITH HOUSE, GRIMWITH RESERVOIR,  
APPLETREEWICK, NORTH YORKSHIRE

ARCHITECTURAL ASSESSMENT

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Report no: 2010/371.R01  
Version: Final  
Date: January 2011  
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## EXECUTIVE SUMMARY

In February 2010, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by the Yorkshire Dales National Park Authority (YDNPA) to undertake an historic building survey of the ruined farm complex known as Grimwith House, located on the east end of Grimwith Reservoir, Appletreewick, North Yorkshire (NGR SE 0701 6468). The resulting report could then be used by others to provide information for interpretation, to inform any future options appraisal for the complex, and to identify any urgent repairs that might be necessary. However, the extent of the survey work had to be amended due to constraints over access into the buildings. As a result, the survey should be seen more as an architectural assessment rather than a detailed historic building survey.

The survey work uncovered no firm evidence for either structural or earthwork features pre-dating the early post-medieval period. However, Grimwith undoubtedly owes its existence to the development of the Bolton Priory estate here during the medieval period. There was a vaccary (cattle farm) at Grimwith by 1302, and almost certainly for some time before this. The core of the vaccary may have been represented by the building complex and surrounding irregularly shaped enclosures named as Grimwith in 1853, together with extensive surrounding grazing pastures; unfortunately, the physical remains of this core area have been almost completely destroyed by the construction and subsequent extension of the reservoir. The priory's estates at Grimwith were leased out during the later medieval period, and this may have resulted in the partitioning of larger former blocks of land or the development of the vaccary into a small community. By the late 15th century, the Grimwith vaccary was leased by a R Harton, while at the Dissolution it was leased by John Hebden.

The Grimwith House complex comprises three buildings set around a yard, a large farmhouse to the north, an east range and a barn to the south; there is also a detached garage building to the south-east. An enclosure to the east is bounded by a drystone wall containing a few items of wall furniture, and there is a sheepfold in the south-east corner.

The garage building is depicted in 1853 as an isolated squat T-shaped structure named as 'High House'. The southern projection may have been a rear stair or service outshot while the length of the house suggests that it comprised three or four cells. The structure was significantly altered between 1853 and 1891, although a late 17th century chamfered doorway remains as well as a blocked internal fireplace. The building is probably associated with the general period of rebuilding in and around Grimwith during the 17th century, and it appears to be connected with the adjacent regular 'Shaws' field system.

Documentary sources suggest that the Grimwith House farmstead was built soon after the creation of Grimwith reservoir in 1864, to replace the pre-existing complex in the hamlet which was subsequently submerged. In the late 19th century it was occupied by William Sedgwick and his family. The complex is a well preserved, and unusually unspoilt and unmodernised, example of a largely single-phase later Victorian integrated and compact farmstead, which reflects many of the developments in agriculture which had taken place over the previous century. The farmhouse contains an integral stable and carriage house in its south end, and closer internal inspection might reveal evidence for the segregated accommodation of farm labourers and family. The seven celled east range and separate barn were planned to accommodate a variety of stock (pigs, hens and cattle) and perform a number of functions efficiently within a compact area. The east range may have been of two full storeys originally, and the section of yard wall between the house and the range shows evidence of having been raised when an impressive arched opening was created. Surprisingly, no evidence was identified for the mechanisation of either crop or foodstuff processing, but detailed internal survey was not possible. It would be beneficial to investigate the other surviving lathes within the 'Shaws' field system, to see how they might have operated in conjunction with the Grimwith House complex.



# 1 INTRODUCTION

## **Reasons and Circumstances for the Project**

- 1.1 In February 2010, Ed Dennison Archaeological Services (EDAS) Ltd were commissioned by Mr Robert White, Senior Conservation Archaeologist of the Yorkshire Dales National Park Authority (YDNPA) to undertake an historic building survey of the ruined farm complex known as Grimwith House, located on the east end of Grimwith Reservoir, Appletreewick, North Yorkshire (NGR SE 0701 6468). In summary, the project involved a drawn and photographic survey of the remains, augmented by a detailed descriptive record and report. The resulting report could then be used by others to provide information for interpretation, to inform any future options appraisal for the complex, and to identify any urgent repairs that might be necessary.
- 1.2 The scope of the building survey was defined by a brief issued by the YDNPA and an EDAS methods statement (see Appendices 2 and 3). In the event however, the extent of the survey work had to be amended due to constraints over access into the buildings imposed by the landowners, Yorkshire Water Services Ltd. As a result, the survey should be seen more as an architectural assessment rather than a detailed historic building survey.

## **Site Location and Description**

- 1.3 The group of buildings forming the now abandoned Grimwith House farm complex occupies a promontory on the eastern side of Grimwith Reservoir, at an elevation of c.290m AOD (at NGR SE 0701 6468) (see figure 1). It is situated in the civil parish of Appletreewick in the county of North Yorkshire, but formerly in the West Riding of Yorkshire. The enlargement of the original mid 19th century reservoir was authorised in 1974 and construction commenced in 1975; as a result, the building complex is now surrounded by the reservoir to the north, west and south (see figure 2). There is no public access to the complex although a roughly metalled vehicle track, used and maintained both by Yorkshire Water and the Grimwith Estate and also forming a public footpath, passes some 150m to the east. The complex now stands within an area of rough pasture and reeds, and is owned by Yorkshire Water Services Ltd.
- 1.4 The farm complex comprises a large double-pile house with integral carriage house, a range of stables and a large hay barn with a further small building to the east (see figure 2; plates 1 and 2). All the four structures were in relatively poor structural condition at the time of the survey. The house was roofless, the eastern half having largely collapsed; although there have been some relatively recent conservation works (see below), the house had clearly not been in any regular use for a considerable period of time. It was surrounded by a high post and wire fence, with an unlocked gateway in the north side. The complex is located within the Yorkshire Dales National Park but none of the buildings are listed or subject to any other statutory protection.

## **Survey Methodology**

- 1.5 As noted above, the initial scope of the architectural survey work was defined by a YDNPA brief and a subsequent EDAS methods statement (see Appendices 2 and 3). However, this was amended at a later date as health and safety concerns meant that the landowners, Yorkshire Water Services Ltd, were unable to grant

access into the interior of any of the buildings within the site complex. As a result, recording was confined to an external survey only on 6th May 2010.

#### *Documentary Research*

- 1.6 No new documentary research was required to be undertaken as part of the project. However, all readily available material, including historic map coverage and aerial photographs, was consulted, some of which was made available by the YDNPA. Information from the various census data was also collected ([www.ancestry.co.uk](http://www.ancestry.co.uk)). Although the farm complex itself does not appear to have been the subject of any previous detailed survey work, surveys undertaken by members of the North Yorkshire and Cleveland Vernacular Buildings Study Group (NYCVBSG) on buildings in the surrounding area during the late 1970s are particularly valuable, as they provide significant contextual information from buildings which have subsequently either been heavily altered or destroyed (Barley, Voakes & Harrison 1977a; Barley, Voakes & Harrison 1977b). A full list of the sources consulted, together with their references, is given in the bibliography below.

#### *Drawn Survey*

- 1.7 Ground floor plans of the four buildings representing the farm complex were produced at a scale of 1:50, using hand-measurement techniques. The resulting plans show all significant details such as openings (blocked or unblocked), inserted doorways, fittings, joist sockets etc. Although no access was allowed into the interior of any of the buildings, it was possible in some instances to obtain accurate measurements using hand-held remote measuring equipment pointed through doorway or window openings. Nevertheless, all internal detailing depicted on the ground floor plans should be treated as a sketch survey, and not an accurate depiction; this is particularly the case for the farmhouse and the barn.
- 1.8 A basic walkover survey of the promontory on which the farm complex is located, and particularly of the walled enclosure to the east, was undertaken to identify any outlying features of archaeological or historic interest. The drystone boundary walls and any wall furniture were also inspected and records made. Any identified features were sketched onto an enlarged extract of the 1st edition Ordnance Survey 25" to 1 mile map.

#### *Photographic Survey*

- 1.9 The drawn survey was supplemented by a photographic survey. This comprised a general external photographic record together with close-up photography of significant details; the former includes shots taken at right angles to the main elevations as well as general oblique views to show the buildings and other features in their settings. No internal photographs were taken due to the limitations of access. However, where it was safe to do so, a limited number of internal views were obtained by pointing the camera through open doorways or windows.
- 1.10 The photographic guidelines produced by English Heritage (2006, 10-12) were followed and each photograph was provided with a scale where appropriate. Colour photographs were taken using a Panasonic Lumix digital camera with 10 megapixel resolution, and a total of 97 photographs were taken; a selection has been reproduced for illustrative purposes in this report. All photographs have been clearly numbered and labelled with the subject, orientation, date taken and

photographer's name, and are cross referenced to film numbers. The photographic record appears as Appendix 1.

### **Report and Archive**

- 1.11 This report forms a basic written record of the farm complex, prepared from the sources of information set out above, and analyses its form, function, history, and sequence of development, as far as is possible using the previously gathered information and bearing in mind the access limitations. The complex is also placed within its historical, social and agricultural context, where possible.
- 1.12 The full archive, comprising paper, magnetic and plastic media, relating to the project has been ordered and indexed according to the standards set by the National Archaeological Record (EDAS site code GHG 10). It was deposited with the YDNPA on the completion of the project.

## 2 HISTORICAL BACKGROUND

- 2.1 The area to the north and east of Grimwith is noted for its prehistoric remains (e.g. BHWB 1996), and intensive field study at Hebden, to the south-west, may have provided evidence for oval enclosures comparable to others in the region which are dated to the Romano-British period (Beaumont 2006, 34). Hebden was also located on an important trans-Pennine routeway, used extensively by the large monastic estates that developed in the area, and it is possible that Appletreewick township, including Grimwith, formed part of a large Anglo-Saxon estate and parish centred on Burnsall; in the late 14th century Poll Tax returns, Appletreewick listed a higher number of craftsmen than either Grassington or Hebden (Beaumont 2006, 34). Redmonds suggests that there had been a settlement at Grimwith since at least the late 13th century. Until recently, the earliest known spelling, from c.1540, was 'Grymwith House' and this was thought to derive from something approximating to 'goblin wood' (Gambles 1995, 68). However, a family called Grymmoth was living in Appletreewick in 1473, possibly descended from the Gyrmouths who were taxed there in 1379. This family, typically spelled 'de Gyrmouth', can be traced back to 1296 in the area, and Redmonds proposes that Grimwith was the site of their house (Redmonds 2004, 64).
- 2.2 As has been noted, there were extensive monastic estates in the area, particularly those belonging to Bolton Abbey, and Grimwith appears to have formed part of one of these. The Priory's accounts for 1302-03, under the heading 'Custus Domorum et Molendinorum', record '*In domo vaccar(ie) de Gyrenue facienda xliij.s. ij.d*' (Kershaw & Smith 2000, 147). Although *vaccaria* translates as 'cattle farm', work on monastic estates within the Yorkshire Dales has demonstrated that a range of other animals might have been accommodated, and they had need for access to different types of grazing and therefore influenced the arrangement of the very extensive grazing pastures within which the farms were located (Moorhouse 2003, 336-341). The same also applies to *bercaria* or sheep farms, of which Bolton Priory had two in close proximity to Grimwith, at Gate Up to the north-east and Nussey (near Appletreewick), with a third, unlocated in 2000, at Crofton, near Appletreewick (Kershaw 1970, 10; Kershaw & Smith 2000, viii). There are numerous entries for Grimwith in the surviving Priory documentation, but they are not listed exhaustively here.
- 2.3 From the late 14th century onwards, monastic estates were leased out for cash income, sometimes resulting in the partitioning of larger former blocks of land or the development of vaccaries into small communities (Moorhouse 2003, 336-341 & 344). This may well have taken place at Grimwith, as the rentals for 1473 list under 'Farnhill, Tenants at Will': '*There is a vaccary there called Grymmothouse with 24 ac. meadow in severalty, each acre of which is extended by the rental of R. Harton at 3s yearly, and the house with common pasture is extended by the aforesaid rental at 6s 8d yearly; altogether £3 18s. 8d*' (Kershaw 1970, 10).
- 2.4 The same R Harton was also leasing the bercary at Gaythop (Gate Up) and that at Croftonhouse, suggesting that he was tenant of three farms which probably bordered one another and which together covered an extensive area. The Priory's 1538-39 dissolution rental records under Appletreewick, Tenants at Will: '*21s 4d for the farm of 1 ten. with appurt, there called Grymwith House .. in the tenure of John Hebden by indenture as is said*' (Kershaw 1970, 10).
- 2.5 In the adjacent township of Hebden, a widespread re-distribution of land commenced with the dissemination of monastic holdings after the Dissolution (Beaumont 2006, 35), and it is possible that a similar process occurred in

Appletreewick and at Grimwith. In Hebden, during the late 17th and early 18th centuries, cruck-framed buildings with thatched roofs were re-built in stone, and there are many surviving examples of late 17th century houses. The rebuilding accompanied a period of agricultural prosperity resulting from general improvements in the management of livestock (Beaumont 2006, 36-37).

- 2.6 Prior to the creation of Grimwith Reservoir in 1864 (see below), the small hamlet of Grimwith was located on the west side of the Grimwith Beck, just below the confluence with Cadger Beck. The 1853 Ordnance Survey 6" map shows a group of mainly long, rectangular buildings laid out on a linear north-east/south-west alignment in a shallow angle on the north side of the Grimwith Beck (see figure 3). The main 19th century access to the hamlet was via an enclosed trackway to the south-west, which crossed the Grimwith Beck via a ford. To the north-west of the hamlet, there were a number of irregularly shaped enclosures, perhaps denoting the core area of the former vaccary, with extensive areas of open moorland grazing beyond. The irregularly shaped enclosures contained a number of 'Lathes', e.g. Dry Bank Lathe and Stoners Lathe, isolated buildings, presumably agricultural barns, situated adjacent to tracks or footpaths.
- 2.7 To the east of Grimwith, the majority of the farm complex forming the subject of this report had yet to be built. The area was marked as 'Shaws' and was formed by a series of sub-rectangular enclosures, far more regular than those in the vicinity as shown on the 1853 map. The northern edge of Shaws was marked by a prominent and straight boundary whereas the south boundary was formed by Kellshaw Dike. There are a number of lathes marked in the south-east part of the Shaws area, which is connected to Grimwith by a footpath running through the enclosures. On the north side of Shaws, within and immediately adjacent to the north boundary, a squat T-shaped building is named as 'High House' (see figure 4). It is difficult to know whether it is another lathe or an actual farmstead, but the fact that it is named as 'House' rather than 'Lathe' might imply it was more than just a barn. The house was accessed by a track running north-east from Grimwith and then parallel to the northern edge of the enclosures, and it would appear to be associated with the new 'Shaws' enclosures.
- 2.8 The location of some of Bolton Priory's other farms referred to above can also be clearly discerned on the Ordnance Survey 1853 6" map. For example, Gate Up was located on the north slope of a small valley situated at the confluence of Gate Up Gill and Grimwith Beck. In 1853, it was formed by a small number of standing and ruined structures, accessible by a number of different routes, including one from Grimwith to the south-east. Gate Up lay at the centre of a number of small, irregularly shaped enclosures, with the larger enclosed area of Gate Up Pasture running northwards along the north side of the Gate Up Gill. One of the late 17th century buildings at Gate Up has recently been the subject of another architectural assessment (Richardson & Dennison 2009).
- 2.9 Grimwith reservoir was created in 1864, one of eleven such structures built by the Corporation of Bradford; at 20 miles from the town centre as the crow flies, it was the most distant reservoir of the group. It was used for compensation, rather than storage or service (James 1866, 120). The massive impact that the construction of the reservoir had on the earlier landscape at Grimwith is clearly demonstrated by the Ordnance Survey 1st edition 25" to 1 mile map of 1891 (see figure 3). The hamlet named as Grimwith in 1853 had been completely destroyed to make way for the weir forming the inlet into the reservoir from the Grimwith Beck. Many of the irregularly shaped enclosures to the north-east had fallen into disuse, with the lathes no longer accessible by tracks or footpaths. However, to the east, the

enclosures forming the area previously named as Shaws remained, although their internal layout had been somewhat simplified, and a further group of regular enclosures had been added onto their north side, almost reaching the Cadger Beck.

