

BROCKMA GILL EAST, MORLEY GATE,
KEARTON, NORTH YORKSHIRE

ARCHITECTURAL AND
ARCHAEOLOGICAL RECORDING



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EXECUTIVE SUMMARY

In November 2012, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned to undertake a programme of architectural and archaeological survey at Brockma Gill East, Morley Gate, Kearton, North Yorkshire (NGR SD 99881 99032), prior to the conversion and alteration of the Grade II Listed building complex. The project involved an archaeological and architectural survey of the complex, augmented by a detailed descriptive and photographic record. The recording work was made a condition of full planning permission.

The Brockma Gill complex lies slightly away from the core of Kearton, and it does not have an east-west axis like many of the other buildings in the area. This may indicate that it was a wholly new creation of the early post-medieval period rather than a re-building of a medieval structure on a pre-existing site.

Previous studies have suggested that the house comprised a direct entry two-cell farmhouse in its earliest form, dated to 1718 by the recessed panel over the door in the south elevation. However, some structural anomalies, which include a thicker central wall, a slight external set-back at an upper level in the north-east corner of the west cell, an opening in the north internal wall apparently blocked by the stone stairs, and a change in the alignment of the south elevation at the junction of the two cells, may well imply that the house originated in the mid to late 17th century as a single cell direct-entry structure (i.e. the west cell), perhaps with a slightly lower roof line and with an end stack to the west gable. If this is correct, the house may have been converted into a two cell direct-entry house by the addition of the east cell in 1718.

Alternatively, the building was newly built in 1718 as a two cell direct-entry house. The principal entrance was placed in the south elevation, leading directly into the west cell which formed the house body. This was connected internally to the east cell or parlour by the doorway in the central wall, and there may also have been an external access to the east cell through the north elevation, although this could feasibly have led into a former service room, subsequently replaced before 1857 by the existing structure. Both cells were lit by mullioned windows in the south elevation. The west cell was provided with an inglenook-type fireplace in the west wall, lit by a fire window and set beneath a fire-hood. A screen on the north side of the inglenook may have enclosed the tightly winding stone stairs giving access to the first floor. The first floor was formed by two separate chambers, linked by a doorway in the central wall, both lit by mullioned windows in the south elevation, and both originally unheated.

The two cell direct-entry house of the early 18th century underwent a series of later remodellings and additions, the most significant of which was the sub-division of the house into two dwellings, probably in the early 19th century. As part of these works, the existing fireplaces were installed, a new ground floor doorway was inserted to the south elevation providing separate access to the east cell, and the windows in the south elevation were altered. The adjoining property to the west (Brockma Gill West) may also have been built then, perhaps originating as an agricultural range. Brockma Gill East was subsequently altered back to form a single dwelling, the separate doorway to the east cell was blocked, and sub-divisions were created on the north side of the east cell which indicate that it assumed more of a service function. The 19th century census data implies, but does not confirm, that the house was a single dwelling by at least 1841, when it was probably occupied by the Whites, a family of local lead miners.

The north structure was added to the side of the house before 1857, and appears to have functioned as a small byre or stable. The barn was then added to the east end of the house between 1857 and 1912, replacing an earlier, smaller, detached structure, while a privy was constructed off the north-east corner of the north structure during the same period. The shed to the south of the barn was also built before 1912, and perhaps in 1891, as indicated by the impressed date to the lintel over the doorway in the east gable.

1 INTRODUCTION

Reasons and Circumstances for the Project

- 1.1 In November 2012, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr S Mochrie, through his architect Mr Chris Hunt of Niche Design Architects Ltd, to undertake a programme of architectural and archaeological survey at Brockma Gill East, Morley Gate, Kearton, North Yorkshire (NGR SD 99881 99032), prior to the conversion and alteration of the Grade II Listed building complex. The project involved an archaeological and architectural survey of the complex, augmented by a detailed descriptive and photographic record, collated into a survey report. The recording work was required as a condition (no. 20) of full planning permission, approved by the Yorkshire Dales National Park Authority (YDNPA) on 21st May 2012 (application R/05/216B).
- 1.2 The scope of the recording work was defined by a project brief produced by Mr Robert White, Senior Conservation Archaeologist of the YDNPA (see Appendix 3). In response to this brief, a Written Scheme of Investigation (WSI) was produced by EDAS, in compliance with the condition placed on the planning permission (see Appendix 4). This WSI was approved by Mr Robert White of the YDNPA on 20th November 2012.

Site Location and Description

- 1.3 Brockma Gill East is a small isolated former farm complex at the east end of the hamlet of Kearton, located c.1km to the north-east of Feetham village and c.4.5km west of Reeth in Swaledale, North Yorkshire (see figure 1). The complex, which comprises a ruined farmhouse and adjoining outbuildings, occupies an elevated position at c.297m AOD on the south-facing slope of the valley (see figure 2 and plates 1 and 2). At the time of the EDAS survey, there was no vehicular access to Brockma Gill East, although the complex could be reached via a public footpath leading from the nearby Healaugh to Surrender road, known as Morley Gate.
- 1.4 The Brockma Gill East building complex lies within the Yorkshire Dales National Park and the Swaledale and Arkengarthdale Conservation Area; the ruined farmhouse is a Grade II Listed Building with a date stone of 1718 (see below). An occupied cottage attached to the west side of the farmhouse is in a separate ownership and does not form part of the EDAS survey or report.
- 1.5 The main building is also recorded on the YDNPA Historic Environment Record (site MYD35347), as is the rear range (site MYD52241) and a detached former cart shed (site MYD52242). The building complex has been the subject of a previous photographic survey and study by Paul Crosby (Crosby 2007 & 2008) and a structural appraisal (Blackett-Ord Consulting Engineers 2007). At the request of the YDNPA, information from Crosby's earlier reports have been included in this EDAS report; these were supplied to EDAS by Chris Hunt of Niche Design Architects Ltd.

Aims and Objectives of the Project

- 1.6 The aims and objectives of the work can be summarised as follows:
 - to gather sufficient information to establish the extent, nature, character, condition, quality and date of the surviving archaeological and historical features within the complex;

- to provide a detailed, pre-intervention record of the complex;
- to monitor the conversion and other building works to record items of architectural or archaeological importance that might be revealed.

Survey Methodology

- 1.7 As noted above, the scope of the recording work was defined by a YDNPA project brief and an EDAS WSI (see Appendices 3 and 4). The recording work was equivalent to a Level 2 descriptive record as defined by English Heritage (2006, 14). Five main elements of work were involved:

Documentary Research

- 1.8 No documentary research was required to be undertaken as part of the recording work beyond readily available material, including historic map coverage supplied by the YDNPA. As noted above, the Brockma Gill East complex has been subject to some previous investigation, and this data was consulted and included in the EDAS survey.
- 1.9 Although it was thought by the YDNPA that the complex had been surveyed by the Yorkshire Vernacular Study Buildings Group, consultation of their archives held by the Yorkshire Archaeological Society in Leeds showed that this was incorrect. However, the Group have undertaken studies of other buildings in the immediate vicinity (e.g. Armstrong *et al* 1990; Bishop *et al* 1990; Mason *et al* 1988), and the results of these studies, together with those carried out by others on buildings in the Kearton area (e.g. Richardson & Dennison 2007), have been incorporated into the current survey report.
- 1.10 A full list of the sources consulted, together with their references, is given in the bibliography below.