- 2.10 The farm complex forming the subject of this report had been built in the north-west corner of one of the new enclosures, which covers an area of 2.172 acres (c.0.88 hectares). The 1891 25" map shows that it comprised a sub-rectangular enclosed yard, with a range divided into seven small cells on the west side, and larger buildings on the north and south ends, all on a general north-west/south-east alignment (see figure 4). The complex, which is named as 'Grimwith House', was reached via a trackway branching off the enclosed road/track which had been built around the east and north sides of the reservoir. On the south side of the enclosure containing the farm complex, there were several small conjoined enclosures and a single building, the remnant of the 'High House' shown here in 1853, and also a named 'sheepfold' in the south-east corner. Tracks or footpaths ran south-east from the farm complex to High Lathe and High Shaws Lathe in the enclosures to the south-east. There is no change to the depiction of the complex on the later Ordnance Survey 1909 25" map.
- 2.11 It is not known precisely how long after the construction of the reservoir in 1864 that Grimwith House was built. However, it was extant by 1871 as it is specifically named in the census of that year, when it was occupied by William Sedgwick, described as a 40 year old farmer of 640 acres, together with his wife Mary and his seven children all aged under 11 (TNA RG10/4270, f79 p17); he came from his father's 99 acre farm at Chapel House to the north-west of Grassington (TNA RG 9/3191, f78 p6). Inexplicably, there is no mention of the house or the family in the 1881 census, but the 1891 census shows that William Sedgwick, his wife and three children still lived at the house, together with a farm servant (TNA RG12/3505 f50, p8). William Sedgwick was apparently born in 1833, married Mary Ann Chapman in 1859 and died in 1918; his youngest daughter, Judith Alice Sedgwick died in April 1947 ([www.sedgwickuk.org.uk](http://www.sedgwickuk.org.uk)). In 1971, Sedgwick's 640 acres made him one of the largest farmers in the area, and it is interesting to note that the two farmers in Grimwith in 1851 (Mary Swale and William Hawley) had between them 675 acres (TNA HO107/2279) - perhaps Sedgwick was farming the equivalent of these two older holdings which must have been reallocated after the reservoir was constructed.
- 2.12 Following an agreement made in 1970, the Grimwith reservoir was increased by seven times in area and the dam level raised by 20 metres; the enlargement was completed in 1983, making the reservoir the largest owned by Yorkshire Water. The resulting increase in water levels left the farm complex isolated on a promontory. The complex is believed to have been last occupied during the 1970s, but no further information is available on the post-19th century residents; it may have been abandoned in conjunction with the enlargement of the reservoir.

### 3 ARCHITECTURAL DESCRIPTION

#### Introduction

- 3.1 The farm complex is described below in a logical sequence. The complex consists of four main structures which, for the purposes of description, these have been termed the house, the east range, the barn and the garage. The plan form, structure and architectural detailing of each building is described first, followed by the external elevations and a circulation description of the interior. Reference should also be made to the ground floor plans (figures 5 to 8) and the photographs appended to this report. Appendix 1 provides a catalogue of all the photographs taken, and the photographs are referenced in the following text in square brackets with bold type, the numbers before the stroke representing the film number and the number after indicating the frame (e.g. [1/32]).
- 3.2 The buildings are aligned either very slightly north-west/south-east or just off east-west, but for ease of description, they are considered to be aligned either east-west or north-south. Unless otherwise noted, the terms used to describe surviving timber and roof structures are taken from Alcock and Hall (1994), Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.

#### The Setting

- 3.3 As has already been noted, due to the raising of the water levels following the enlargement of the reservoir carried out between 1970 and 1983, the farm complex now stands on a promontory, isolated from the surrounding landscape [1/321, 1/322, 1/369 and 1/410 to 1/412]. The ground to the immediate north and south of the complex slopes gently downwards towards the sand and shingle beach of the reservoir. To the west, there is a slightly wider area of level ground, which appears devoid of any earlier earthworks or other features. However, to the immediate west of the farmhouse, a narrow and slightly raised embankment or terrace can be seen. It is aligned almost east-west and is c.2m wide by 30m long, and the surface is firmer than the surrounding ground. It is clearly visible on modern vertical aerial photographs (e.g. Google Earth - taken 2nd July 2009; see plate 1), and it coincides with the north side of the enclosure marked here on the Ordnance Survey 1891 map. A rectangular enclosure is indicated on the immediate south side of the boundary by a dashed line in 1891 (see figure 3).

#### Farm Enclosure (see figure 5)

- 3.4 The enclosure to the east of the farm complex is a remnant of those shown in 1891, but the others to which it was conjoined to the east and south have been partly destroyed to make way for the reservoir access track. The interior of the enclosure was rough pasture at the time of the survey. The ground surface slopes very gently downwards from the farm complex at the west end towards a sheepfold in the south-east corner, where the ground is wetter with a dense covering of long grass and reeds. There are several poorly defined scarps in the area to the immediate east of the farm complex that might represent the remains of structures or former partitions, but it is thought unlikely that they pre-date the complex itself, and they may result from the underlying geology or geomorphological processes. Other than this, the interior of the enclosure appears devoid of earlier earthworks or other features.

- 3.5 Described from the north-west corner in a clockwise direction, the enclosure boundary wall has a gateway on the north side of the house. The wall then curves around sharply to run east; here the wall stands 1.10m high and is built of roughly coursed and squared millstone grit rubble, with no throughs and upright coping [1/316]. The historic Ordnance Survey maps show a right-angled turn here, and it is likely that the present curve represents a modern rebuilding. The wall then has a slightly sinuous plan, and is battered in profile, measuring 0.75m wide at the base. Some 3m east of the north-east corner, the wall contains a straight joint, and some 25m further to the east, two short walls project from the main wall line [1/317] (see plate 3). Together, these may define a small former structure, measuring 1.50m north-south by 2.80m east-west. The possible structure is a later, perhaps modern, addition to the wall line, as a small enclosure (now removed) is shown on the north side of the wall here in 1891. To the immediate east of the small structure, there is a 1.0m gap in the enclosure wall, apparently a later insertion, and 3.65m to the east of this, a step stile [1/318]. From here, the wall continues on a straighter alignment and contains no further wall furniture until the north-east corner of the enclosure; this section of the enclosure wall stands 1.4m high and is built of roughly coursed and squared millstone grit rubble. There is a single intermittent course of throughstones and upright coping, and the wall is also less battered than to the west, tapering in width from 0.50m to only 0.45m from base to top.
- 3.6 In the north-east corner of the enclosure, the enclosure wall turns sharply to the south, where it has the same form as seen in the western part of the north side. There may be a blocked gateway in the northern half of the east wall, while in the approximate centre, there is a surviving gateway with gritstone stoops 1.10m high [1/319].
- 3.7 Beyond a sheepfold in the south-east corner (see below), the south wall of the enclosure runs for a further 7.50m to the west, after which point it has either completely collapsed or more likely been deliberately cleared, removing almost completely the angled section and associated small enclosures shown here in 1891 which represent the former High House shown in 1853. That part of the south enclosure wall which survives to the west of the garage stands up to 1.50m in height. It butts the west gable of the garage, is built of roughly coursed squared millstone grit rubble, with few throughs and upright coping. The wall is only slightly battered in profile, and measures 0.70m wide at the base and tapering to 0.45m at the top. There is also a c.4m gap between the west end of the wall and the barn.

#### **Sheepfold** (see figure 5)

- 3.8 A sheepfold in the south-east corner of the enclosure, shown in 1891, is sub-rectangular in plan, aligned east-west, with overall dimensions of 12.70m long by 6.50m wide [1/320] (see plate 4). There is a small 1.0m wide gateway in the south-east corner, and a second, wider gateway with gritstone stoops in the centre of the west wall [1/322]. The external walls of the sheepfold stand 1.40m in height, and are similar in form to the east wall of the enclosure, although the north wall of the sheepfold butts the main enclosure wall. The interior of the sheepfold is divided into two cells of unequal size by a cross-wall, which is a later, post-1891 addition. The cross-wall is slightly lower and wider than the external walls, and has a flat slab coping [1/323]. It is now partly collapsed, but once had a narrow gateway at the south end. The larger, east cell of the sheepfold has a sheep creep with a flat stone lintel towards the east end of its north side.



### **The Yard** (see figure 6)

- 3.9 Three of the farm buildings (the house, the east range and the barn) are arranged around three sides of an enclosed yard; the house lies to the north, the east range on the east side and the barn to the south. The yard is almost square in plan and has maximum internal dimensions of 18.00m north-south by 16.30m east-west. In 1891, the main point of access was at the south-west corner, where a gateway remains [1/384]; it has hammer-dressed millstone grit stoops with curved heads. The wall to the east of the gateway butts the barn, but is in a rather poor condition. The short wall to the west is in better condition and incorporates what appears to be a re-used early lintel or sill, possibly 17th century in date. This wall then returns to the north and runs straight as far as the house, which it also butts. Along the west side of the yard, the majority of the wall stands 1.50m high, and is built of reasonably well coursed and squared millstone grit with flat hammer-dressed coping. The west (outer) face of the wall is butted by two low stub walls, only c.2m long but almost 0.70m wide [1/372]. They are set 6.70m apart and the west ends may once have been battered. Unless the yard wall was once much higher, the stub walls appear to be unnecessary as buttresses, and so may once have formed the gable ends of an open-sided structure, although none is shown here in 1891.
- 3.10 The north wall of the yard, running between the house and the east range stands almost 4.0m in height [1/381]. The lower c.2m of the wall is built of coursed squared millstone grit set with a lime mortar and is contemporary with the north gable of the range [1/354]. The upper c.2m is much less well built than the lower part, largely of unmortared rubble, and has flat hammer-dressed coping; this implies a later increasing in height, and the upper part runs over the roof of the west range (see below). A small opening has been crudely cut through it at the west end, but towards the centre, it incorporates an opening contemporary with the possible heightening, 2.40m wide and 2.0m high, with a broad arched head of neatly cut voussoirs and similarly treated substantial jambs, all hammer-dressed [1/356 and 1/402] (see plate 5). At a subsequent date, the northern half of the opening has been blocked, to reduce its width by half; this blocking is well made with quoined and mortared stonework.
- 3.11 The south yard wall running between the barn and the east range stands 3.0m in height [1/345 and 1/346] (see plate 6). It is built of roughly coursed squared millstone grit and butts the barn but is continuous with the south gable of the range. There is an inserted doorway at its east end, with a stone lintel and heavily mortared jambs, which has subsequently been partly blocked by a drystone blocking. To the west, there is a small blocked window; its sill, lintel and jambs are massive and well dressed, and the lintel has both horizontal and margin tooling.

### **The House** (see figure 7)

#### *Plan form, structure and materials*

- 3.12 The house stands on the north side of the farm complex and had attained its current plan by 1891. It is of two storeys and is rectangular in plan, with maximum external dimensions of 16.10m north-south by 9.60m east-west; there is a cellar beneath part of the northern end and a projecting single storey porch towards the north end of the east side. It has a pitched roof covered with stone slates, and stone coping to both ridge and gables. There is a pair of short end ridge stacks, a third ridge stack to the north of centre, and a fourth stack to the south of centre at the base of the east roof slope [1/357]. The house is built of coursed squared millstone grit, laid to a slightly watershot profile, and probably once set with a lime

mortar, although almost the whole of the exterior has been subsequently repointed using a modern cement mortar. There are large hammer-dressed quoins, some with margin tooling, to all four corners of the house [1/403] and also to the external angles of the porch. The external walls have an average width of 0.60m, although those of the porch are slightly narrower.

### *External elevations*

- 3.13 The east elevation [1/357 and 1/358] can be divided into two parts of approximately equal size (see plate 7). The south part is completely blank. The east part is almost symmetrical around the single-storey porch to the ground floor. The porch [1/361] has a doorway in the south wall, retaining a board and batten door, and is lit by a small window in the east gable. On the ground floor, the porch is flanked to the north and south by windows, with similar windows set directly above to the first floor; a small central first floor window over the porch is a later insertion. All windows have plain lintels, sills and jambs formed from single pieces of stone. Only the south ground floor window was not boarded up at the time of the survey [1/359], and it was of two lights, separated by a slightly recessed flat mullion; each light was fitted with a two-pane (1 over 1) horned sash. Directly beneath this window, a light well [1/360], now filled with debris, once lit a cellar window.
- 3.14 The north gable has a single ground floor window to the west side, and two windows above to the first floor, placed symmetrically within the gable [1/365]. All three windows are of the same size and almost certainly of the same form, although only the east first floor window remained unboarded at the time of the survey. Each window has a slightly projecting moulded architrave [1/366] (see plate 9) and the east first floor window retains a four-pane (2 over 2) horned sash. The quoins rise to slightly projecting plain kneelers which support the gable coping. There is a drain, carved out of a solid piece of stone [1/367], at the base of the gable's north-west corner.
- 3.15 The west elevation [1/368] displays the same sparse detailing as the north gable, although this is the most prominent side of the house, looking down the valley. It is of three bays, each bay having a single window to the ground and first floors. All the windows have the same projecting and moulded architrave as seen on the north gable, and several retain 4-pane (2 over 2) horned sashes [1/370]. The exception is the ground floor window of the southern bay, lighting the integral stable (see below). This is of two lights, the lights separated by a plain chamfered mullion [1/371].
- 3.16 As with the north gable, the quoins of the south gable rise to slightly projecting plain kneelers which support the gable coping [1/403] (see plate 8). A doorway at the west end with interrupted jambs and retaining a plank and batten door formerly gave access to an integral stable. This door retains historic graffiti on its external face, including the initials 'A H' and 'J W J 1936' [1/409]. A broad arched doorway with a head of well-cut voussoirs towards the east end of the gable once led into the integral carriage house [1/404]. The width of this doorway has subsequently been reduced by half to create a narrower doorway with an adjacent window, in a similar fashion to the larger half-blocked arched entrance in the north wall of the yard (see above). There is a small square window to the centre of the first floor.

### *Circulation*

- 3.17 It should be noted that no access to the inside of the house was possible, and so only the briefest of descriptions can be given of the internal arrangements, and much of this is surmised from looking through openings etc.
- 3.18 Internally, the house has a double-pile plan and is split into two parts; a domestic part which occupies the northern two thirds of the building and an integral stable and carriage house which forms the remaining southern third. The principal access to the interior of the domestic part was through the porch to the east elevation. Here, the doorway in the south wall led to the inside of the porch, which was fitted with a coat rail to the plastered north wall [1/362]. The porch gave access to a passage with plastered walls painted off white [1/363]. On the north side of the passage, there are two doors, one leading to the steps down to the cellar and the other perhaps into an under-stair storage area. A doorway in the south side of the passage must have led into the south-east corner room of this part of the house, which may have formed the kitchen. This in turn appears to have led through into the south-west corner room, which was probably heated and lit by one of the large sash windows in the west elevation. At its west end, the entrance passage turns to the north, and most probably leads to the staircase rising to the first floor; the north-west corner room must also be accessible from here. This room was well lit with windows in the north and west sides, and was also probably heated. It is assumed that the disposition of the first floor rooms was similar to that on the ground floor.
- 3.19 The integral carriage house at the south end of the house was entered through the broad arched, partially blocked, opening towards the east end of the south gable, although it could also be accessed internally from the main body of the house through a doorway in the north wall. A set of steeply inclined wooden steps in the south-east corner rose to the first floor [1/405]. An *ex situ* board and batten door has been leant against the east wall. To the south of this door, there is a small splayed recess and to the north, a copper situated within a larger recess [1/406]. The integral stable, reached through the doorway at the west end of the south gable, has a pair of stalls set against the north wall [1/407 and 1/408]. The board and batten stall partitions have slightly curvilinear top-rails that rise gently from south to north; the head and heel posts both rise as far as the ceiling joists. Each stall was once equipped both with a wooden manger and a hay rack. The narrow area to the east of the eastern stall partition may once have been used to store tack, as evidenced by a rail and hooks mounted at a high level in the east wall.

### **The East Range** (see figure 8)

#### *Plan form, structure and materials*

- 3.20 This range stands on the east side of the farm complex and had attained its current plan by 1891, when it was shown as being divided into seven cells of equal size (see figure 4). It is currently only a single storey in height, with only limited attic space, although there are a few pieces of surviving structural evidence to suggest that it may once have risen to a full two storeys (see below).
- 3.21 The range is rectangular in plan, with maximum external dimensions of 20.50m north-south by 3.95m east-west. It has a single pitch roof covered with stone slates, sloping downwards from east to west. The range is built of coursed squared millstone grit, laid to a watershot profile to the east elevation, and once set with a lime mortar, although there are patchy areas of repointing around all four

external walls. There are large quoins, both hammer-dressed and with diagonal tooling marks, to the north-east and south-east (i.e. outer) corners. At 0.60m and 0.50m respectively, the east wall is slightly wider than the west wall, while the internal cell walls are on average 0.35m wide.

#### *External elevations*

- 3.22 The south gable [1/347] has been disturbed at the west side by the insertion of a doorway into the yard wall linking the range and barn. Above the doorway's east jamb, there is a single large quoin. There appear never to have been further quoins below, the gable almost certainly being continuous with the yard wall and therefore, if the quoin was not placed here at a late date, it may indicate that the west side of the gable once rose higher.
- 3.23 The east elevation [1/348] acts as a windbreak for the yard on the west side of the range and, as might be expected, contains few openings. The southern half [1/349] is almost completely blank; there may be a possible socket c.2m above ground level towards the south end, but if it is such, then it is almost certainly a later alteration. Towards the centre of the elevation, there is a first floor 'pop-hole' with a projecting stone alighting ledge for poultry [1/350]; a wooden ramp or ladder may have been placed against this in the evening to allow the birds back into the range, and then taken away again so that they could roost securely. To the north, there is a ground floor doorway with well dressed interrupted jambs [1/352], leading into a small cell with plastered and whitewashed walls [1/353] (see below). To the north of the doorway, there is a first floor opening [1/351], probably a pitching hole, that was once fitted with a shutter or door internally. The remainder of the east elevation is blank.
- 3.24 As has already been noted, although there is perhaps some evidence for a ragged joint between the two, the north gable of the range appears to be contemporary with the lower half of the north yard wall [1/355]. The upper part of the yard wall is however clearly built over the single pitch roof of the range; the stone slates have been retained (see plate 11). There are no openings in the north gable.
- 3.25 The west elevation [1/380 and 1/383] is formed by a series of six surviving doorways which give access to the individual cells (see plate 10); there was almost certainly a seventh doorway at the north end, but this has been removed by later alteration. The doorways are all of similar form, with well dressed lintels and interrupted jambs [1/388]. The doorways leading to the three southernmost cells [1/389] were all formerly fitted with stable-type doors, hung on external iron pintles [1/390]; however, patterns of wear and small cut-outs to the jambs suggest that this might not have been the original arrangement.

#### *Circulation*

- 3.26 As no access to the inside of the range was possible, the description of the internal arrangements is necessarily brief. In addition, much of the interior is now filled with debris, including hundreds of core samples in rotten wooden crates, presumably gathered during geotechnical work on the reservoir during the 1970s [1/393]. Some of the internal walls, particularly at the south end, butt the external walls of the range but this appears to be a constructional feature, rather than denoting any differing phases of development or later alterations. Most of the internal walls have been whitewashed to a height of c.2m. In 1891, the range was divided into seven cells of approximately equal size and, with the exception of the very north end, this arrangement remains.

- 3.27 The southernmost cell has a raised flagstone floor to its south side, defined by a kerb, slightly chamfered in places [1/391]. The second cell from the south end [1/392] is empty, while the third cell [1/393] has a raised flagstone floor across the east side. Although these three cells were all fitted with stable-type doors and two with raised flagstone floors, they appear somewhat cramped for stabling proper, and so may have been loose boxes. In the north wall of the third cell, a first floor opening [1/395] once gave access to the poultry house over the cell to the north.
- 3.28 This (the fourth cell from the south end) was once used as a pigsty, as evidenced by the external stone feeding trough [1/396]; it also has a raised flagstone floor across the west side [1/397]. The cell is ceiled using north-south aligned softwood joists which have wide boards laid over them [1/398], and it is presumed that there was a poultry house above, accessed by the external 'pop-hole' in the east elevation. The provision of a poultry house over a pigsty (sometimes known as a 'hennery piggery') was common practice.
- 3.29 The cell to the north (the fifth cell from the south end) has plastered and whitewashed walls, with a shallow recess in the east wall [1/399]; it was once also ceiled with north-south aligned softwood joists although no boards remain. This cell is divided into two halves by a north-south wall. The east side was accessible from the east elevation (see above). There is a small recess at the south end of its west wall [1/353], while a high level shelf over the west side of the cell was once supported on slightly projecting stones. The shelf may have been used to store materials at a high level away from vermin such as rats, and the fact that it is accessible only from the adjacent enclosure, rather than from the yard, indicates that it was associated with activity within the enclosure. The cell is ceiled using north-south aligned softwood joists, and there was once a lath and plaster ceiling.
- 3.30 The doorway to the sixth cell from the south end has been partly demolished; inside, a simple softwood half-truss [1/400] is set over the dividing wall between it and the cell to the south. The front of the former northernmost cell [1/401] has partly collapsed, but it may always have been open-sided, as there is no evidence for scarring left by a demolished wall at the north end, although there are two substantial timbers here propped against the yard wall. The northernmost cell is slightly wider than the others within the range, and there is a shallow recess in the east wall.

### **The Barn** (see figure 8)

#### *Plan form, structure and materials*

- 3.31 The barn stands on the south side of the farm complex and had attained its current plan by 1891. It is of two storeys and rectangular in plan, with maximum external dimensions of 16.40m north-south by 9.30m east-west. It has a pitched roof covered with stone slates, and stone coping to both ridge and gables, although this has largely gone towards the south end of the roof. The barn is built of coursed squared millstone grit, laid to a watershot profile, and set with a lime mortar. There are large hammer-dressed quoins, some with margin tooling, to all four corners of the barn. The external walls have an average width of 0.60m.

#### *External elevations*

- 3.32 The east elevation [1/340] can be divided into two parts of approximately equal size, either side of a roughly central ground floor doorway. To the north of the doorway [1/341] there are three small windows, the central one slightly larger than

those flanking it [1/342] and, given the internal layout of the shippon (see below), perhaps forming a mucking-out hole; all three openings are boarded up. The doorway itself [1/343] retains the remnants of a board and batten door. The southern part of the elevation is blank. The south gable is also largely blank [1/373]. The quoins to either end rise to slightly projecting plain kneelers, like those surviving on the house, which once supported the gable coping. In the apex of the gable, there is a very well constructed tripartite opening [1/374], each narrow light having a curved head and foot; the central light is taller than the two either side (see plate 13).

- 3.33 The west elevation [1/375] (see plate 12) is dominated by a tall, approximately central, cart entrance with a broad arched head of neatly cut voussoirs. There are three openings to the north of the cart entrance of identical form to those in the north part of the east elevation, although all three openings are blocked with stone; the larger central opening might form a mucking-out hole. The north gable [1/382] has three symmetrically arranged doorways to the ground floor. All three have interrupted jambs and retain board and batten doors, painted blue [1/385]. There is a centrally placed square pitching hole above to the first floor, serving the hay loft here (see below) and over this in the apex, a triangular owl-hole.

#### *Circulation*

- 3.34 As no interior access to the barn was possible, only the briefest of descriptions can be given of the internal arrangements. Internally, the barn is divided into two unequal parts by a cross-wall, which butts the external walls at either end [1/344 and 1/376]. The cross-wall has a central doorway, apparently opposed to the central doorway in the north gable. The larger, southern, part of the interior is open to the roof [1/377]. The opposed cart entrance in the west wall and the smaller winnowing door in the east wall show that the floor between could have been used for threshing if necessary, with crop storage in the area to the south.
- 3.35 The roof structure of the barn is clearly visible through the cart entrance, and formerly comprised four substantial softwood queen-post trusses of bolted and strapped construction; the second truss from the south end has been subsequently replaced by a modern softwood king-post truss. Some of the purlins supported by the principals of the queen-post trusses appear to be re-used, while at least one of the trusses retains incised assembly marks. The roof to the south of the southern truss has fallen [1/375].
- 3.36 The smaller, northern, part of the barn's interior is occupied on the ground floor by a shippon, with a boarded hayloft over to the first floor. The central door in the north gable opens into a central feeding passage, flanked by two rows of four stalls [1/386 and 1/387], while the outer doors give access to passages behind the stalls. It is possible that these doorways were used for mucking out, rather than the aforementioned openings in the east and west walls, with muck being taken to a midden in or beyond the yard. In this case, the aforementioned openings may all have been for ventilation only, and indeed the central example to the east wall does retain a ventilated opening. All three passages have flagged surfaces, while the stalls are floored with millstone grit setts. Each stall partition or boskin is of board construction, with a curving top-rail, and head and heel posts which rise to the ceiling joists over [1/387]. The stalls could not be inspected closely, but any mangers or tethering posts that were once present appear to have been removed.

## **The Garage Building** (see figure 7)

### *Plan form, structure and materials*

- 3.37 The garage building stands a short distance to the south-east of the farm complex. Although most recently used as a garage, the structure clearly incorporates part of an earlier structure. This is named as 'High House' on the 1853 Ordnance Survey 6" to 1 mile map, and is shown as a squat T-shaped building (see figure 4). It had been reduced to its current size by 1891, when a field boundary angled towards the south-east corner, and there were two small enclosures attached to the south side with a larger and a smaller enclosure to the east (see figure 4). Almost all of these latter features have subsequently been demolished.
- 3.38 The garage is of a single storey and sub-rectangular in plan, with maximum external dimensions of 7.70m east-west by 5.90m north-south; to the east of the central doorway in the south elevation, the south wall angles slightly but noticeably inwards. It has a pitched roof covered with stone slates, and stone coping to both ridge and gables. The garage is built largely of roughly coursed and squared millstone grit, originally set with a lime mortar. There are large quoins, some with diagonal tooling, to all four corners; the quoins are slightly longer and shallower than those seen to the house, barn and east range. The external walls have an average width of 0.60m.

### *External elevations*

- 3.39 The south elevation [1/324] contains three doorways (see plate 14). Only the west doorway remains open; this appears to be a later insertion, and there is a great deal of modern repointing around it, perhaps indicating more extensive rebuilding. The central and east doorways [1/325] are both blocked. The central doorway has a substantial hammer-dressed lintel and chamfered quoined jambs; one of the quoins to the east jamb bears the inscription 'E.S 181(?)' with an 'X' carved beneath it. The east doorway also has chamfered quoined jambs but in contrast to the central doorway, the chamfering is carried around the soffit of the substantial lintel [1/326]. The soffit chamfering does not line up exactly with that of the jambs, suggesting that, if the lintel is not re-used, the door head was of slightly shouldered form.
- 3.40 The east gable [1/329] is largely formed by the wide inserted garage opening, which has a steel lintel. However, the way in which the walled boundary angles to the south-east corner of the building in 1891 suggests that there was an entrance into the building here prior to the insertion of the garage doors. At the north-east corner, the quoins rise to a plain flat projecting kneeler not unlike those to the house and barn. The north elevation [1/330] is largely blank, with the exception of a small blocked opening [1/331] towards the east end and two possible sockets set c.1.40m above ground level. The west gable [1/327] may preserve a partial trace of the south slope of a more steeply pitched roof line, but this is not certain (see plate 15). There is a small blocked opening at the apex of the gable, and to the north end, a plain flat projecting kneeler as noted to the east gable.
- 3.41 Adjacent to the west gable, there are four domed circular concrete caps [1/328], of uncertain function but presumably associated with former works to the reservoir.

### *Circulation*

- 3.42 As no internal access to the garage was possible, only a basic description can be given. The interior of the garage is divided into two cells by a wide cross-wall, forming a narrow west cell and a wider east cell. The west cell has partly plastered and whitewashed walls [1/339]. A blocked fireplace with a flat lintel is housed within a shallow chimneybreast projecting from the west wall [1/338]. The chimneybreast has been hacked off at c.1.50m above the existing floor level, and there is no indication of a flue or stack at the west end of the roof ridge. The walls of the larger east cell are also partly plastered and whitewashed [1/333], and, in the case of the north and west walls, painted black to 1.4m above the floor level. The small opening in the north wall is splayed to the interior [1/335], while there may be further features in the west wall at a low level, although this is not certain [1/334]; the only feature that can be clearly seen is the blocked doorway at the north end. The east cell is crossed by a single softwood roof truss of tie-beam and principal rafter form, with raking struts; the principals appear modern [1/336 and 1/337]. Each principal supports a pair of trenched purlins.



## 4 DISCUSSION AND CONCLUSIONS

- 4.1 The architectural assessment at Grimwith House uncovered no firm evidence for either structural or earthwork features pre-dating the early post-medieval period. However, Grimwith as a settlement undoubtedly owes its existence to the development of Bolton Priory's estate during the medieval period. There was a vaccary at Grimwith by 1302, and it has been suggested that there had been a settlement at Grimwith since at least the late 13th century. The core of the vaccary may have been formed by the collection of buildings and surrounding irregularly shaped enclosures named as Grimwith in 1853, together with extensive surrounding grazing pastures; unfortunately, the physical remains of this core area have been almost completely destroyed by the construction and subsequent extension of the reservoir. There were nearby bercaries at Gate Up and Nussey, but again the former was probably in part destroyed by the construction of the reservoir. It is highly likely that detailed documentary research, combined with targeted field survey, would allow the layout and organisation of the vaccary and bercaries within the area to be reconstructed, which would allow a greater understanding of early post-medieval developments. It seems that Bolton Priory's estates at Grimwith were leased out during the later medieval period, following a general trend for monastic estates nationally. This may have resulted in the partitioning up of larger former blocks of land or the development of the vaccary into a small community. By the late 15th century, the Grimwith vaccary was leased by a R Harton, who was also the Priory's tenant of the bercaries at Gate Up and Croftonhouse. At the Dissolution, Grimwith was leased by John Hebden.
- 4.2 In the adjacent township of Hebden, a widespread re-distribution of land commenced with the dissemination of monastic holdings after the Dissolution, and it is possible that a similar process occurred in and around Grimwith. In Hebden, during the late 17th and early 18th centuries, cruck-framed buildings with thatched roofs were re-built in stone, and there are many surviving examples of late 17th century houses. This rebuilding accompanied a period of agricultural prosperity resulting from general improvements in the management of livestock. This period is sometimes termed 'yeoman rebuilding', where earlier houses, sometimes cruck-framed, were replaced by dwellings with no major structural timber elements apart from the roof trusses. As the RCHME have noted (1986, 106-107), there is some difficulty in closely defining yeoman status, as some wealthy husbandmen could have more money than yeoman, while some people are described as yeomen in certain documents and clothiers in others.
- 4.3 The rebuilding was widespread both geographically and chronologically; for example, in the Upper Calder Valley, it embraced the last decades of the 16th century and the whole of the 17th and 18th centuries (RCHME 1986, 107). Closer to Grimwith, in the north-west part of West Yorkshire, for example in the area around Addingham and the upper Wharfe valley, two or three cell houses predominate, and the rebuilding appears to have been concentrated in the second half of the 17th century. This also appears to have been the case in the adjacent Hebden township (Beaumont 2006, 36-37). The smaller size of the houses here compared to areas like the Upper Calder Valley may partly be explained by the rebuilding taking place at a slightly later period, as by then the idea of compact planning was well established amongst the yeomanry, but it may also reflect lower levels of wealth (RCHME 1986, 110-115). Nevertheless, although the houses may have been smaller, they can still be strongly detailed, their appearance perhaps suggesting endurance rather than opulence (Sheeran 1986, 55).

- 4.4 It is possible that the garage building at Grimwith House recorded by the assessment originated as a small house during this period, although it is now so mutilated that reconstruction of its original form is difficult. However, comparison with a surviving house at Gate Up, on the northern edge of the Grimwith Reservoir, provides some interesting contextual information. This house was first surveyed in 1977, and it was suggested to date to the early 17th century, raised to two storeys and remodelled internally in the early 19th century (Barley, Voakes & Harrison 1977a). The 1977 survey is valuable, as the house was subsequently altered again, but since this was undertaken, a great deal more contextual information has been published and on balance, it might be suggested that it is more likely to be later 17th century rather than early 17th century in date (Richardson & Dennison 2009). The form of the mullioned windows could support a late 17th century date (Sheeran 1986, 93; Alcock & Hall 1994, 39) as does the plan form; had the house been built significantly later than c.1700, one might have expected a simple two-cell frontage double-pile plan with small service rooms and a stair to the rear, as at Brocka Bank in Addingham (built 1728) (RCHME 1986, 189).
- 4.5 The depiction of the garage building as 'High House' in 1853 indicates that the main access was then from the north side, while the projection on the south side could be interpreted either as a porch or perhaps more likely given its size to have housed a rear stair or service outshot. The length of the house suggests that the building could either have been of three or four cells in length; did the chamfered doorway (perhaps late 17th century) at the east end of the south elevation stand at one end of a passage, the other end now lost through alteration? The west cell appears too narrow for the fireplace, and so the cross-wall may also be a later insertion, although a detailed internal inspection would be needed to confirm this. The fireplace almost certainly fell out of use when the current roof structure was added; the plain projecting kneelers indicate that this was probably done at the same time as the farm complex was built, i.e. soon after 1864. By 1891, there was probably already an opening in the east gable, and it is tempting to see the two small enclosures attached to the south side at this date as relating to the two (now blocked) doorways in the south wall, suggesting that the house had been converted to accommodate stock by this time. It therefore seems likely that there was a period of rebuilding in and around Grimwith during the 17th century, and this may well have been allied with a re-organisation of the farms associated with these houses. The 'High House' structure appears to have been associated with the adjacent regular 'Shaws' enclosures, which might also therefore be late 17th century in date.
- 4.6 However, the farm complex forming the subject of this report belongs to a much later date, and with some alterations, is basically of a single phase of development. Documentary sources suggest that it was built soon after the creation of Grimwith reservoir in 1864, to replace the pre-existing complex at Grimwith. As such, it forms a prominent focal point at the east end of the reservoir, and it is a rare survival of an unusually unspoilt, unmodernised 19th century complex.
- 4.7 It would be interesting to see if any records associated with the construction of the reservoir also contains details of the new farm; some original documents are believed to be held in the John Rylands Library at the University of Manchester. In 1871 the farm was inhabited by William Sedgwick and his family, and it is significant that he farmed 640 acres, a much higher acreage than any of his neighbours - perhaps he received a large estate as compensation for the construction of the reservoir. He would have farmed the fields to the east named as Shaws, the number of which had been increased between 1853 and 1891, apparently on a largely pastoral regime, with both cattle and sheep, but perhaps

also with a small amount of arable. Interestingly, when the large rectangular building shown to the south of Gate Up in 1853 was recorded by the NYCVBG in 1977, they noted that the building was a large 19th century farmhouse of double-pile plan, unusually large for this location, and that the incorporation of farm buildings under the same roof at the west end had resulted in what was essentially a huge laithe house (Barley, Voakes & Harrison 1977b).