Walk-over Survey

- 1.11 A walk-over survey of the area surrounding the complex was carried out, specifically concentrating on those areas which will be directly affected by the development proposals, e.g. the construction of a new access track, areas of new build and drainage works, the site of any construction compound etc. Particular attention was paid to the identification of any prehistoric and medieval activity (as evidenced by earthworks and other surface features) which might extend into the proposed development area.
- 1.12 A sketch survey of the identified features was produced at 1:200 scale, based on a topographical survey undertaken by CT Surveys in November 2011. This walk-over survey, together with the other elements of the initial stage of the fieldwork, was undertaken on the 28th November 2012.

Measured Survey

- 1.13 A detailed drawn record of the building complex was made at a scale of 1:50, using traditional hand-measurement techniques. This drawn record utilised earlier surveys made in March 2007 by Paul Crosby (see figures 5 and 6) and December 2011 by Niche Design Architects Ltd, and comprised ground and first floor plans of all elements of the complex. The resulting plans show all significant details such as openings (blocked or unblocked), inserted doorways, fittings, joist sockets etc.

All drawings were produced according to the guidelines established by English Heritage (2006).

- 1.14 A final inked plan drawing was then produced by hand to publication standard, and is presented as a reduced version of the full sized drawing using conventions established by English Heritage (2006, 18-37).

Photographic Recording

- 1.15 General photographic recording of the complex and its significant parts, together with close-up photography of significant details, was undertaken. The guidelines produced by English Heritage (2006, 10-13) were followed and each photograph was normally provided with a scale. The colour photographs were taken using a digital camera with a minimum of 14 megapixel resolution.
- 1.16 An external photographic record was made of all elevations of the buildings (subject to access), from vantage points as close to right angles to the elevation as was possible within the constraints of the complex. All visible elements of each elevation were recorded photographically. A more general external photographic record was also made which included a number of general oblique views of the buildings from all sides, showing the complex as a whole within its setting. The internal coverage aimed to produce a record of all significant spaces and details; artificial lighting was not required, apart from the use of normal camera flash. Views were taken of the principal spaces and circulation areas from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed. In addition to the above, detailed record shots were made of all features of archaeological and architectural interest identified by the preceding drawn survey. A total of 73 photographs were taken.
- 1.17 All photographs were clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and were cross referenced to digital files; photographs were also cross referenced to the written report. A selection of colour digital prints have been printed at 6" x 4" size, with a resolution of at least 300dpi, to illustrate the written report; the majority of photographs remained as digital archive files. A photographic register detailing the location, direction and subject of each shot accompanies the photographic record (see Appendix 2). A separate register also details the 132 photographs taken by Paul Crosby on 13th March 2007 and 9th March 2009, as required by Mr Robert White of the YDNPA (see Appendix 1); a number of exact duplicate shots or dark or out-of-focus shots were deleted. It was subsequently agreed with Robert White that, in view of the large numbers of photographs taken (277 in all), it would not be necessary to identify the position and direction of each shot on separate floor or location plans.

Written Record

- 1.18 Sufficient detailed notes and observations were made in the field to allow a detailed descriptive record of the building complex forming the subject of the survey to be prepared.

Architectural and Archaeological Recording during Development

- 1.19 The pre-development survey work was enhanced by means of an archaeological and architectural watching brief carried out during the initial stages of the conversion of the building complex and the associated groundworks.

- 1.20 Given that the pre-development walkover survey had identified little of significance on the line of the existing track approaching the complex, and that the ground to the immediate south of the buildings was already heavily disturbed, it was decided in consultation with the YDNPA that no archaeological watching brief was required during the groundworks associated with the development. However, an architectural watching brief was maintained during the stripping out of the interior of the farmhouse (principally the removal of internal wall plaster) and the lowering of internal floor levels (including debris resulting from use by animals), in order to record any new information that might be exposed. The architectural watching brief visits took place on the 6th and 11th June 2013, when a total of 72 photographs were taken.

Survey Products

Survey Report

- 1.21 This report forms a detailed written record of the Brockma Gill East 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. The building is also placed within its historical, social and agricultural contexts, where possible using the available documentary and secondary evidence.

Project Archive

- 1.22 A fully indexed project archive has been prepared, ordered and indexed according to the standards set by English Heritage (EDAS site code BGM 13). The archive comprises primary written documents, field notes, documentary material, photographic thumbnails, a copy of the report, and an index to the archive. This archive was deposited with the YDNPA on completion of the project.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 2.1 As stated above, no documentary research was required to be undertaken as part of the project beyond the examination of readily available material, including historic map coverage supplied by the YDNPA.

Early History

- 2.2 Fleming, through his extensive fieldwork undertaken in Swaledale with Laurie and others, suggests that the frameworks for planned land divisions were probably set up in this area during the middle Iron Age, around 300 BC, if not earlier (Fleming 1998, 160). More recently, survey and limited excavation work on the Reeth Low Moor co-axial field system, some distance to the north and west of Brockma Gill, has suggested at least three phases of settlement. The earliest phase (Phase 1) is a 'cairnfield settlement' of Bronze Age character, creating original settlement cores from which the next phase developed. This Phase 2 comprised unenclosed platform settlements and co-axial fields systems; limited excavations on Reeth Low Moor indicated that this phase was constructed generally around 300 BC, although development was complex and over an extended period. The latest phase (Phase 3) was formed by enclosed settlements with lynchetted field systems on the lower valley sides, associated with slighter co-axial fields at a higher level, overlying the earlier Phase 2 boundaries. The excavation of a single house platform east of Healugh, one of a group of six within a contemporary lynchetted field system, revealed four separate structural phases with occupation dating from the late Iron Age to the Roman-British period. To the north-east of Brockma Gill, on the north side of the Barney Beck, numerous lynchets and cairns of varying sizes were recorded within the enclosed pasture fields on the lower slopes here (Laurie, Mahaffy & White 2011, 39-40 & 48).
- 2.3 Information from the YDNPA Historic Environment Record also notes significant prehistoric activity in the more immediate surroundings of Brockma Gill, including the earthworks of a late Bronze Age to Romano-British scooped settlement some 22m to the south-west of the complex (site MYD52318). This comprises four small scooped platforms, one of which may lie to the north of a field wall.
- 2.4 Kearton itself is characterised as a pre-Conquest settlement, the *tun* element denoting an Anglian name usually thought to date to the period c.750-950 AD. It may have been a subsidiary settlement of a larger territory with its core settlement at Reeth, and its position, high up on the daleside, appears to be characteristic of earlier pre-Conquest settlements in this part of Swaledale (Fleming 1998, 41-46). Furthermore, Fleming notes the same conjunction of Anglo-Norse names between Kearton and Feetham (set slightly below Kearton), as he does elsewhere in Swaledale, for example between Muker and Kidson. The Norse settlement of Feetham (meaning 'at the meadows') was established later than Kearton, but the proximity of the two meant that the cow pasture above them had alternative names, being known as either Kearton or Feetham pasture. There are also two lanes or footpaths in this part of the daleside, the upper path serving the earlier settlements of Kearton, Blades and Little Rowleth, while the lower path passes through the later Norse settlements. Fleming suggests that there is an informal green set behind the houses at Kearton (Fleming 1998, 34, 41 & 111-113).
- 2.5 The layout of the central part of the settlement as shown on the 1857 Ordnance Survey 6" map (see figure 3) is indeed suggestive of a sub-triangular green,