- 4.8 Despite some subsequent damage and decay, the Grimwith House complex is of significance as an example of a largely single-phase later Victorian integrated and compact farmstead, which reflects many of the developments in agriculture which had taken place over the previous century. The farmhouse, given that it accommodated both humans and animals under the same roof, is arguably the last stage of development of the laithe or lathe. The stable adjacent to the carriage house at the south end of the house may have been used to accommodate the best of riding horses although, as has been noted above, there appears to be a lack of proper stabling elsewhere in the complex, with probable loose boxes at the south end of the east range. The farmhouse is relatively large, and an internal survey might well reveal evidence for the segregated accommodation of farm labourers and family, as for example, has been recorded in the Yorkshire Wolds (Hayfield 1995). The ridge stack at the south end of the roof suggests that there may be heated accommodation over the stables and carriage house at the south end of the farmhouse, separately accessed by the stair within the carriage house itself.
- 4.9 The east range and barn to the south were planned to accommodate a variety of stock and perform a number of functions efficiently within a compact area. If the range was originally of two full storeys, then part of the first floor might have been used as a granary. The yard to the west was surrounded by a stone wall, and the section between the house and the east range shows evidence of having been raised over the roof of the range when an impressive arched opening was created. It is perhaps surprising that no evidence was encountered for the mechanisation of either crop or foodstuff processing, but it may be that this would be revealed by further detailed internal survey. It would also be beneficial to further investigate the other lathes marked on the 1853 and 1891 maps - at least two of these, High Lathe and High Shaws Lathe, remained in use into the late 19th century, apparently in conjunction with the complex at Grimwith House but, as the surviving building at High Lathe demonstrates, some date from a much earlier period or may well be sited on the remains of earlier complexes.
- 4.10 There appear to be few management issues associated with the enclosure to the east of the farm complex, although some sections of the boundary wall are beginning to deteriorate, as are those walls forming the sheepfold in the south-east corner of the field, for example the recent internal dividing wall (see plate 4). The majority of the issues relate to the standing buildings. While most are in a reasonable condition, their isolated location and potential for human and natural erosion means that they are at risk. The roofs of the structures are, in most cases, sound, although those forming the southernmost bay of the barn and the northern cell of the east range have collapsed and there are smaller holes evident in the east range and the house; a simple comparison between the aerial photograph taken on 2nd July 2009 (see plate 1) and the ground view taken on 6th May 2010 (see plate 2) shows how the roof collapse at the south end of the barn has significantly increased. The walls of the various structures are generally sound, although there is the potential for further collapse and deterioration of some parts, for example around the hole adjacent to the arched entrance in the yard wall (see plate 5), the northernmost cell of the east range (see plate 10), and above the door

to the stable in the south gable of the house (see plate 8). It would be appropriate to undertake some sympathetic consolidation and repair of all these elements. Without some form of intervention, the buildings will continue to deteriorate at an increasing rate, leading to eventual collapse.

- 4.11 It has been noted above that it was not possible to carry out an internal inspection of the four farm buildings. This is obviously required, not only to enhance and complete this assessment report, but also to examine and assess any further damage or deterioration of the structures. The majority of the ground floor windows (but not all) are boarded up, but some of the upper windows are open, and so it is assumed that birds are living in the upper floors.
- 4.12 The complex has a considerable potential for interpretation, whether it be external information panels, a small internal exhibition, an addition to existing guided walk leaflets and/or the creation of new leaflets or other material. A large number of people visit the reservoir, for a variety of purposes, and the reservoir and farm has a considerable web-based presence. The limited amount of documentary research undertaken for this assessment has established the names of some of the owners and occupiers of the farmstead, and further research would undoubtedly add more. It may even be possible to locate the last occupants of the complex, and add some oral history to the interpretation. It would also be interesting to research the design and construction of the reservoir, and how the farm complex came to be built, and understand the agricultural practises that were employed.
- 4.13 Taken to its natural conclusion, the complex has considerable potential for re-occupation (it is not clear when occupancy was abandoned) and/or holiday accommodation. It is accepted that this would require a significant investment, over and above that required for general repair and stabilisation, but such a strategy would ensure that the complex was reused and thus generating income for its long term maintenance.

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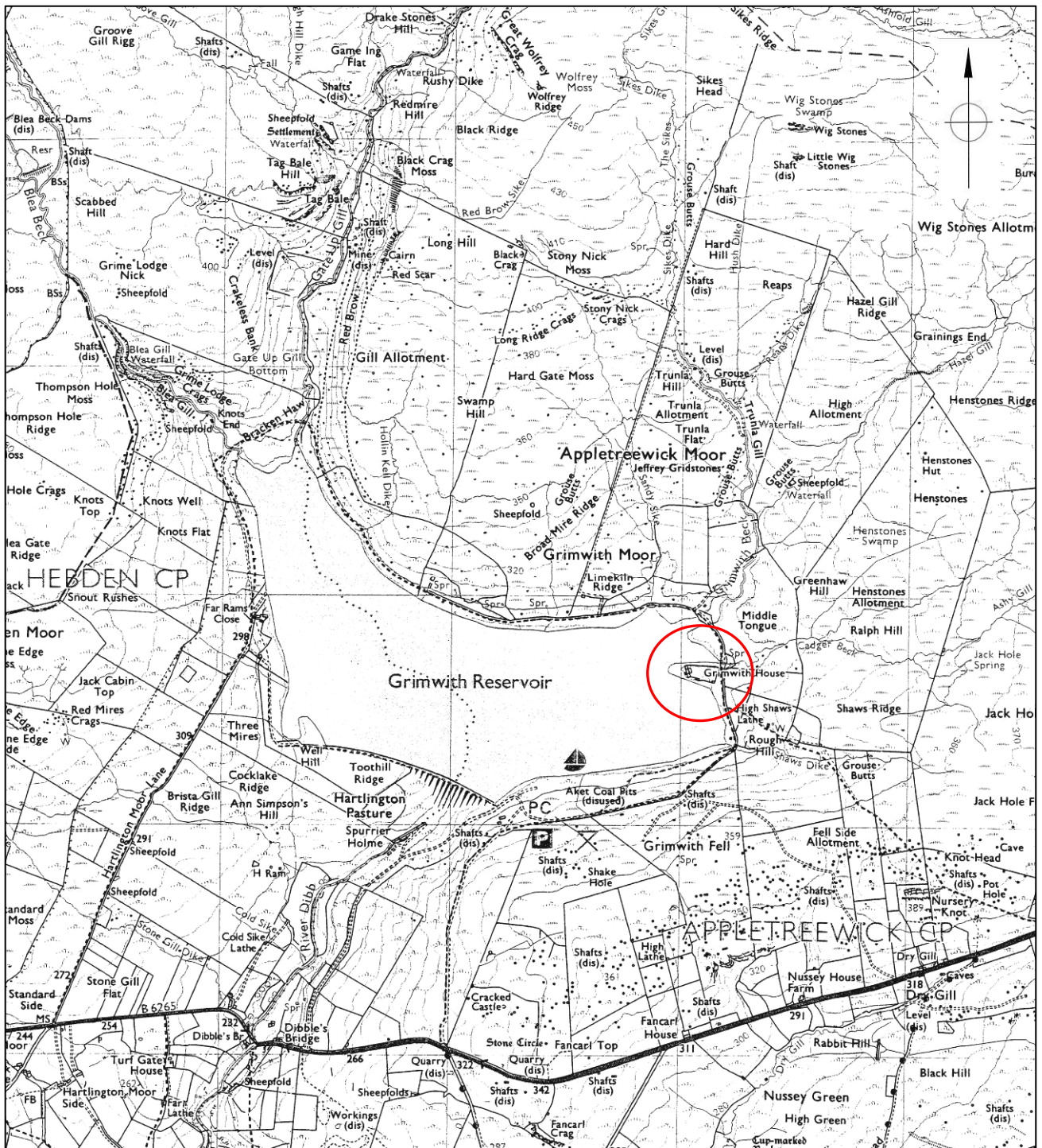
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## **6 ACKNOWLEDGEMENTS**

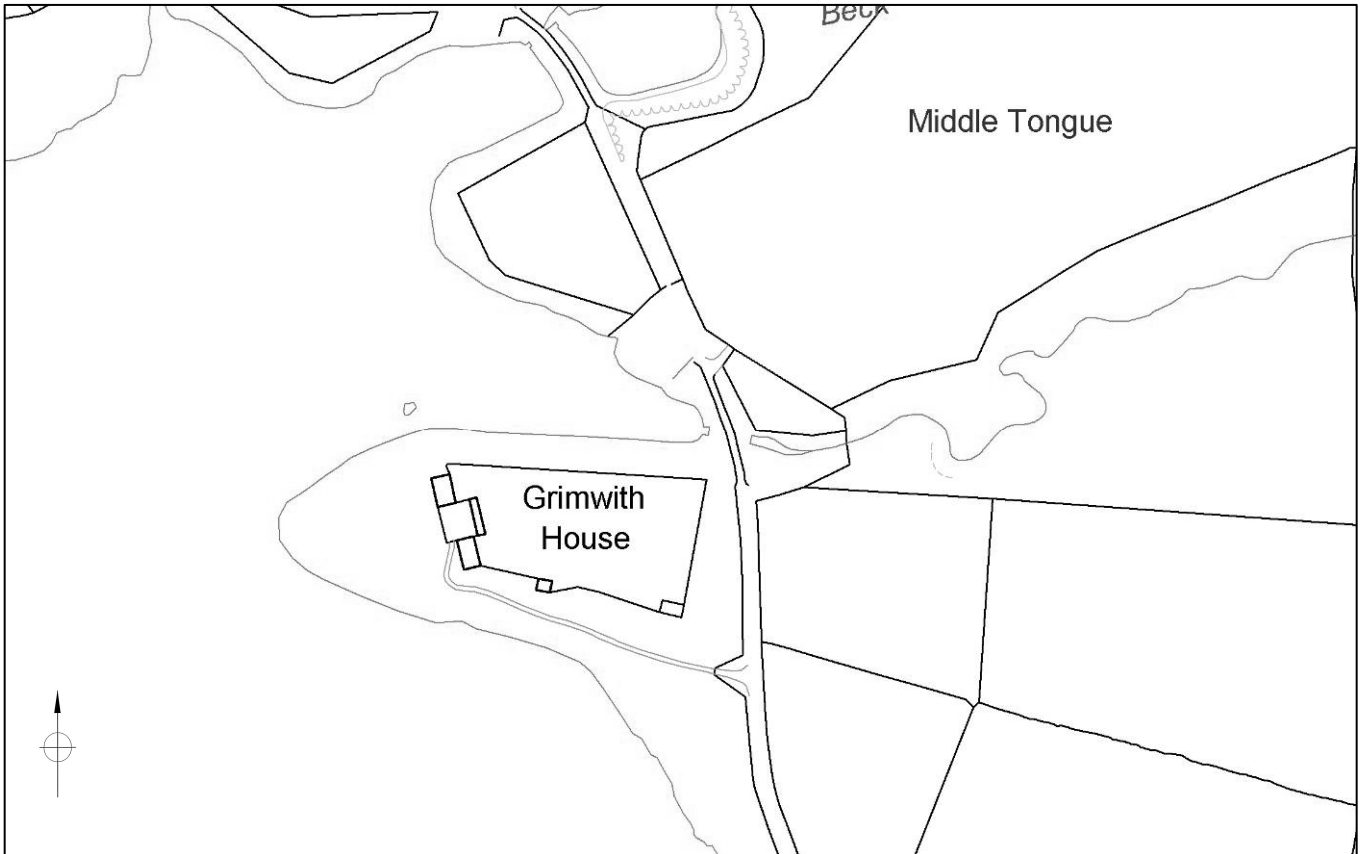
- 6.1 The architectural assessment of Grimwith House was commissioned by the Yorkshire Dales National Park Authority, with access to the site provided by Yorkshire Water Services Ltd. EDAS would like to thank Robert White and Miles Johnson (YDNPA) for their assistance and co-operation in carrying out the survey, and Lisa Harrowsmith (YWS Ltd) for securing access.
- 6.2 The on-site survey was undertaken by Shaun Richardson and Richard Lamb. Shaun Richardson also took the photographs, and produced the site archive and a draft report. The final report was produced by Ed Dennison of EDAS, with whom the responsibility for any errors remains.



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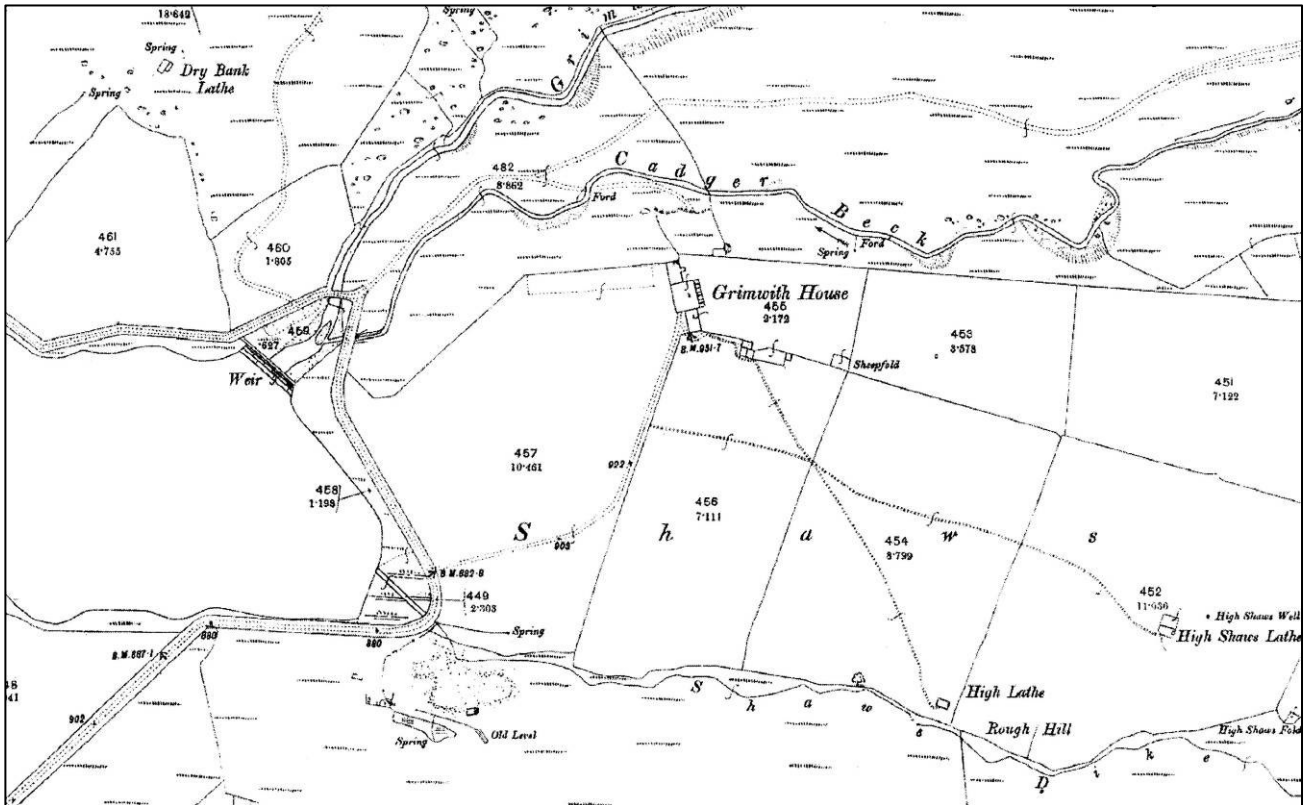
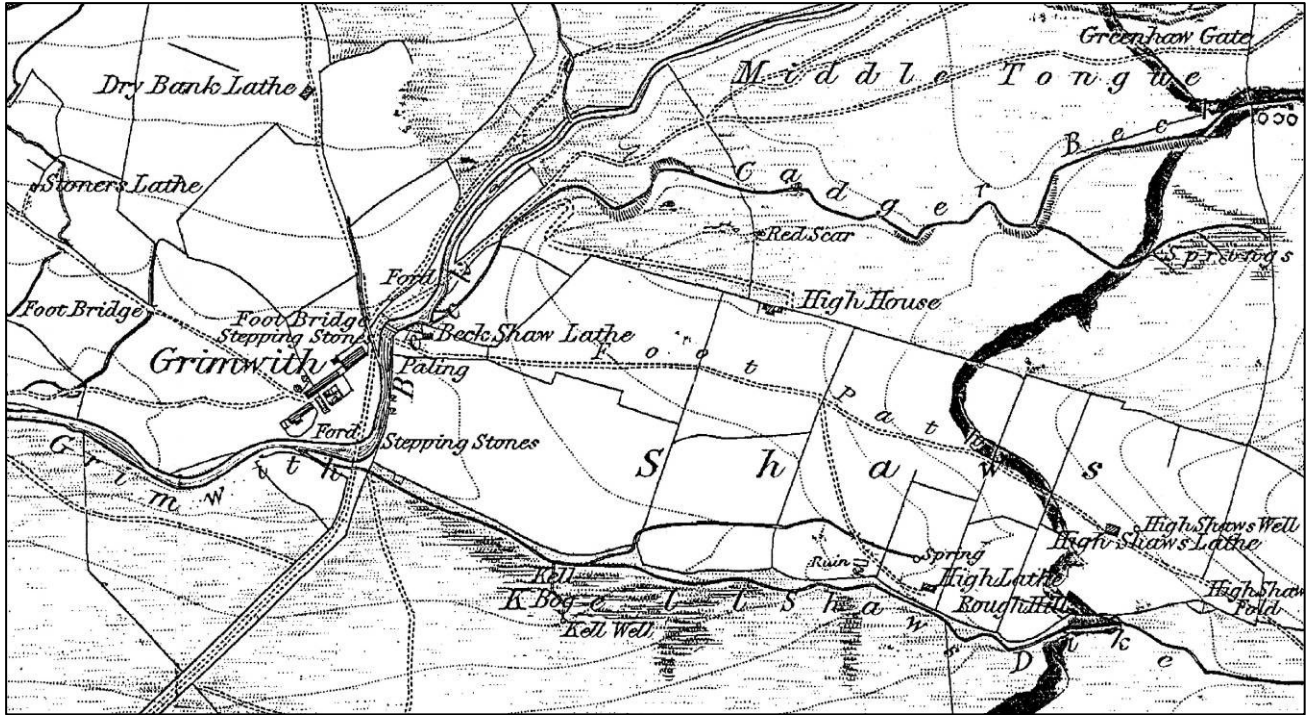
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TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	JAN 2011
EDAS		FIGURE	1





Plan provided by YDNPA, reproduced with permission.

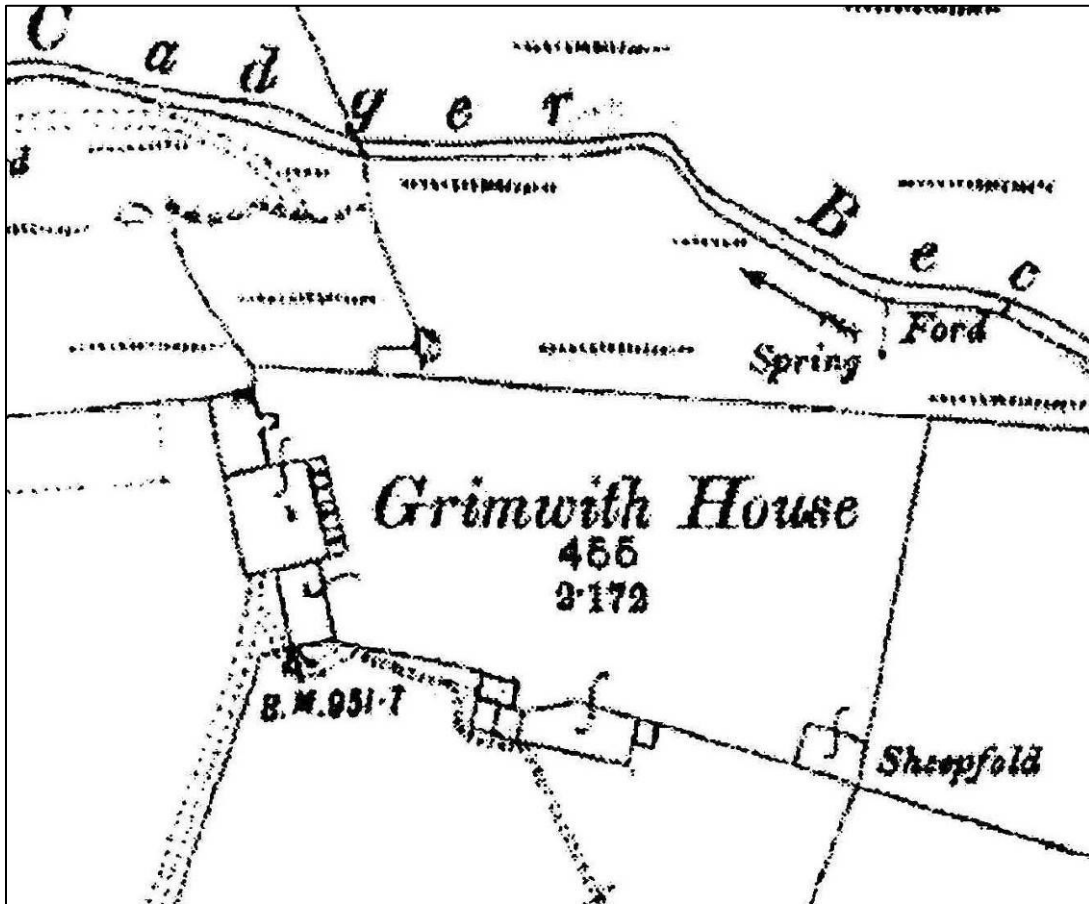
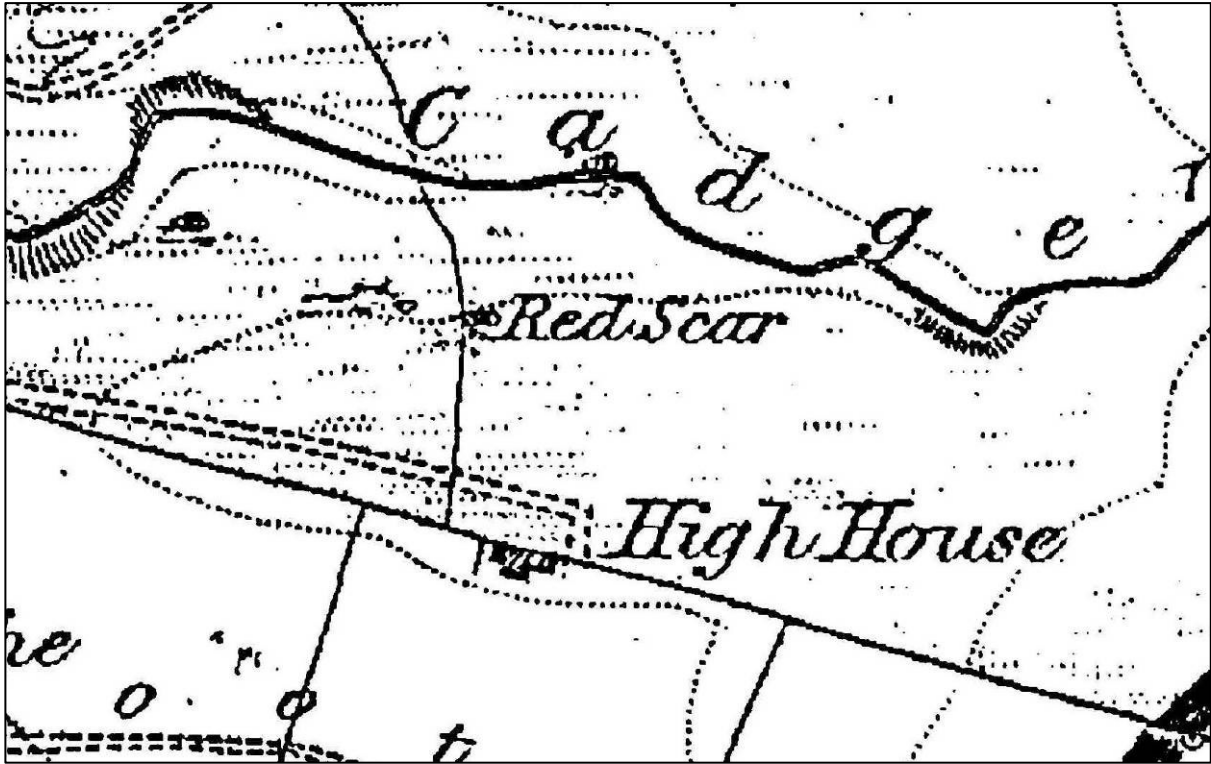
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EDAS		FIGURE	2



Top: Ordnance Survey 1853 6" map (sheet 134) (surveyed 1848-50).

Bottom: Ordnance Survey 1891 25" map (sheet 134/8).

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TITLE			
HISTORIC MAPS			
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EDAS		FIGURE	3

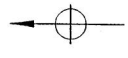
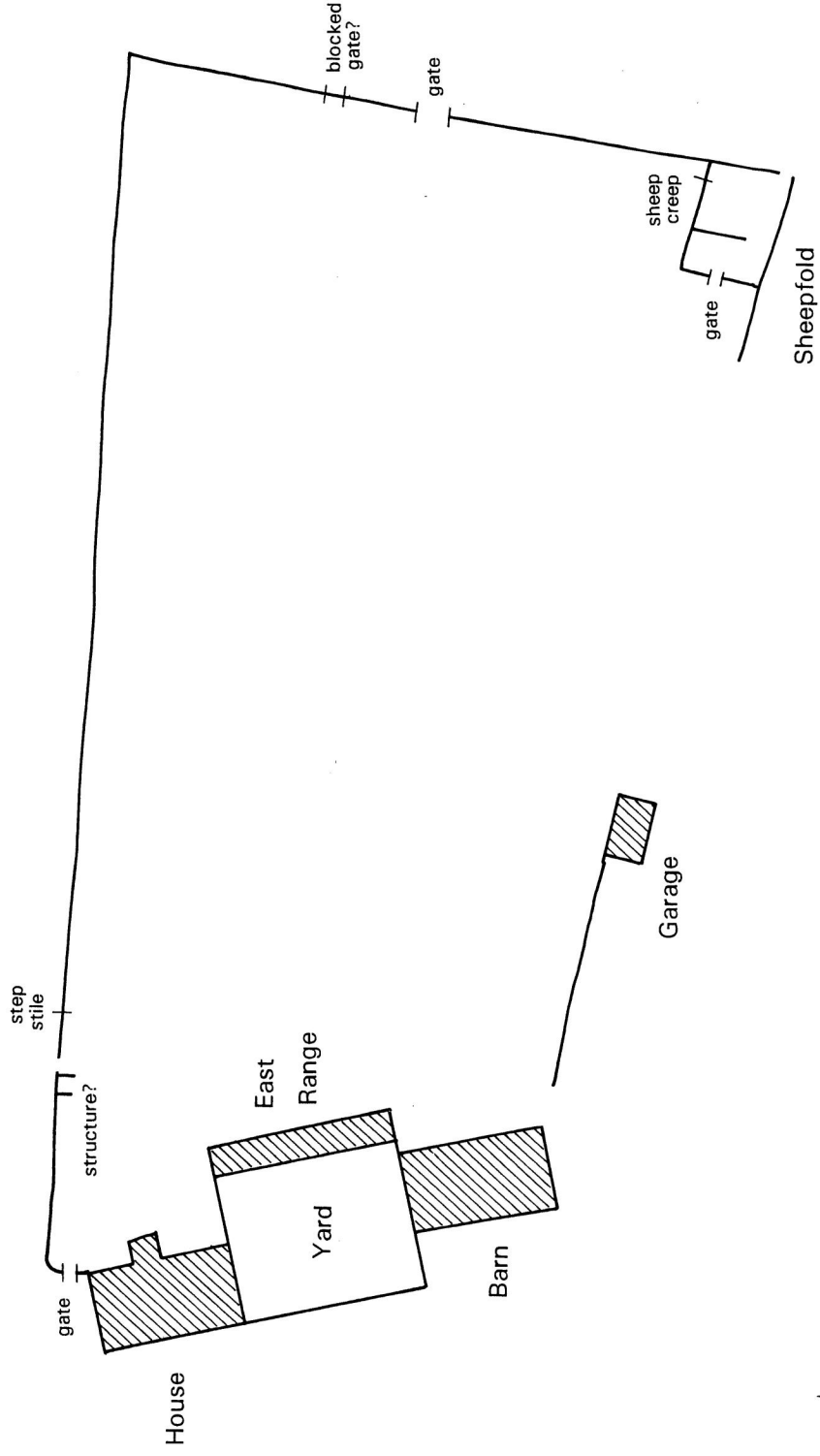


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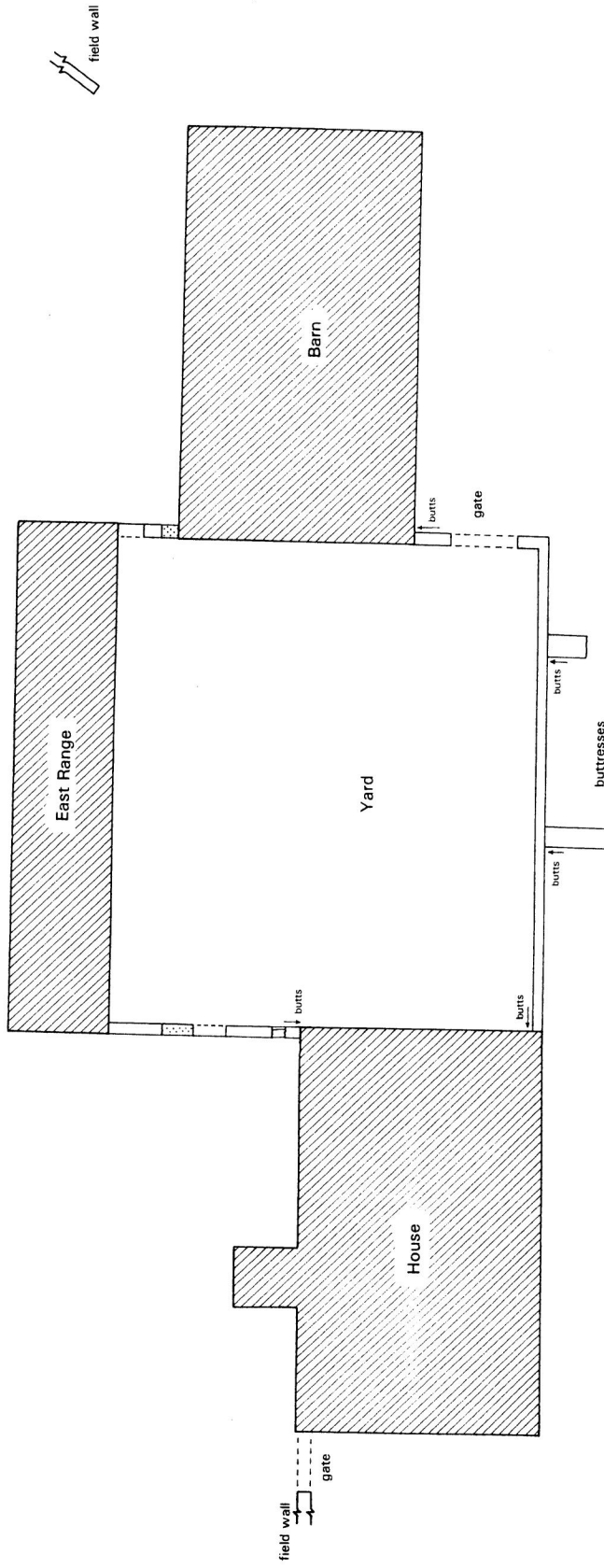
Bottom: Ordnance Survey 1891 25" map (sheet 134/8).

PROJECT		GRIMWITH HOUSE	
TITLE			
HISTORIC MAPS (DETAIL)			
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EDAS		FIGURE	4

PROJECT	GRIMWITH HOUSE		
TITLE	SKETCH OF FARM COMPLEX		
SCALE	NTS	DATE	JAN 2011
	EDAS	FIGURE	5



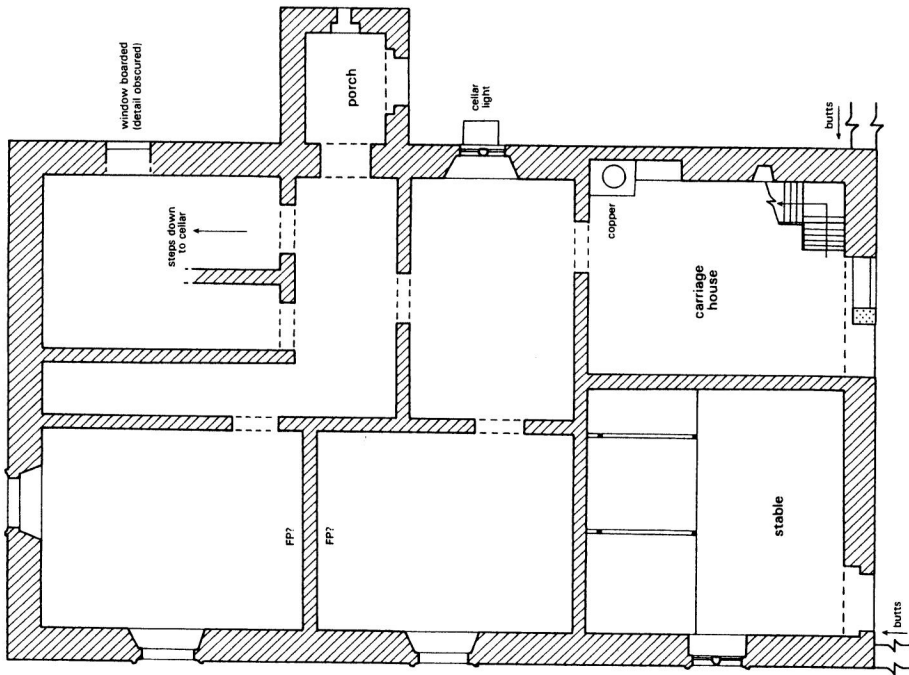
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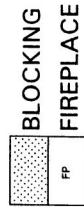
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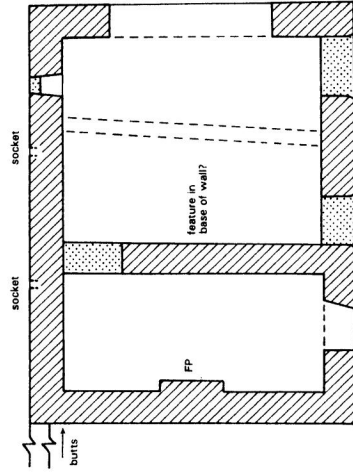
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	EDAS	FIGURE	6