although there is also evidence that houses were laid out to either side of the broadly east-west trackway running through the settlement noted above by Fleming. A detailed study of the later medieval landscape and landholding pattern around Kearton lies beyond the scope of this report. However, it should be noted that the Wharton family maintained a number of parks in this part of Swaledale, including Birk Park to the immediate east of Brockma Gill (Pontefract & Hartley 1934, 132). The combination of place names and field boundaries shown on the 1857 Ordnance Survey map suggests that, although this park was extensive, Brockma Gill was probably located just outside its western boundary.

Later History

The 17th and 18th Centuries

- 2.6 Harrison and Hutton note that by 1640, large tracts of Teesdale, Swaledale and Wensleydale, both in the lower and upper reaches, were occupied by small freehold farmers often holding leases for 999 years, and it is no accident that the first phase of vernacular building using permanent materials begins at this time. A major building boom appears to have begun in Swaledale and Wensleydale shortly before the Civil War, reaching a peak in the last decades of 17th century (Harrison & Hutton 1984, 216). Recording of other properties in Kearton to the west of Brockma Gill has revealed evidence for both a direct-entry three-cell house of probable late 17th century date at Peggies Farm (Mason *et al* 1988) and a single-cell direct-entry cottage of the same period at Fair Acre Cottage (Richardson & Dennison 2007).
- 2.7 However, previous studies suggest that Brockma Gill East slightly post-dates the peak of this building boom. The building was Listed on 21st April 1986, and the description reads:

“Cottage, at one time divided into 2. Dated 1718. Rubble with stone slate roof. 2 storeys, 2 first floor windows and third blocked. Crude quoins. Central doorway has board door in stone surround of interrupted jambs, with splayed bases and flat rebate around outside surface of opening, and in a panel on the lintel the inscription ‘1718 MC SC WR IR’ with leaf-stop motif. To its right is a blocked doorway with ashlar sandstone surround. Windows to left of door on each floor are square openings with C20 casements, beyond a blocked fire window. Windows to right of door have fragments of flat-mullioned 2-light surrounds. Above doorway, blocked 3-light mullioned window with altered lintel. Interior: 2 good fireplaces: to left with corbelled supports to lintel, to right with an ogee sooker stone, the reckon nearby. A very tight staircase at back left. Derelict at time of re-survey. Cottage to the left not of special interest”.

The 19th Century to the Present Day

- 2.8 As might be expected, the complex underwent several different phases of alteration during the 19th century, and Crosby (2008) suggests the following:

“The current arrangement of window openings on the main south elevation is muddled with larger C19th openings making use of moulded and chamfered stone surrounds from earlier, probably mullioned windows. There are also lengths of earlier cill pieces below both ground and first floor windows to the east of main door. Even the blocked three light mullioned window above the door has been altered and is incomplete. It therefore seems likely that there was significant rebuilding as part of various phases of remodelling, most significantly when the

building was divided into two separate cottages probably in the early C19th. Significant elements of the earlier fabric however remain to give an idea of the building's earlier form as a simple direct entry two-cell farmhouse. In addition to the remaining elements of the mullioned windows, to the east end is a blocked fire window suggesting an earlier inglenook and firehood above. The screen to the far side of the inglenook would also have likely enclosed the tight spiral stone stair that has also survived.

In addition to the main house described above, there are a number of additions and outbuildings. Abutting the right gable is a slightly lower two-storey barn, similarly of rubble stone construction and a stone slate roof. Whilst apparently bonded into the rear wall of the house it seems likely that this was part of the later C19th partial rebuild of the east end. To the rear of the house are the remains of what seems to be a two storey barn, built into the slope at its north end. Of similar height to the east barn, this has now completely lost its roof and the external walls are in a very poor condition. Whilst it appears there was a doorway linking to the main house, now blocked up, the external walls are not bonded into the main house. Adjoining the north-east corner of the rear addition is a small single storey privy, whilst to the south is a slightly larger single storey store adjoining the short section of raised garden immediately in front of the house. Both of these outbuildings are of rubble wall construction with mono pitch stone slate roofs”.

- 2.9 The Ordnance Survey 1857 map shows Brockma Gill as an un-named but occupied building at the very east end of Kearton, as it then existed (see figure 3). Unlike many of the other buildings shown in the mid 19th century, the alignment of Brockma Gill's long axis does not reflect that of the main east-west trackway through the settlement. The principal approach to the property appears to have been from the north-east, along a curvilinear footpath or narrow track branching off the Healaugh to Surrender road, although there was also a link to the main east-west trackway. The building has a broadly U-shaped plan form, formed by a relatively narrow north-east/south-west aligned range with wider rear projections to the north-west at either end. There is a small enclosed garden area to the immediate south-east of the building, separated from it by a narrow pathway. A small detached structure stands to the immediate north-east.
- 2.10 An examination of the 19th century census data shows that Brockma Gill was occupied by the White family from at least 1841 to between 1891 and 1901. However, because there is no differentiation between the two celled structure forming the subject of this report (i.e. Brockma Gill East) and the other, still occupied, house to the west (Brockma Gill West), it is impossible to know for certain who was living where (but see below). In 1841 Christopher White (a 25 year old lead miner) and his wife Ann (also aged 25) were living at Brockma Gill (http://www.dalesgenealogy.com/census/gunnerside_41.html), and by 1851 they had had two sons, Christopher and Thomas; at this time a John Metcalf (a 27 year old lead miner) and his wife Margaret lived in the adjoining property (TNA HO 107/2380 p36). In 1861 Christopher White was still the head of the family and still a lead miner, as was his son Christopher (now aged 16) while Thomas (aged 11) was a 'scholar'. Ann must have died in the interim, although Mary Pedley, a 39 year old house servant, also lived in (TNA RG 9/3672 p33). The other property was occupied by Edmund Dolphin, a 25 year old lead smelter and farmer, and his wife. In 1871 both White sons were listed as lead miners, and the other house was occupied by James Harker, a 64 year old lead miner, and his wife Elenor (TNA RG 10/4872 p11).

- 2.11 Christopher White senior, aged 60 in 1871, had died by the time of the 1881 census, and this house was occupied by his son Christopher (now 36 and listed as a 'lead miner and farmer') and his wife Elizabeth (31) with their two young children, Christopher (3) and Harriet Anne (1); the adjacent property was occupied by James Harker (a 75 year old lead miner) (TNA RG 11/4877 p10). The White family are still listed at Brockma Gill in 1891, although the young Christopher was now elsewhere and there was a third child, Ralph (aged 8 and a 'scholar'). The other property was occupied by Robert Heslop (49) and his sister Elizabeth Heslop (58), both 'living on their own means' (TNA RG 12/4034 p5). Only Robert and Elizabeth Heslop are listed at 'Brock Ma Gill' in 1901, as the Whites had moved to Kearton Pasture where Christopher White is described as a farmer (http://www.dalesgenealogy.com/census/melbecks_01.html). By 1911 Christopher White, now aged 66 and a grazier farmer, his wife Elizabeth and their son Ralph (aged 28) were living at Gallows Top Farm near Peat Gate Head, with only Elizabeth Heslop (aged 78 and living on private means) living at Brockma Gill (<http://www.dalesgenealogy.com/census/melbecks11.html>). From the later census data, it is clear that part of the Brockma Gill complex was unoccupied from 1901, and so it is possible that it was the White family who were living in Brockma Gill East from least 1841 until between 1891 and 1901.
- 2.12 Some changes had taken place to the complex by the time that the Ordnance Survey 1912/13 25" to 1 mile maps were published (see figure 4). By this date, the building is named as 'Brockma Gill' but the principal approaches remained from the north-east and the west. The north-east/south-west aligned range had been extended to the north-east, causing the detached structure shown in 1857 to be demolished. A new L-shaped structure had been built to the immediate south-east, with a 'Well' marked to its south.

3 ARCHITECTURAL DESCRIPTION

Introduction

- 3.1 A detailed description of the Brockma Gill complex is given below, based on the records made in the field and drawing on Crosby's earlier survey work (Crosby 2007 & 2008). The buildings are described below in a logical sequence. The plan form, structure and architectural detailing of each building are described first, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. Reference should also be made to the floor plans (figure 8) and plates, and the photographic record which appears as Appendices 1 and 2; photographs are referenced in the following text in italic type and square brackets, the numbers before the stroke representing the film number and the number after indicating the frame e.g. [2/32]. For completeness, Crosby's March 2007 survey drawings are also reproduced in this report (see figures 5 and 6).
- 3.2 The long axis of the main surviving building, the house, is aligned almost exactly north-east/south-west but, for ease of description, it is considered to be aligned east-west, and all other adjoining structures to be either east-west or north-south. Unless otherwise noted, the terms used to describe surviving timber and roof structures are taken from 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.

Location and Setting

- 3.3 Brockma Gill is located at the east end of the hamlet of Kearton (see figures 2 and 3). It is set some 50m south-west of the unclassified Healaugh to Surrender road, but at a much lower level, being c.13m lower than the road surface. A gateway in the drystone wall lining the south side of the road opens onto the principal approach to the complex, a grassed track, terraced into the south-facing slope here and with an average width of 3.0m. The track follows a sinuous route (the same as shown in 1857), falling steeply from north to south. At first, it is slightly embanked on the south side only, but as it moves south-west, it is steeply scarped both above and below (see figure 7).
- 3.4 Between 5.0m-6.0m to the east of the north end of the track, there are some possible very slight platforms (which may actually be natural features) (Site 1 on figure 7), and closer to the drystone field wall, a more pronounced shallow sub-rectangular depression scarped into the natural slope measuring c.3m long by c.2m wide (Site 2). On the north side of the trackway, some c.6m to 10m away, there is a steeply-scarped semi-circular scoop, open to the west (Site 3), and an adjacent sub-rectangular possible platform, running parallel to the contours and again measuring c.3m by c.2m (Site 4). Further to the north, close to an overhead electricity line, there are a number of more prominent earthworks, including a sub-oval depression, terraced up to 1.0m in depth into the natural slope here along its north-west side, and measuring c.6m north-south by c.3.5m east-west (Site 5). A similar scooped depression lies c.14m to the south-west (Site 6). It is possible that some of these scoops and platforms represent earlier, perhaps prehistoric, features, although no close examination was required as part of the project. None of the identified earthworks extended into the area of the proposed development.
- 3.5 Where the trackway enters the post-and-wire fenced enclosure surrounding the complex, it turns sharply to the south. The scarp following the east side of the

track curves and fades out to the east of the complex, but the west scarp continues to the south-west. After passing beneath a drystone field wall, it becomes very much more substantial, forming a south-east facing scarp standing up to 2m high. Below this scarp, there is a c.2m wide levelled area between it and the rear of the Brockma Gill complex. Above the scarp, there is another prominent semi-circular scarp, open to the south-east, and perhaps also a shallow trackway, running into the area from the north-west.

- 3.6 The aforementioned south-west facing scarp to the rear of Brockma Gill is highly likely to have been created by cutting into the natural slope, with the resulting spoil then thrown forwards to create a terrace for the buildings to sit on. It is noticeable that the earliest surviving part of the complex, the house, is set on the western slope of, and slightly above, the base of a narrow flat-bottomed gulley, aligned north-west/south-east. The later, east end of the complex, juts into this gulley, partly blocking its line [3/236]. Above (north-west of) Brockma Gill, the base of the gulley slopes downwards in a series of broad steps, although these are likely to be natural rather than artificial earthworks. Below (south-east of) Brockma Gill, the base of the gulley slopes more evenly, widening outwards adjacent to a ruined field barn [4/074].
- 3.7 To the immediate south-east of Brockma Gill, there is a narrow levelled area, 2.40m wide, and probably flagged beneath the grass which covers it. On its south-east side, there is a drystone wall with flat flagstone coping. This wall stands 1.40m high, and partly retains the ground to the immediate north-west. At the east end, a narrow opening gives access to a flight of four stone steps [3/279] running down to the enclosed area below. This enclosed area is bounded by drystone walls on all sides, although these have been partly broken down to the south-east corner; the wall along the south-east side acts partly as a revetment (see plate 1). The interior of the enclosed area slopes down from north-west to south-east, and was much disturbed at the time of the survey, principally as a result of rabbit burrowing; it was the former garden.