House



All internal details estimated

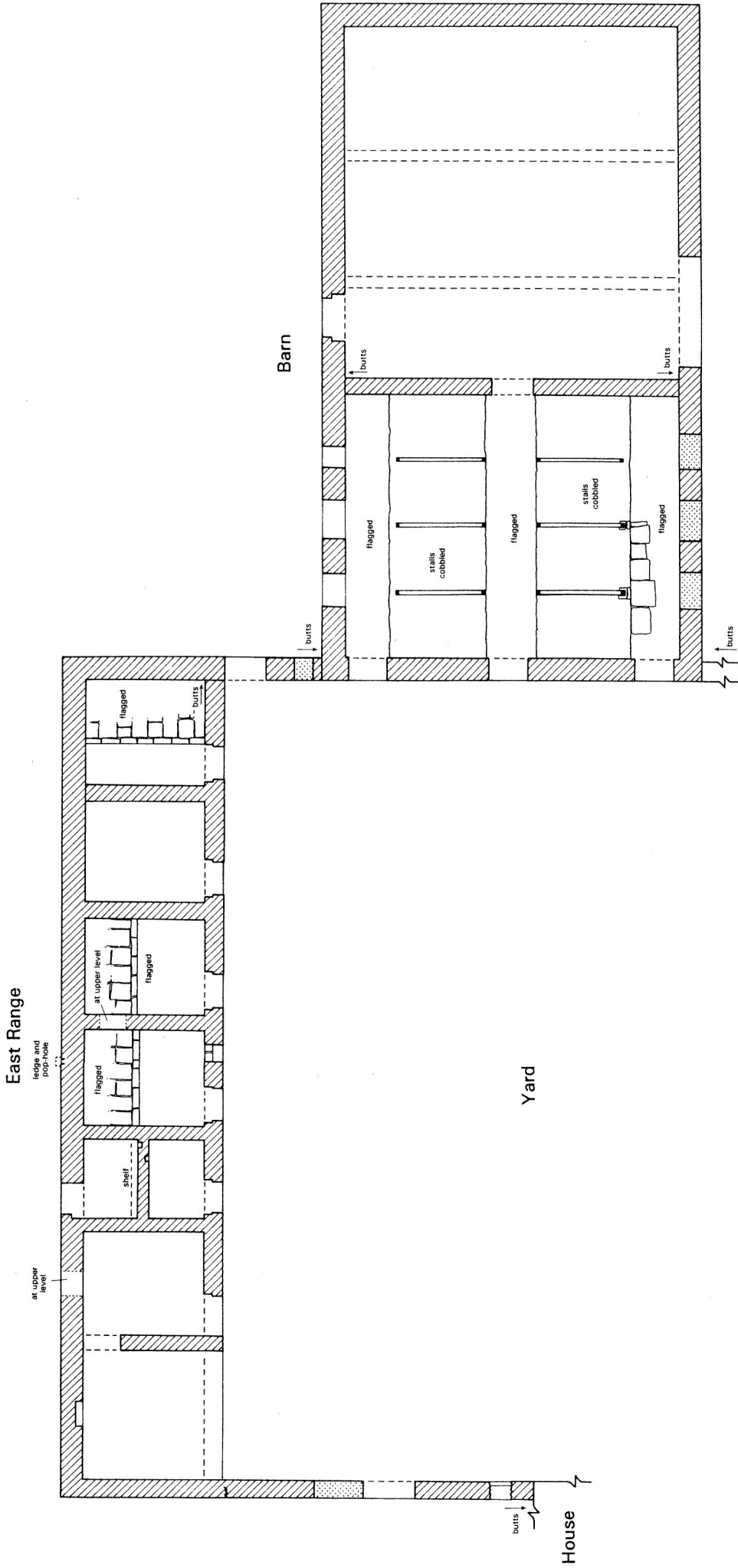


Garage building



PROJECT	GRIMWITH HOUSE		
TITLE	GROUND FLOOR PLANS		
SCALE	AS SHOWN	DATE	JAN 2011
	EDAS	FIGURE	7

PROJECT	GRIMWITH HOUSE		
TITLE	GROUND FLOOR PLANS		
SCALE	AS SHOWN	DATE	JAN 2011
	EDAS	FIGURE	8



 BLOCKING

All internal details estimated





Plate 1: Aerial view of Grimwith House complex (Google Earth).



Plate 2: Farm complex, looking W (photo 1/411).





Plate 3: Structure in north enclosure wall, looking NW (photo 1/317).



Plate 4: Sheepfold in south-east corner of enclosure, looking NW (photo 1/320).





Plate 5: Entrance in yard wall between house and east range, south elevation, looking N (photo 1/402).



Plate 6: Doorway and blocked window in yard wall between east range and barn, looking N (photo 1/346).





Plate 7: East elevation of house, looking W (photo 1/357).



Plate 8: South gable of house, looking NW (photo 1/403).

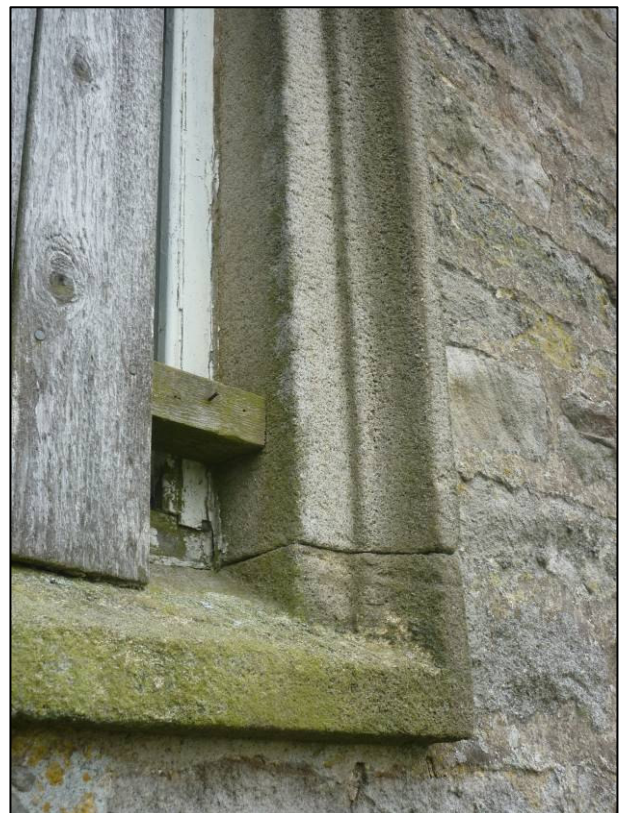


Plate 9: Detail of ground floor window to north gable of house, looking S (photo 1/366).





Plate 10: West elevation of east range, looking N (photo 1/380).



Plate 11: North gable of east range, looking S (photo 1/355).





Plate 12: Barn, W elevation, looking E (photo 1/375).



Plate 13: Detail of opening in apex of south gable of barn, looking N (photo 1/374).





Plate 14: South elevation of garage building, looking N (photo 1/324).



Plate 15: West gable of garage building, looking NE (photo 1/327).

**APPENDIX 1**  
**PHOTOGRAPHIC RECORD**

## PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 6th May 2010

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	316	Enclosure wall, NW corner adjacent to House, looking W	1m
1	317	Structure in N enclosure wall, looking NW	1m
1	318	Step stile in N enclosure wall, looking NW	1m
1	319	Gateway in E enclosure wall, looking NE	1m
1	320	Sheepfold, SE corner of enclosure, looking NW	1m
1	321	Farm complex, looking W	-
1	322	Gateway in W wall of sheepfold, looking NW	1m
1	323	Cross wall in sheepfold, looking NE	-
1	324	Garage building, S elevation, looking N	1m
1	325	Garage building, blocked doorways in S elevation, looking N	1m
1	326	Garage building, lintel of E doorway in S elevation, looking N	-
1	327	Garage building, W gable, looking NE	1m
1	328	Concrete caps, W of Garage Building, looking N	-
1	329	Garage building, E gable, looking W	1m
1	330	Garage building, N elevation, looking S	1m
1	331	Garage building, blocked opening in N elevation, looking S	1m
1	332	Barn, range and house, looking NW	-
1	333	Garage building, interior S wall of E cell, looking SW	-
1	334	Garage building, interior W wall of E cell, looking W	-
1	335	Garage building, interior N wall of E cell, looking NW	-
1	336	Garage building, roof truss over E cell, looking W	-
1	337	Garage building, roof truss over E cell, looking W	-
1	338	Garage building, blocked fireplace in W wall of W cell, looking N	-
1	339	Garage building, interior of W cell, looking N	-
1	340	Barn, E elevation, looking W	1m
1	341	Barn, N end of E elevation, looking W	1m
1	342	Barn, central blocked window in N end of E elevation, looking W	-
1	343	Barn, doorway in E elevation, looking SW	-
1	344	Barn, interior looking W through doorway in E elevation	-
1	345	Range, S gable, looking N	1m
1	346	Doorway and blocked window in wall between Range & Barn, looking N	1m
1	347	Range, S gable, looking N	1m
1	348	Range, E elevation, looking W	1m
1	349	Range, S end of E elevation, looking W	1m
1	350	Pop-hole and alighting ledge, E elevation of range, looking W	1m
1	351	Range, central part of E elevation, looking W	1m
1	352	Range, doorway in central part of E elevation, looking W	1m
1	353	Range, interior of small E cell, looking SW	-
1	354	Range, N gable and wall to House, looking S	1m
1	355	Range, N gable, looking S	1m
1	356	Entrance in wall between Range & House, N elevation, looking S	1m
1	357	House, E elevation, looking W	1m
1	358	House, E elevation, looking W	1m
1	359	House, window in E elevation to S of porch, looking W	-
1	360	House, cellar window in E elevation, looking W	-
1	361	House, porch to E elevation, looking NW	1m
1	362	House, interior of porch, looking N	1m
1	363	House, interior from porch, looking W	-
1	364	House, porch & boarded windows to E elevation, looking SW	1m
1	365	House, N gable, looking S	1m
1	366	House, detail of GF window to N gable, looking S	-
1	367	House, drain at NW corner, looking S	1m
1	368	House, W elevation, looking E	1m
1	369	Farm complex, looking E	-
1	370	House, central GF window to W elevation, looking E	-
1	371	House, S mullioned GF window to W elevation, looking SE	-
1	372	Projecting walls to W boundary wall, looking SE	1m



1	373	Barn, S gable, looking N	1m
1	374	Barn, detail of apex opening in S gable, looking N	-
1	375	Barn, W elevation, looking E	1m
1	376	Barn, internal cross wall, looking NE	-
1	377	Barn, interior S wall, looking SE	-
1	378	Barn, roof trusses, looking NE	-
1	380	Range, W elevation, looking N	-
1	381	House, S gable and linking wall to Range, looking N	-
1	382	Barn, N gable, looking S	1m
1	383	Barn, N gable & linking wall to Range, looking SE	1m
1	384	Gateway, S of House, looking SW	-
1	385	Barn, central GF doorway in N gable, looking SE	-
1	386	Barn, interior GF byre at N end, looking SE	-
1	387	Barn, interior GF byre at N end, looking S	-
1	388	Range, W elevation, looking NE	1m
1	389	Range, S end of W elevation, looking E	1m
1	390	Range, doorway into 3rd cell from S end, W elevation, looking E	1m
1	391	Range, interior of southernmost cell, looking SE	-
1	392	Range, interior of 2nd cell from S end, looking SE	-
1	393	Range, interior of 3rd cell from S end, looking SE	-
1	395	Range, interior of 3rd cell from S end showing 1F opening, looking NE	-
1	396	Range, pig feeding trough, W elevation, looking E	-
1	397	Range, interior of 4th cell from S end, looking SE	-
1	398	Range, ceiling over interior of 4th cell from S end, looking SE	-
1	399	Range, interior of 5th cell from S end, looking SE	-
1	400	Range, interior of N end, roof truss, looking SE	-
1	401	Range, northernmost cell, looking E	-
1	402	Entrance in wall between House and Range, S elevation, looking N	1m
1	403	House, S gable, looking NW	1m
1	404	House, carriage entrance to S gable, looking N	1m
1	405	House, interior of carriage house, looking NE	-
1	406	House, interior of carriage house, looking NE	-
1	407	House, interior of stables, looking NE	-
1	408	House, interior of stables, looking NE	-
1	409	Graffiti, on door to stables, looking N	-
1	410	Farm complex, looking W	-
1	411	Farm complex, looking W	-
1	412	Farm complex, looking NE	-
1	413	Farm complex and restored building (High Lathe), looking N	-





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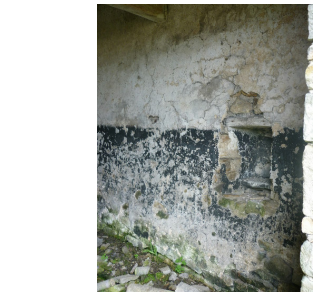
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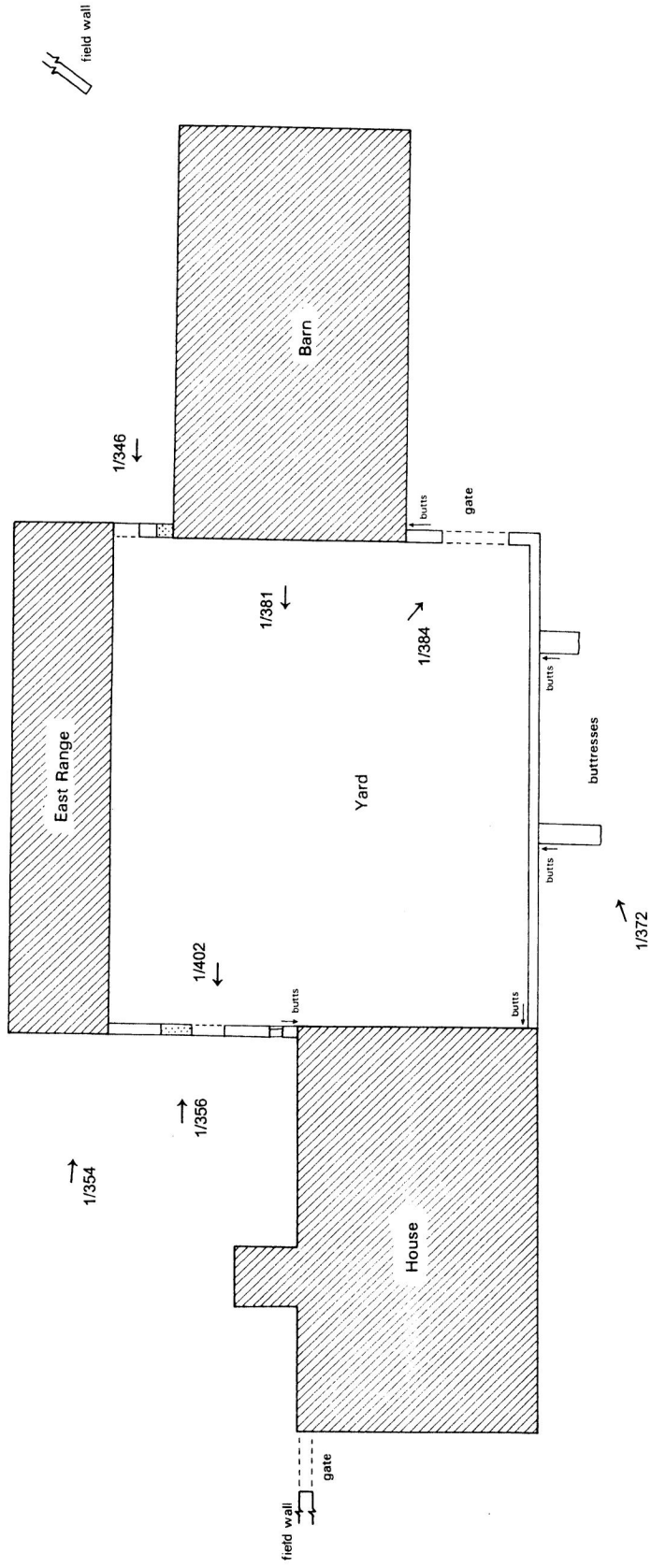
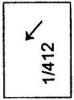
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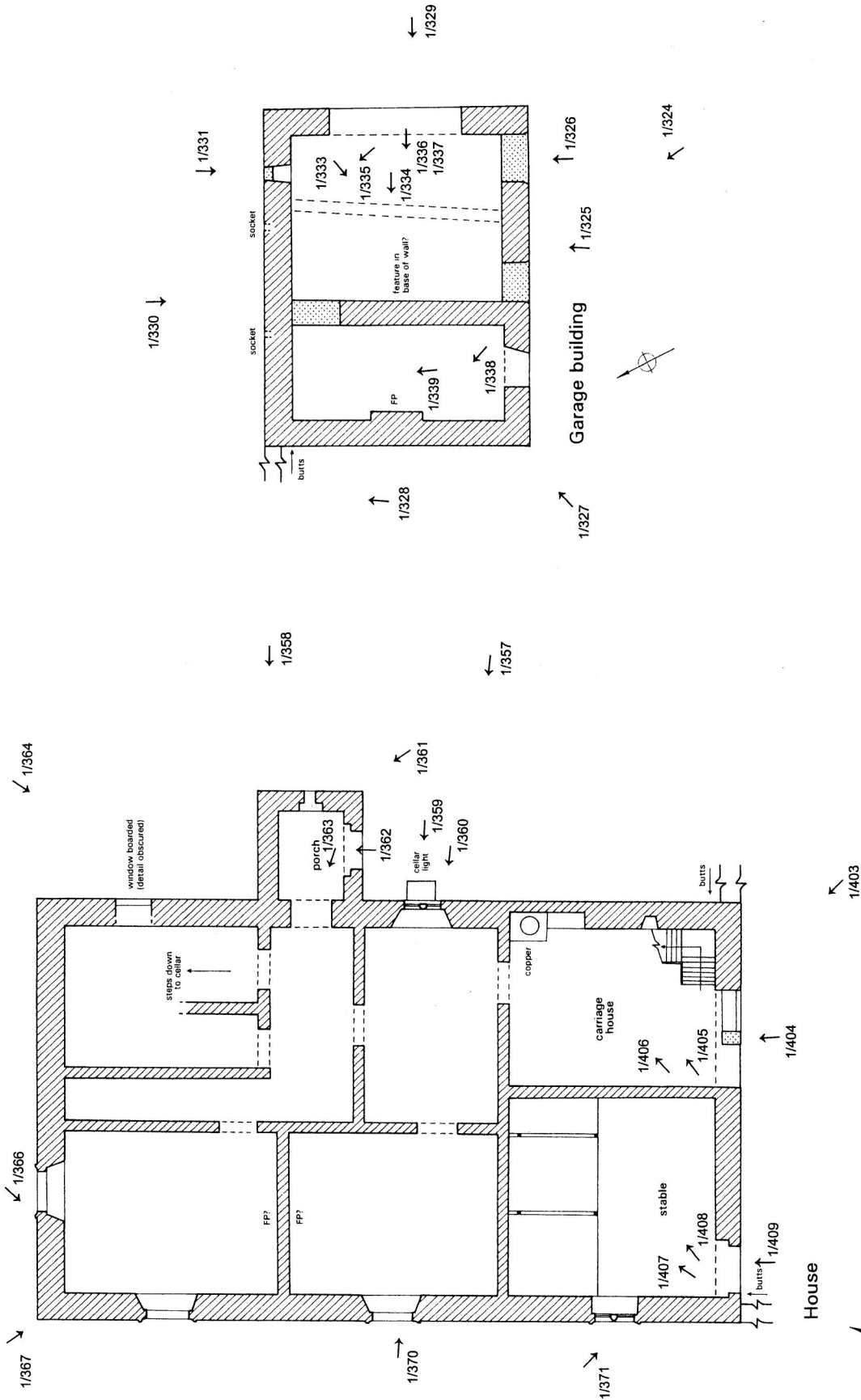