The House

Plan Form, Structure and Materials

- 3.8 The house, forming the core of the Brockma Gill complex, is butted by all adjoining structures to the east, north and west [1/032, 1/033, 1/052, 1/054, 1/117, 1/118; 2/019-2/022, 2/097; 3/237-3/239] (see plates 1 and 2). It is slightly sub-rectangular in plan, and of direct-entry two-cell form, with maximum external dimensions of 10.75m east-west by 5.75m north-south. The house is of two storeys, with a pitched stone slate roof; triangular stone ridge cresting survives for part of the roof, as does flat stone coping to the former west gable [2/026, 2/092]. There are no surviving stacks, although they must once have been present to both the east and west ends, serving internal fireplaces.
- 3.9 Internally, the house has a maximum total height of c.4.50m from ground floor level to the underside of the roof ridge. The load-bearing external walls have an average width of between 0.70m-0.80m, with the internal cross-wall being almost 0.90m wide. The former east gable of the house rises from a stepped plinth, projecting up to 0.40m from the wall face above. This plinth returns to the west around the north and south ends of the gable; the north return was initially lost beneath rising ground level but the south return angles back into the wall face at a point 1.20m from the south-east corner [1/069; 2/044-2/046, 2/093-2/096]. However, after the demolition of the adjoining north structure's west wall, the

continuation of the west return at the north end of the plinth once again became visible, the east end coinciding with the west jamb of a blocked doorway visible in the north elevation of the house (see below). The plinth initially projected 0.16m from the wall face above, but gradually angled inwards until it ended at a large flat stone resembling a broken lintel, 1.10m long. It could be seen again to the west of this stone, and it ran as far as the original north-west corner of the house [4/038, 4/039].

- 3.10 All the walls are built of relatively thinly coursed and squared sandstone/gritstone rubble, set with a lime mortar. There are prominent quoins to all four corners. Internally, the walls retain several different phases of plaster covering, although surprisingly little graffiti compared to other recorded structures in the vicinity (e.g. Richardson & Dennison 2007). The roof structure over the first floor west cell comprises a pair of softwood trusses, described in more detail below; the roof over the east first floor cell had largely been lost, but the surviving fragments indicate that it was a modern softwood construction covered with corrugated sheeting. Some fragments of wooden guttering survived to the south elevation in 2007 [1/108].

External Elevations

- 3.11 The principal (south) elevation of the house [1/053, 1/056-1/058; 2/023, 2/090; 3/246, 3/247, 3/281-3/283, 3/289, 3/290] faces south, across the rectangular enclosed area and the gulley towards the south slope of Swaledale, and provides the only existing access to the interior through a central doorway opening (see plate 3). The splayed doorway opening has a stone surround of interrupted jambs, with a flat rebate around the external face [1/106; 3/287] (see plate 5). The lintel contains a recessed panel with the off-centre inscription '1718 MC SC WR IR' followed by a three-lobed leaf-stop in light relief [1/065, 1/066; 2/088; 3/284, 3/305] (see plate 4). The doorway retains a board and batten door comprising five vertical boards and three chamfered horizontal battens to the rear [3/309]; it is hung on wide spear-head strap hinges of later 19th century appearance. Both the door and the frame have been subject to much alteration, with the latch and lock mechanisms having been removed.
- 3.12 To the east of the central doorway, there is a second doorway, now blocked, with an ashlar sandstone surround [1/067; 2/047, 2/048; 3/288] (see plate 6); at the base of either jamb, a dressed stone block projects slightly from the wall face above. To the east of this second doorway, there is a large sub-square ground floor window [1/068]. The lintel of the window has the same flat rebate as the central doorway [3/314], and an incised line below the rebate indicates that it was once a flat mullioned two-light window, subsequently enlarged. Crosby (2008, 3) noted re-used earlier sill pieces below the window, but these were not located by the current survey.
- 3.13 To the west of the central doorway, there is a second ground floor window, fitted with a two-light 20th century fixed casement frame [1/063]. The window has clearly been created by partly blocking a larger opening, the original moulded sill of which is still visible below. Beyond the window, towards the west end of the ground floor, there is a small blocked fire window [1/062; 2/089; 3/292] (see plate 7); the incised detailing to the surround is the same as seen to the fragments of earlier windows included within the elevation.
- 3.14 There are three windows to the first floor of the south elevation (see plate 3). The central window is blocked, and of three-light flat mullioned form [1/059; 3/291].

The sill and lintel have the same flat rebate as the central doorway; the lintel is in two parts, the west part apparently re-used from another early window. To the east and west, the other first floor windows are of the same larger sub-square form as that noted to the ground floor. The west window has re-used fragments of an earlier larger window to the sill [1/061], while the east window may retain the original west jamb but all else is altered [1/064; 3/313]. The east window is fitted with a two-light 20th century fixed casement frame.

- 3.15 The former west gable of the house is now totally obscured by the occupied house to the west, not included in the current survey. The east gable is also largely obscured by the barn, but the remaining visible external parts suggest that the apex may have been rebuilt, as the coursing of the stone rubble here is markedly deeper.
- 3.16 At the start of the survey work, the eastern part of the north elevation was contained within the north structure [1/036; 3/264, 3/265], a blocked flat-headed doorway with a stone lintel being the only visible feature [3/253] (see plate 15). Similarly, the west part of the north elevation was partly obscured by stored timber [2/033; 3/261, 3/262]; this had been the case for at least five years previously [1/040; 2/060]. As has already been noted above, the north structure was demolished during the course of the conversion works, and the stored timber removed. This revealed a plinth, commencing on the west side of the blocked doorway. Approximately 1.22m above the level of the plinth, there is a slight set-back in the wall face, but this could not be traced across the rest of the elevation, running only half-way along the extent of the plinth. Some 0.99m to the west of the blocked doorway, there may also have been a joint in the elevation, although this could have resulted from the north structure being slightly cut into the house's north elevation [4/041]. As was noted above, the plinth gradually angled inwards as it moved west, and it stopped at a 1.10m long piece of stone, visible at the base of the elevation [4/036, 4/037]. This stone was cracked in several places, and had the appearance of a lintel, although it was set at a very low level; it might be interpreted as the entrance to a cellar, but there is no other evidence for any such feature beneath the house, nor does it clearly relate to a blocked opening visible in the internal north wall of the house's west cell (see below), although it is aligned with the internal stairs. The plinth resumed beyond the 'lintel' stone as far as the north-west corner of the house.

Circulation

- 3.17 At the time of the survey, the only access to the interior of the house was through the central doorway in the south elevation [2/072]. This leads into the larger west ground floor cell. When the survey commenced, the floor was covered with a layer of soil and animal manure [4/045-4/047, 4/052-4/054], but when this was removed, the cell was seen to be floored with well-cut flagstones [5/222, 5/223, 5/228, 5/229]. The walls retained some plaster, sometimes painted white, to varying degrees. There is an early 19th century fireplace to the west wall [1/071, 1/072, 1/077; 2/049; 3/294]. The fireplace opening has tall corbelled gritstone supports to the lintel and a well-preserved double-ogee shaped sooker stone [3/308] (see plate 9). Below the sooker stone, the cast-iron oven, grate and boiler, although decayed, survive; the plate of the boiler front has a sun-burst design and the cast mark 'S & W BROWN RICHMOND' [3/307] (see plate 8). The crane also survives but has become detached; the Listed Building description states that the 'reckon' is 'nearby'; the 'reckon' (more commonly 'reckan') is a flat pierced steel bar hung from either the sooker stone or crane, from which pots or kettles were suspended (Hartley & Ingilby 1981, 16-25). The reckan could not be located by the current

survey. It is likely that the corbelled supports and lintel of the fireplace would once have been painted (Hartley & Ingilby 1981, 23). When the interior of the cell was cleared of debris, the flagstone to the immediate front of the fireplace was exposed, and it had a small square hole cut into it, once fitted with a removable cover - the flagstone covered a hollow space beneath, into which ashes from the fireplace were presumably swept [5/224, 5/225] (see plate 9).