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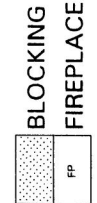
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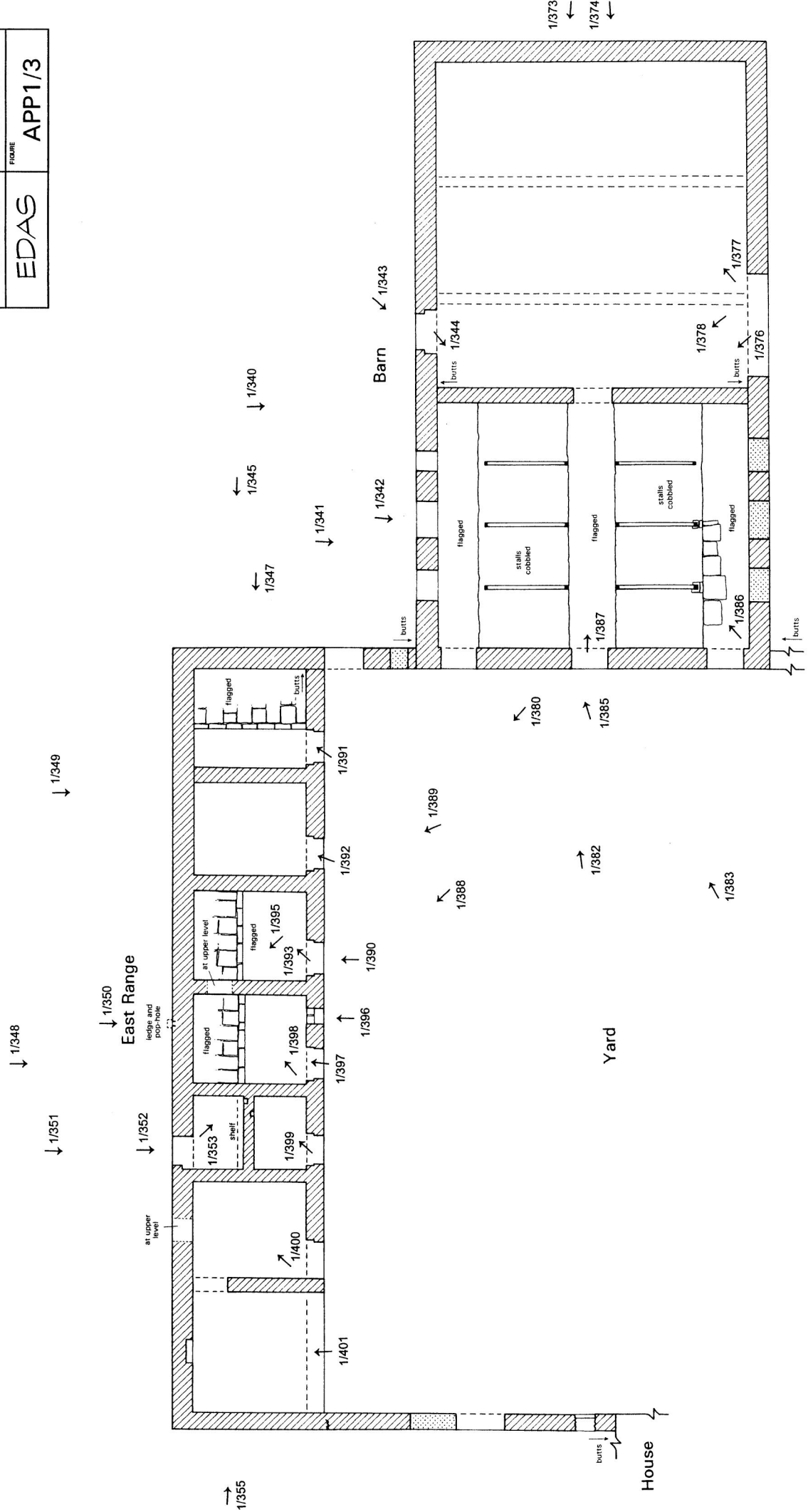
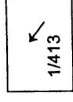


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	EDAS	FIGURE	APP1/2



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TITLE	PHOTOGRAPHIC LOCATIONS		
SCALE	AS SHOWN	DATE	JAN 2011
	EDAS	FIGURE	APP1/3

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**APPENDIX 2  
YDNPA SURVEY BRIEF**

# Grimwith House, Appletreewick

SE07016468

## **BUILDING SURVEY**

This brief has been prepared by the Yorkshire Dales National Park Authority as part of an interpretative and access improvement project for Grimwith Reservoir to increase understanding of this prominent building group and to assist in the development of an option appraisal.



### 1.0 INTRODUCTION

- 1.1 A successful bid has been made to the North Yorkshire Aggregates Grants Scheme for a project to improve access and understanding of the Grimwith reservoir complex. The project design includes provision for building surveys and historical assessment of the interesting buildings around the reservoir. As part of this work a historic building survey is required for the Grimwith House complex, a currently vacant property on the edge of Grimwith Reservoir owned by Yorkshire Water.
- 1.2 This document provides an outline of the work required. A structural condition survey is not required but the successful contractor will be expected to identify features which are likely to affect the long term survival of the complex and require remedial attention.
- 1.3 The successful Contractor should submit a quotation and a costed method statement developed from this brief, for the attention of the Senior Conservation

Archaeologist at the Yorkshire Dales National Park following the procedures specified in annexes 1 and 2.

## 2.0 SITE DESCRIPTION AND ACCESS



- 2.1 The building group is situated at SE07016468, in the civil parish of Appletreewick within the Yorkshire Dales National Park in the present administrative county of North Yorkshire formerly the West Riding of Yorkshire. It occupies a promontory on the eastern side of Grimwith Reservoir, at an altitude of 290 metres. This unusual group of buildings for the area consists of a large double pile house with integral carriage house, a range of stables and a large hay barn with a further small building to the east, used recently as a garage. Although the entrance of the house faces east the principal elevation looks down the valley to the west. A definite element of design is evident with windows and chimneys referring to C17th styles. The main house first appears on the 1<sup>st</sup> edition OS 25" map (copy attached) and is probably broadly contemporary with the initial construction of Grimwith Reservoir (1856-1864) which resulted in the flooding of the settlement of Grimwith some 400m to the west. The edge of the reservoir was originally some 300m to the west. The 1st edition OS 6" map shows a building named as High House in the area of the Grimwith House group, apparently approximately on the footprint of the garage building. This may therefore incorporate part of the earlier structure in some form. A further small structure, shown to the immediate northeast of the current building group, is named on the 1st edition OS 6" map as Red Scar.
- 2.2 Construction of an enlarged Reservoir was authorised in 1974 and construction started in 1975. The building group is now surrounded by the reservoir to the north, west and south.
- 2.3 There is no public access to the site although a roughly metalled vehicle track used as a footpath passes some 150m to the east. The interiors of the buildings

have not been inspected and their condition is unknown. Access to the buildings is by arrangement with Yorkshire Water

- 2.4 The successful contractor and any contractors wanting to inspect the group prior to submitting a quotation will do so at their own risk and are required to indemnify Yorkshire Water against any claim for damages due to the condition of the complex and access and provide evidence of public liability insurance cover for £2m.

### 3.0 PLANNING HISTORY

- 3.1 There is no recorded planning history for the group which is believed to have been uninhabited since enlargement of the reservoir.

### 4.0 ARCHAEOLOGICAL AND ARCHITECTURAL BACKGROUND

- 4.1 There has been no previous archaeological survey of this area.

### 5.0 SURVEY REQUIREMENTS

- 5.1 The objectives of the proposed work are to provide a detailed analysis, record and report of the building complex which can also be used to provide information for interpretative purposes, to inform any future options appraisal for the complex and to identify any urgent repairs.

- 5.2 It is anticipated that the record of the buildings and their setting in their current condition will be to Level 3 as outlined in *Understanding Historic Buildings: A guide to good recording practice*, (English Heritage, 2006). All work should be carried out to best professional practice and to any appropriate standards identified by English Heritage and the Institute for Archaeologists.

#### 5.2 Built structures survey

- 5.2.1 The building recording should include, in addition to a detailed text description:

- 5.2.2 Scale plans of the buildings as existing. Plans should show the form and location of any structural features of historic significance (eg, blocked doors and windows; fireplace openings; masonry joints, changes in internal levels or floor materials). (*Understanding Historic Buildings* 4.3.2 – 2, 7, 8)

- 5.2.3 All elevations, internal and external, should be examined and any graffiti relevant to the pre-1980 history of the house recorded.

- 5.2.4 Detailed recording of any post 1980 alterations is not required.

#### 5.3 Photographic record

- 5.3.1 An external photographic record should be made of all elevations of the buildings and other features from vantage points as nearly parallel as possible to the elevation being photographed (within the constraints of the site), together with close up photography of significant detail. The contractor should ensure that all visible elements of each elevation are recorded photographically; this may require photographs from a number of vantage points. A general external photographic record should also be made which includes oblique general views of the buildings and features showing them in their setting.

- 5.3.2 A general internal photographic record should be made of the buildings. General views should be taken of each discrete internal space from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed, together with close up photography of significant detail.
- 5.3.3 Photographs should be used to show not only the building's appearance but also to record the evidence on which the analysis of its historic development is based and identify structural and other problems. The general photographic guidelines given in *Understanding Historic Buildings: A guide to good recording practice*, (English Heritage 2006) should be followed. Each photograph should normally be provided with a scale and the use of an identifier is recommended for detailed views.
- 5.3.4 Digital imagery, rather than conventional film photography, is acceptable for the photographic recording although medium resolution images between 2mb and 5mb are required as a minimum. Unedited images should be archived, preferably as tiff files, as well as processed images. A full image catalogue is required as part of the archive.

#### 5.4 Topographic survey

- 5.4.1 A basic walkover survey of the promontory should be carried out. to identify and describe any features of archaeological or historic interest. This should include description, analysis and recording of the dry stone boundary walls.

### 6.0 RECORDING METHODOLOGY

- 6.1 Drawn survey records should include appropriate grid marks, height values, compass points and information panel incorporating title, drawing number, keys, credits etc. Drawing conventions should follow the guidelines set out by English Heritage in *Understanding Historic Buildings: A guide to good recording practice*, (English Heritage 2006).

### 7.0 HISTORICAL SURVEY

- 7.1 A basic documentary search for the building should be carried out. It should include a basic study of cartographic sources, including examination of nineteenth century large scale Ordnance Survey maps. Yorkshire Water have been asked if their archives contain relevant information on the complex; If any is forthcoming relevant detail should be incorporated into the report

### 8.0 THE REPORT

- 8.1 The report should provide sufficient detail and evidence to enable reasoned decisions to be made on the significance of the buildings and identify threats to the survival of the complex. Comprehensive analysis and discussion will be required for the completed report to achieve EH level 3.

- 8.2 The report should include the following based on the processes outlined in 5.1 - 7.1.

- i) Name of client.
- ii) Executive Summary
- iii) Contents List



- iv) An outline of the project and its objectives.
  - v) Plan of site showing position of significant features, tied into the OS grid.
  - vi) Detailed drawn elevations, plans, sections and, where appropriate, other detail.
  - vii) An account of the overall form and development of the site and buildings and of the evidence supporting interpretation (including any specialist contributions)
  - viii) A summary gazetteer of site components incorporating a description, interpretation, form, condition, measurements and illustrative material as appropriate.
  - ix) An assessment of the architectural merit and historic interest of the site.
  - x) A list of the archive contents
  - xi) Notes and bibliography.
  - xii) List and key to drawings and photographs.
  - xiii) Names of staff involved and the parts played by each with the dates of fieldwork.
  - xiv) Acknowledgements.
- 8.3 Two hard copies of the final report and one pdf copy must be deposited with the Yorkshire Dales National Park Authority Historic Environment Record no later than twelve weeks after the end of on-site work or such longer period as may be agreed in writing with the National Park Authority.
- 8.4 The report should identify areas where recording and assessment was hindered by the constraints of the structure and where further work would be necessary during implementation of any development proposals
- 8.5 The Yorkshire Dales National Park Historic Environment Record is taking part in the *Online Access to Index of Archaeological Investigations* (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. The archaeological contractor must therefore complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>. If the archaeological contractor does not have internet access a paper copy of the form can be obtained from the National Park Authority. Contractors are advised to contact the YDNPA Historic Environment Record prior to completing the form. Once a report has become a public document by forming part of a planning application or being otherwise submitted to the YDNPA Historic Environment Record in response to a statutory duty or requirement the NPA may place the information on a website.
- 9.0 SITE ARCHIVE
- 9.1 The long term care of the project archive should be provided for in accordance with *Management of Archaeological Projects* (English Heritage 1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* by UKIC Archaeology Section (1990). The Yorkshire Dales National Park Authority will accept the project archive as part of its Historic Environment Record.
- 10.0 COSTS
- 10.1 A breakdown of costs should include:-
- i) Total staff costs

- ii) Total non staff costs to include mileage, accommodation, equipment/materials, report production and overheads.
- iii) All estimates should allow for the preparation of any interim report.
- iv) All estimates should include allowance for the preparation and publication of a synopsis of the work undertaken, material archive, and research potential of the site, in an appropriate journal in a form which is relevant and appropriate for the information recovered from the site. Possible journals include the *CBA Forum* and *Yorkshire Buildings*.

## 11.0 COSTED METHOD STATEMENT

### 11.1 The Costed Method Statement should include:-

- i) Summary of proposed work programme
- ii) Date when archaeological and building recording/assessment works can commence on site
- iii) Maximum number of days to undertake the works on site
- iv) Details of professional personnel, including any subcontractors, who will be undertaking the archaeological works. The Contractor will be required to demonstrate, by providing CV's if requested, that the staff appointed to direct, supervise and work on this project have relevant experience of working on sites of this nature and carrying out survey and geophysical survey techniques to a professional standard.
- v) Date by which the report would be complete
- vi) Copy of Health and Safety Risk Assessment.

## 12.0 VARIATIONS OF WORK PROGRAMME

12.1 The Archaeological Contractor has the right to modify the programme of archaeological work in accordance with their professional judgement insofar as the provisions and objectives of this brief are not changed.

12.2 All variations in the programme of work should be agreed with the Senior Conservation Archaeologist of the Yorkshire Dales National Park Authority.

## 13.0 HEALTH AND SAFETY

13.1 The contractor will naturally operate with due regard for Health and Safety regulations. This work will require the preparation of a Risk Assessment of the site, in accordance with the Health and Safety at Work Regulations, prior to submission of the quotation. Arrangements for safe access should be agreed with the Yorkshire Water and the Yorkshire Dales National Park Authority prior to the commencement of work on site. The contractor is expected to make a reasonable effort to execute the recording work. **The Yorkshire Dales National Park Authority and Yorkshire Water are to be indemnified against any accidents which may occur to contractors engaged to undertake this survey while attempting to conform to this specification.**

## 14 GENERAL CONSIDERATIONS

14.1 Archaeological contractors submitting quotations are strongly advised to carry out an inspection of the site prior to submission. If, on first visiting the site or at any time during the course of the recording exercise, it appears in the archaeologist's professional judgement that:

i) a part or the whole of the site is not amenable to recording as detailed above, and/or

ii) an alternative approach may be more appropriate or likely to produce more informative results, and/or

iii) any features which should be recorded, as having a bearing on the interpretation of the structure, have been omitted from the specification,

then it is expected that the archaeologist will contact the YDNPA Senior Conservation Archaeologist, as a matter of urgency, who will then resolve the matter in liaison as necessary with the Yorkshire Water. Similarly, any technical queries arising from the specification detailed above should be addressed to the YDNPA Senior Conservation Archaeologist without delay.

## 15.0 MONITORING

15.1 The contractor may be subject to regular monitoring visits by the Archaeological Staff of the Yorkshire Dales National Park Authority in their role as 'curator' of the National Park's archaeology. The Contractor should give at least seven days notice in writing of the start of works on site to the Senior Conservation Archaeologist of the Yorkshire Dales National Park Authority or such other period as may be agreed.

## 16 QUOTATION PROCESS

16.1 As the total financial value of this project is not to exceed £25,000, it is subject to the quotation process identified in the Yorkshire Dales National Park Authority's Financial Regulations.

16.2 All quotations must be submitted in accordance with the Quotation Conditions at Annex 1.

### **Evaluation**

16.3 The Authority will select the most economically advantageous quotation considering the following principal factors:

- (a) compliance with quotation documentation;
- (b) value for money and creativity in addressing the issues;
- (c) relevant previous experience
- (d) references
- (e) bid price

### **Freedom of Information and Confidentiality**



- 16.4 Organisations providing quotations should be aware that information relating to this Contract (whether held by the Authority or the Contractor) will be subject to the provisions of the Freedom of Information Act. The Act requires the Authority to provide copies of any non-exempt information to any third party who makes a request for it. The Authority cannot therefore guarantee that the information supplied to it will remain confidential. Any information which is supplied which is commercially sensitive **and would genuinely fit within the exemptions set out in the Act** should be marked as confidential information of this type, and will not be disclosed to third parties without the consent of the organisation which provided it.

### **Canvassing etc**

- 16.5 Any person who canvasses any member or officer of the Authority, whether directly or indirectly, relating to the award of this contract will be disqualified.
- 16.6 If any person submitting a quotation:
- (a) fixes or adjusts the amount of the quotation by arrangement with any other person; or
  - (b) communicates to any person other than the Authority the amount of the quotation (unless the disclosure is made for legitimate purposes, for example in connection with obtaining insurance); or
  - (c) agrees with any other person that s/he will not submit a quotation or as to the amount of any quotation to be submitted; or
  - (d) offers or pays any sum of money to any person to induce such a person to accept the quotation

then that person shall be disqualified from making a quotation and may be subject to civil and criminal liability.

### **How to Complete the Quotation**

- 16.7 The quotation must be calculated with careful reference to the contents of this Invitation to Quote and Contract Conditions.

### **Compliance with Documents**

- 16.8 Quotations made must be in accordance with all the contract documentation and no changes should be made. Similarly, quotations must not be accompanied by statements making them qualified in any way.
- 16.9 To make a valid quotation, you must complete the whole of the Quotation Form at Annex 2, including providing answers to all the questions under the heading "Quotation Response".

### **Enquiries**

16.10 Any enquiries relating to the contract documents should be by e-mail to Robert White, Senior Conservation Archaeologist, Yorkshire Dales National Park Authority at robert.white@yorkshiredales.org.uk ]

16.11 Where appropriate, answers to queries will be circulated to all organisations invited to quote.

## 17.0 REFERENCES

English Heritage, 1991, *Management of Archaeological Projects*

English Heritage, 2006, *Understanding Historic Buildings: A guide to good recording practice*

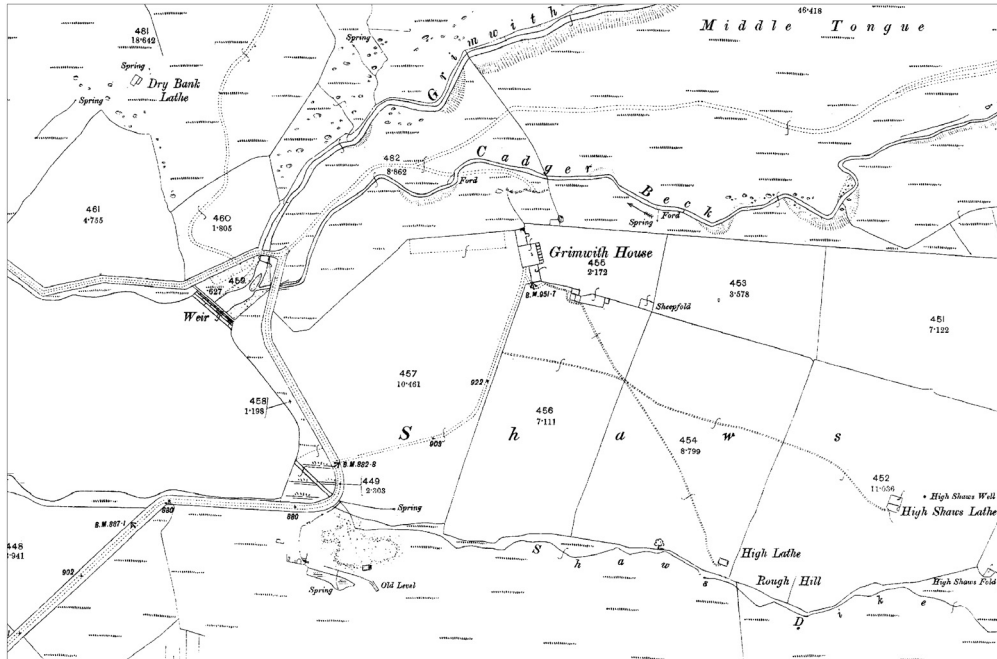
UKIC Archaeology Section, 1990, *Guidelines for the Preparation of Excavation Archives for Long Term Storage*

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**Ordnance Survey First Edition 25" map**  
**Grimwith House**

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**Location map for Grimwith House**  
**KEY**     **Grimwith House**

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**APPENDIX 3**  
**EDAS METHODS STATEMENT**

# **HISTORIC BUILDING SURVEY, GRIMWITH HOUSE, APPLETREEWICK, NORTH YORKSHIRE**

## **EDAS METHODS STATEMENT**

### **Introduction**

This methods statement sets out the work that Ed Dennison Archaeological Services Ltd (EDAS) consider is required to carry out a programme of historic building survey at Grimwith House, Appletreewick, North Yorkshire (NGR SE07016468). In essence, this work involves an archaeological and architectural survey of the surviving buildings in order to produce a detailed analysis, record and report of the building complex. The report would provide sufficient, accurate information to provide information for interpretative purposes, to inform any options for the Grimwith reservoir area, and to identify any urgent repairs. The survey work corresponds to a Level 3 survey as defined by English Heritage (2006, 14).

This project design has been prepared by EDAS using information contained in a project brief prepared by the Senior Conservation Archaeologist of the Yorkshire Dales National Park Authority (YDNPA).

### **Background Information**

The building complex is situated in the civil parish of Appletreewick within the Yorkshire Dales National Park in the present administrative county of North Yorkshire, formerly the West Riding of Yorkshire; it is not currently subject to any statutory protection. It occupies a promontory on the eastern side of Grimwith Reservoir, at an elevation of c.290m AOD. The enlargement of the original mid 19th century reservoir was authorised in 1974 and construction commenced in 1975; as a result, the building complex is now surrounded by the reservoir to the north, west and south. There is no public access to the complex although a roughly metalled vehicle track used as a footpath passes some 150m to the east.

The buildings making up the complex comprise a large double-pile house with integral carriage house, a range of stables and a large hay barn with a further small building to the east, used most recently as a garage. Although the entrance of the house faces east the principal elevation looks down the valley to the west. The main house first appears on the OS 1st edition 25" map and is probably broadly contemporary with the initial construction of Grimwith Reservoir (1856-1864) which resulted in the flooding of the settlement of Grimwith some 400m to the west. The edge of the reservoir was originally some 300m to the west. The OS 1st edition 6" map shows a building named as High House in the area of the Grimwith House complex, apparently approximately on the footprint of the garage building. This may therefore incorporate part of the earlier structure in some form. A further small structure, shown to the immediate north-east of the current building group, is named on the OS 1st edition 6" map as Red Scar.

The interior of the buildings was not inspected by the YDNPA and so their current condition is unknown, as is the extent of any historic fixtures and fittings. The area is privately owned by Yorkshire Water.

### **Objective of the Project**

The objective of the project is:

- to provide a detailed analysis, record and report of the building complex which can also be used to provide information for interpretative purposes, to inform any future interpretation of the Grimwith reservoir area, to inform any future options appraisal for the complex, and to identify any urgent repairs.

## **Survey Methodology**

### *Documentary research*

A basic documentary search for the building complex would be carried out. This will include historic OS maps and any relevant aerial photographs, some of which would be supplied by the YDNPA. Readily-available historic census information would also be consulted for owners and occupiers.

Any additional research that might be required would be undertaken at an additional cost, subject to the approval of the National Park's Senior Conservation Archaeologist. Such work might include an examination of cartographic material available at the North Yorkshire County Record Office for example.

### *Topographic survey*

A basic walkover survey of the reservoir promontory would be undertaken, to identify any features of archaeological or historic interest. Records will be made of any such features, including a description and analysis, as well as a photographic record. This work would also include the recording of any drystone boundary walls. Any features thus identified would be marked on a 1:500 modern Ordnance Survey map of the promontory (to be provided by the YDNPA).

### *Building survey*

Ground floor plans of all the buildings within the complex would be produced at a scale of 1:50. A 1:50 scale first floor plan of the house will also be produced from ground level, dependent on the condition of the interior and safe access being possible. All plans will be produced using traditional hand survey techniques, and will show all significant features and details such as blocked openings, fireplaces, construction detail, modifications and differences in fabric. Elevations are not required to be drawn, although one short section through the main house may be produced, dependant on access etc. Other drawings will be made of mouldings etc if necessary. If possible, the whole complex will be mapped at a scale of 1:50 on to an A1 plan, using the OS map as a base (YDNPA to provide), thus showing the physical relationship between the individual buildings. If this is not possible, individual floor plans at 1:50 would be produced, tied into a general site plan at 1:100 scale. All survey plans will conform to English Heritage guidelines (English Heritage 2006, 19-21).

An external photographic record will be made of all elevations of the buildings and other features from vantage points as nearly parallel as possible to the elevation being photographed (within the constraints of the site), together with close up photography of significant detail. A general photographic record will also be made which includes oblique landscape views of the buildings and features showing them in their settings.

A general internal photographic record will also be made of the buildings, subject to access. General views will be taken of each discrete internal space from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed, together with close up photography of significant detail.

All photographs will include a graduated scale where practicable. Photographs will be taken using a Leica Luminex digital camera producing colour images with a resolution of 10 mega pixels. All photographs would be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and would be cross referenced to digital files etc. Photographic location points (position and orientation) would also be shown on a version of the relevant building plan. The photographic guidelines produced by English Heritage (2006, 10-12) would be followed.

## *Written survey*

Each identified individual component within the building complex would be given a unique identifier number, and a detailed written description produced based on notes taken in the field. The description will include a preliminary interpretation of extant remains (e.g. dimensions, plan, form, function, date, sequence of development), locational information, and mention of relevant documentary, cartographic or other evidence. In addition, an overview of the possible management strategies for the features identified within the survey area will also be given, including an assessment of current condition and threats.

## **Survey Products**

### *Archive survey report*

An archive survey report for the site will be produced, based on the detailed field survey and information gathered on site and through research. The report will assemble and summarise the available evidence for the survey area in an ordered form, synthesise the data, comment on the quality and reliability of the evidence, and how it might need to be supplemented by further site work or desk-based research; the quality and reliability of the evidence would be commented on, and how it might need to be supplemented by further work.

The report will take the form of an illustrated and typed standard A4 document. It is expected that the report would include (as appropriate):

- a contents list;
- acknowledgements;
- a non-technical executive summary;
- site code/project number;
- dates of fieldwork visits;
- national grid reference and address;
- overall site plan;
- statutory designations;
- a brief account of the project plan, research objectives, survey methodology, procedures and equipment used;
- details of the historical and archaeological background to the site;
- a detailed written description of each identified component or building, to include a preliminary interpretation of extant remains (e.g. dimensions, plan, form, function, date, sequence of development), locational information, and mention of relevant documentary, cartographic or other evidence;
- an account of the overall form and development of the site and of the evidence supporting any interpretation;
- preliminary conclusions, including an assessment of the importance of the findings in relation to the other remains on the site and in the region as a whole;
- details of any identified management issues and preliminary recommendations for improvement;
- a bibliography and list of sources consulted;
- selected colour digital images, at no less than 5" by 4";
- selected figures e.g. historic maps and plans;
- final survey drawings, reduced to A4 or A3 size.

The survey report would also contain various appendices, including photographic registers and catalogues, and a copy of this Methods Statement, together with the details of any departures from that design.

One draft copy of the report would be made available for discussion with the YDNPA. Two copies of the final approved survey report would then be provided in hard copy format (comb bound reports). The YDNPA would also receive a CD containing electronic copies of the report (as pdf files) and digital copies of the photographs. All reports would be provided within 12 weeks of the completion of the site survey work, unless otherwise agreed with the YDNPA. Copyright of all survey material and the report would pass to the YDNPA on payment of final invoices.

Provision would also be made for the preparation of appropriate synopses for the North Yorkshire SMR and the NMR, or for publication in CBA Forum or other appropriate journal or monograph as agreed with the Senior Conservation Archaeologist.

### *Archive deposition*

A properly ordered and indexed project archive (paper, magnetic and plastic media) would be deposited with the YDNPA at the end of the project. It is expected that the archive will contain field and final ink drawings, written accounts, structured catalogues and indices, and project management records. Any drawn records would be presented as wet ink plots on standard "A" size matt surface stable polyester film sheets.

### **Modifications**

The programme of recording and reporting work may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this methods statement would not be changed. Any variations in the project would be discussed and agreed in advance with the Senior Conservation Archaeologist of the YDNPA.

### **OASIS Compliance**

EDAS subscribe to English Heritage's OASIS (Online Access to Index of Archaeological Investigations) project, and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be subsequently completed for submission to English Heritage and the Humber SMR. This will include an unloaded pdf version of the entire archive report.

### **Health and Safety, and Insurance**

EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the project. A full copy of their Health and Safety Policy is available on request.

The site is privately owned by Yorkshire Water, and EDAS would indemnify the landowners in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the survey, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000). A risk assessment would be produced prior to any site work.

### **Programming and Resources**

The project would be undertaken by EDAS, who are registered as an Archaeological Organisation with the Institute for Archaeologists. EDAS are also North Yorkshire County Council's standing list of approved archaeological contractors. All the archaeological staff with EDAS are members of the Institute for Archaeologists, are professional, full-time archaeologists, and have considerable experience of non-destructive archaeological survey. Curricula vitae are available on request.

The project director for this work would be Ed Dennison, who would have overall supervision and responsibility for the project. The field staff would be Shaun Richardson who would be responsible for the building survey and analysis, assisted by Richard Lamb. All the above have had extensive



experience in the archaeological survey of buildings within their landscape settings, both regionally and nationally, and varying in scope from late medieval castles to Second World War structures. Much of this work has been carried out in the Yorkshire Dales, and surveys have been undertaken for the YDNPA of Fair Acre Cottage (Kearton), various buildings at Stonehouse (Dent) and several poultry houses, as well historic landscape surveys. Surveys of other farm complexes have been undertaken in West, North, South and East Yorkshire, for example at Hooton Levitt, Wharram House Farm (Yorkshire Wolds), Colburn Hall (Colburn), Haltemprice Priory (near Hull), Enholmes Farm (Patrington), Headley Hall Farm (near Bradford) and Castle Farm at Sheriff Hutton. An opportunity will also be given during the survey work to provide training for the YDNPA workplace learning bursary staff (Richard Watts).

The nature of the ground conditions means that it is desirable that the site survey work is undertaken during periods of low vegetation growth. The site work would therefore ideally be carried out during January/February 2010 (depending on speed of commission and other access arrangements), with reporting complete by early April 2010.

## **References**

English Heritage 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*

Ed Dennison, EDAS  
December 2009