- 3.18 Crosby (2008, 3) suggests that the blocked fire window in the south wall (and also a bressumer socket to the internal south wall [2/087]) indicates that the early 19th century fireplace replaced an earlier firehood, with a screen on the north side enclosing the tightly winding stone stair at the north-west corner of the cell, and this seems likely. The stair itself [1/073, 1/075, 1/076, 1/097; 2/050, 2/073, 2/074] appears to have been built across a blocked opening of some kind [2/051, 2/075, 2/076; 4/051, 4/055] (see plates 9 and 10), possibly with a further staggered joint slightly to the east. Apart from these, there are few visible features of interest in either the north or south ground floor walls [1/091, 1/093; 4/057]; sawn-off beams [1/104, 1/105; 2/058, 2/059] and disturbed sockets mark the position of the north-south ceiling beams which supported the floor joists of the first floor. After clearance of the interior, at a lower level the north wall was seen to butt the east wall, while larger stones were visible to the bases of the north and east walls [5/226, 5/227]. A slightly splayed doorway in the east wall, set to the south of centre [1/090; 3/296; 4/056], leads through into the smaller east ground floor cell [3/302].
- 3.19 The east ground floor cell was once also accessible through the doorway in the south wall, but this was subsequently blocked and turned into a cupboard [3/303]; in 2007, the plastered interior was fitted with two rows of stone shelving [1/082, 1/086; 2/053] but these had collapsed by 2012 [4/042-4/044]. The wall face around the window opening to the east retains almost no plaster. Like the west cell, after the removal of accumulated soil and manure, the east cell was found to be floored with well-cut flagstones [4/031-4/035, 4/079]. When the flagstones were removed as part of the conversion works, they were found to be laid directly on a compacted dark brown silt [5/242, 5/243]. This silt extended to 0.20m below ground level (the maximum ground reduction within the east cell during the conversion works), at which depth a compacted orange silty sand was exposed. Following the ground reduction, the footings of the east wall were seen to continue below ground level, whereas the lowest courses of the south wall rested on the top of the orange silty sand. The footings of the west wall intermittently contained large pieces of iron-stained sandstone, and again these appeared to rest on the surface of the orange silty sand [4/040; 5/244-5/246].
- 3.20 The east cell was heated by a fireplace in the east wall [1/079; 3/300; 4/025, 4/026], which had an ashlar sandstone [4/030] surround like that seen to the blocked doorway in the south elevation; the fireplace also retained a 19th century grate [4/027-4/029] (see plate 11). On the north side of the cell, there are two smaller spaces [3/301]. The eastern space has been created by the insertion of a narrow east-west aligned wall, which butts the east wall of the cell. The western space [3/304] may have originated as a narrow passage, screened by a stone wall on the east side, leading to a blocked doorway in the north wall. However, at a later date, the space was converted in a small dairy, with two rows of stone shelves to the north wall and four to the east wall. A doorway was created on the south side by slightly narrowing the existing passage. The whole of the east cell was formerly crossed by east-west aligned joists supporting the first floor above [1/107].

- 3.21 The only clear access to the first floor of the house was via the aforementioned tightly winding stone stair located in the north-west corner of the west ground floor cell [5/239-5/241]. This rose to a small curved recess at the west end of the north wall [3/295]. When wall plaster here was stripped away, a very small splayed recess was revealed at the base of the west side of the larger curved recess, and immediately above the head of the stairs [4/058, 4/059] (see plate 12). The inside of this small recess had once been plastered and papered with a wallpaper bearing a blue and brown flower and leaf pattern [4/065]. This small recess resembled a small, blocked fire window but is set at a higher level than the fire window in the south elevation, and cannot be seen externally.
- 3.22 The west first floor cell was unheated, the stack from the ground floor fireplace rising up the west wall [1/099; 3/293]; there may possibly be an area of disturbance in the wall plaster to the north that could represent a blocked doorway formerly leading through to the property to the west. Both the north and south walls of the west cell retain extensive painted wall plaster; a blocked window can be seen at the east end of the south wall [3/298], while over this, a surviving section of lath and plaster ceiling shows that the cell was once ceiled. There is also a blocked doorway in the east wall, set to the south of centre [2/082; 3/299], and an open doorway, leading through to the east first floor cell, at the north end [2/080, 2/081].
- 3.23 The west first floor cell is crossed by two roof trusses [1/096; 2/055, 2/056; 3/297; 4/048-4/050, 4/072]. Both are of the same form, comprising tie-beam, king-post and principal rafters, all in softwood. The king-post is of compound form, the head between the principals being a separate piece of wood to the main body [4/073]. The base of the king-post is tenoned into the tie-beam, and the ends of each tie-beam are set directly into the walls. Each principal supports a pair of staggered purlins with tusked through-tenons; there appear to be no wall plates, the feet of the common rafters resting directly on the wall tops [2/057]. There are no visible numbering or assembly marks, but the soffit of the north principal of each truss bears incised marks. On the east truss, these appear to comprise "I I I V", whereas to the west truss they may be "I X I V I I". Both sets of marks were made before the timbers were cut to size to form the principals and, although it is possible that they relate to the importation of Baltic pine (Patrick Greene 1995, 119-123), they do not closely resemble 'Baltic Timber' marks.
- 3.24 The east first floor cell was heated by a fireplace in the east wall, now blocked [1/087; 2/077; 3/300; 4/066, 4/067]; in contrast to the ground floor fireplace, the surround is of roughly dressed gritstone quoins and lintel (see plate 11). The cell walls [1/081, 1/084, 1/085; 2/052, 2/054, 2/083-2/086] contain few other visible features of interest, with the exception of the blocked doorway in the west wall [1/080; 2/078, 2/079].

The Barn

Plan Form, Structure and Materials

- 3.25 The barn is not shown in 1857, and was most probably built in the second half of the 19th century, as it was present by 1912 (see figures 3 and 4). Its construction must have required the demolition of the small structure depicted to the immediate north-east of the house in 1857.
- 3.26 The barn butts the east gable of the house and is rectangular in plan, with maximum external dimensions of 6.25m east-west by 4.95m east-west (see plate 1). It is of two storeys (although somewhat lower than the house), with a pitched

stone slate roof and semi-circular stone ridge cresting. The load-bearing external walls have an average width of 0.60m, with the internal cross-wall dividing the larger western cell from the smaller eastern cell being 0.40m wide. Traces of a projecting plinth are just visible at the external north-east corner [2/027]. All walls are built of roughly coursed and squared gritstone rubble, laid to a watershot profile and set with a lime mortar [3/286]; there are quoins to the south-east and north-east corners. The roof structure is entirely of softwood and appears to be relatively recent. It comprises purlins (a pair to each roof slope) set directly into the east and west walls, supporting the common rafters [2/062-2/067; 3/270]; three of the purlins are supported towards their east ends by circular-section posts rising from the internal cross-wall.

External Elevations

- 3.27 The south elevation of the barn is largely blank, with the exception of three small square ventilation openings at first floor level [2/024; 3/241, 3/242]. The east gable is also blank [1/031; 2/025; 3/248] (see plate 2). There is a ground floor doorway at the east end of the north elevation, and a central pitching opening to the centre of the first floor [1/035; 3/249]. The ground floor doorway retains the upper part of an early to mid 20th century softwood stable door, which has a small triangular pane of glass let into it [3/250].

Circulation

- 3.28 At the time of the survey, the only access to the interior of the barn was through the doorway in the north wall. The ground floor is divided into a smaller east part and a wider west part. At the start of the survey, the interior floor area throughout was largely formed by soil, manure and straw, although some areas of a flagged surface remained visible [3/267, 3/268]. As part of the conversion works, the ground level within both parts of the barn was reduced by a maximum of 0.50m in depth. This revealed a flagstone floor in the eastern part, incorporating an east-west aligned drain [5/233, 5/237, 5/238] (see plate 14) but in the western part, the soil and manure continued below the reduced ground level [4/069-4/071; 5/230-5/232].
- 3.29 The smaller eastern part is of a low single storey, and is crossed by seven semi-circular section joists supporting the hayloft over [1/045, 1/100; 2/068-2/070]. There is a wooden hay rack attached to the south wall, with a tethering ring below and a metal tethering pole to the east wall [5/234, 5/236] (see plate 13). The wider west part is open to roof level [1/046-1/048, 1/102; 3/269, 3/271] and contains no features that are not described externally. The south wall has modern repointing and a possible area of rebuilding at the west end. The west wall was formerly the east gable of the house, and the stepped plinth is visible at its base [3/272, 3/274].

The North Structure

Plan Form, Structure and Materials

- 3.30 A structure is shown in this position in 1857, set at a right angle to the house (see figure 3). The structure clearly butts the north elevation of the house, and also appears to butt the adjacent barn, although this must be the result of later alteration, as the barn was not built until after 1857 (see below). The structure is similarly depicted in 1912 (see figure 4).

- 3.31 The north structure is slightly sub-rectangular in plan and was formed by a single cell, with maximum external dimensions of 6.25m north-south by 4.70m east-west (see plate 2). It was of a single storey, although the pitched roof structure had entirely collapsed and been removed; a mortar 'shadow' remains on the north elevation of the house, indicating that the roof originally had a shallow pitch [2/028, 2/030, 2/031, 2/034] (see plate 15). The load-bearing external walls have an average width of 0.60m; the north and west walls in particular bulge very markedly at lower levels, giving face to face measurements of well over 1.0m. All walls are built of relatively thinly coursed and squared gritstone rubble, set with a lime mortar, although there is much local variation. The north wall effectively forms a revetment to the slope behind.

External Elevations

- 3.32 The east elevation of the north structure has a doorway placed to the south of centre [1/034; 3/251]; the painted door frame indicates that it was once fitted with stable-type doors. A straight joint to the north may relate to a blocked window opening, more clearly visible internally. The north gable is set into the rising ground to the north, and so is largely hidden, and the west elevation is obscured by stored timber belonging to the adjacent property [2/035]. In March 2007 there was a substantial sub-square drystone structure abutting the west elevation, the interior of which appeared to be filled with soil [1/044; 2/061], but this had been removed by the time of the current survey [3/263].

Circulation

- 3.33 At the time of the survey, the only access to the interior of the north structure was through the doorway in the east wall (see plate 16). The interior floor area was largely obscured by grass and/or debris, although there was a slightly raised flagged area at the north end. The south wall is formed by the former north elevation of the house [3/253]. The west wall has a small square recess towards the centre, placed c.1.10m above floor level [2/043; 3/254]. On the north side of this recess, there appears to be a blocked opening or area of rebuilding, c.1.85m wide [2/042; 3/255]. A piece of pipe has been bolted to the very north end of the wall, apparently to form a crude tethering pole [3/257]. There are several boards bolted to the north wall at a low level [1/042; 2/036, 2/037; 3/256]. A sub-square blocking, perhaps a blocked window, is present at the north end of the east wall [2/038-2/040; 3/259] but is not clearly visible externally.

The Privy

- 3.34 The privy is first depicted in 1912, attached to the north-east corner of the north structure (see figure 4). It is of a single storey, measuring 2.30m east-west by 1.90m north-south, and is built from coursed squared gritstone set with a lime mortar, with a single pitch stone slated roof sloping downwards from north to south [3/252] (see plate 17). There is a low opening to the base of the west end of the south wall [1/043], and a doorway in the east gable retaining a frame but no door [2/041; 3/266]. A low stone revetment wall curves around to the east from the privy for a short distance. The interior of the privy was not inspected in detail as it was filled with debris at the time of the survey.

The Shed

Plan Form, Structure and Materials

- 3.35 The detached shed is not shown in 1857 (see figure 3). A lintel over the doorway in the east gable has the dates '1891' and '1948' impressed into its east face; the earlier date might commemorate when the shed was first built, and the later date perhaps a subsequent rebuilding [3/276] (see plate 19). This is partly supported by map evidence, as the shed was extant by 1912, when it appears as an L-shaped structure to the south of the barn (see figure 4). Crosby's 2007 survey labels the surviving structure as a 'garage' (see figure 5).
- 3.36 The shed stands to the south of the barn, and is separated from it by a 1.15m wide passage [1/103; 2/091; 3/240, 3/243, 3/244]. It is slightly sub-rectangular in plan with maximum external dimensions of 4.90m east-west by 3.00m north-south, and of a single cell (see plate 18). The L-shape plan shown in 1912 appears to have resulted from another structure being present at the west end of the south elevation, although only the drystone wall now remains here; a short length of wall extending to the east from the drystone wall suggests that the attached structure was 1.40m wide and c.1.20m long [3/278].
- 3.37 The shed is of a low single storey, with a single pitched stone slate roof, sloping down from north to south. The load-bearing external walls vary in width; the north and south walls have an average width of 0.45m, whereas the west gable is slightly thicker at 0.60m. A slightly projecting plinth can be seen to the base of the south wall. All walls are built of roughly coursed and squared gritstone rubble, set with a lime mortar; there are quoins to the south-east, south-west and north-west corners; those to the two latter points are particularly substantial, indeed approaching the size of those on the house itself. The roof structure is very simple, comprising sloping common rafters set directly into the wall at either end [2/071].

External Elevations

- 3.38 The south elevation of the shed is blank [1/050; 3/245, 3/277], and is butted by a short section of wall at its west end. The north elevation is also blank, as is the west gable [3/280]. The east gable has a wide doorway, with a timber lintel bearing the dates noted above [1/030, 3/275]; the doorway is fitted with a pair of modern board and batten doors.

Circulation

- 3.39 At the time of the survey, the only access to the interior of the shed was through the doorway in the east gable. The interior floor area is largely formed by earth. There is a square recess to the east of centre of the north wall, set c.0.80m above floor level. In the south wall, a second smaller recess, also to the east of centre, is placed at the top of the wall. There is a simple common rafter roof structure over [3/285]. A number of Players Navy Cut 'Medium' cigarette packets (both 10s and 20s) of probable 1940s vintage had been tucked above the timber lintel to the east gable.

4 DISCUSSION AND CONCLUSIONS

- 4.1 Without further documentary research and field survey, it is difficult to make anything other than broad statements regarding the landscape context of the standing buildings at Brockma Gill.
- 4.2 There was clearly considerable prehistoric activity in the vicinity of Kearton, but the Brockma Gill complex does not appear to have impinged directly upon any of this. Similarly, although the arrangement of the settlement as shown on the 1857 Ordnance Survey 6" map is indeed suggestive of an informal sub-triangular green (Fleming 1998, 34, 41 & 111-113), Brockma Gill lies away from this, and in contrast to many of the other buildings within the settlement, its long axis does not reflect that of the main east-west trackway through Kearton. This again may indicate that, rather than being a re-building of a medieval structure on a pre-existing site, Brockma Gill was a wholly new creation of the early post-medieval period. In order to build the house, a substantial south-west facing scarp was cut into the natural slope to the rear (north-west), with the spoil thus created then thrown forwards to create a terrace for the house to stand on. As a result, the house was set on the western slope of a narrow, natural, flat-bottom gulley, but still somewhat above its slightly damper base; as the complex of buildings associated with the house expanded north-east, they jutted out into the route of the gulley, partly blocking its line.
- 4.3 Previous studies suggested that in its earliest form, the house comprised a direct entry two-cell farmhouse (Crosby 2008), dated to 1718 by the recessed panel over the door in the south elevation. However, while there is no convincing evidence for an earlier house, such as a cruck-framed structure, on the same site, there are a few structural anomalies that might be interpreted as being the remnants of an earlier house which was remodelled. For example, the central wall of the house, shared between the east and west cells, is noticeably wider than the external walls, and it is butted internally by the north wall of the west cell. Both the central wall of the house, and the north wall of the west cell, also have larger stones at their base than the other walls, and the north external elevation also incorporates a slight set-back at 1.20m above the level of the external plinth. Additionally, there are lesser features, such as the opening in the north internal wall apparently blocked by the existing stone stairs, and the low splayed recess at the head of these stairs in the same wall. Finally, the west cell is on a slightly different east-west alignment to the adjacent east cell; this is most noticeable on the south elevation and the change of angle occurs at the thicker central north-south wall.
- 4.4 Taken together, these anomalies might be taken to suggest that the house originated in the mid to late 17th century as a single cell direct-entry structure (i.e. the west cell), perhaps with a slightly lower roof line than that which now exists, with an end stack to the west gable; this would be not unlike a house recorded at the west end of Kearton in 2007 (Richardson & Dennison 2007). As stated above in Chapter 2, a major building boom appears to have begun in Swaledale and Wensleydale shortly before the Civil War, reaching a peak in the last decades of 17th century. However, this rebuilding did not necessarily result in larger houses; surviving probate inventories for Wensleydale for the period 1660-1700 suggest the importance of small houses (45% had 1 to 3 rooms), with 40% also only being of a single storey (Harrison & Hutton 1984, 216). Of the 241 houses in Swaledale that had been surveyed by the YVBSG by 2000, 166 were found to be of direct-entry end stack form, and of these 51 were of a single cell only (McLellan 2000, 33-34).

- 4.5 If the scenario proposed above is correct, then in 1718 a single cell direct-entry house was made into a two cell direct-entry house by the addition of the east cell, although admittedly there is little clear evidence for a break between the two parts in either the north or south elevations. However, if the proposed scenario is incorrect, then a two cell direct-entry house was newly built in 1718. The principal entrance (dated 1718) was placed in the south elevation, and led directly into the west cell. This was connected internally to the east cell by the doorway in the central wall, and there may also have been an external access to the east cell through the north elevation, although this could feasibly have led into a former service room, perhaps replaced by the north structure before 1857. Both cells were lit by mullioned windows in the south elevation. The west cell was originally provided with an inglenook-type fireplace in the west wall, lit by a fire window and set beneath a fire-hood. A screen to the north side of the inglenook may have enclosed the tightly winding stone stairs giving access to the first floor (Crosby 2008, 3).
- 4.6 Comparison with other recorded buildings in the area (for example Armstrong *et al* 1990; Bishop *et al* 1990) would suggest that the west cell was formerly the main room or house body, and the east cell a parlour, although one would have expected some evidence for original heating to the parlour. The first floor was formed by two separate chambers, linked by a doorway in the central wall, both lit by mullioned windows in the south elevation, but both originally unheated. Of the 166 direct-entry end stack form houses in Swaledale that had been surveyed by the YVBSG by 2000, 111 were originally of two cells, by far the largest proportion of this group (McLellan 2000, 33-34); the two-cell form became dominant in the northern Dales, resulting in small but tightly planned houses with domestic and farm accommodation completely segregated (Harrison & Hutton 1984, 217-218). The most likely builder of Brockma Gill would have been a prosperous freehold farmer, but far more documentary research of the type undertaken by Bagenal (2008) would need to be carried out to establish who, and to place the development of the house within the context of its contemporary landholding.
- 4.7 The two cell direct-entry house of the early 18th century underwent a series of later remodellings and additions, the most significant of which was the sub-division of the house into two dwellings, probably in the early 19th century (Crosby 2008, 3). As part of these works, the existing fireplaces were installed, a new ground floor doorway was inserted to the south elevation allowing separate access to the east cell, and the windows in the south elevation were altered. It is not certain how long this phase of sub-division lasted for, but the house was clearly subsequently altered back to form a single dwelling at some point; the separate doorway to the east cell was blocked, and sub-divisions were created on the north side of the cell which indicate that it assumed more of a service function. The 19th century census data implies, but does not confirm, that the house was a single dwelling by at least 1841, when it was probably occupied by the White family, who were local lead miners. Although the date and origins of the adjoining house to the west (Brockma Gill West) are unknown, it was occupied from at least 1851 and is depicted on the 1857 map (surveyed in 1854). It may therefore have originated as an agricultural range in the early 19th century, and subsequently converted into a dwelling.
- 4.8 The north structure was added to the north side of Brockma Gill East before 1857, and appears to have functioned as a small byre or stable, with the beasts accommodated at the north end. The barn was then added to the east end of Brockma Gill East between 1857 and 1912, replacing an earlier, smaller, detached structure here, while a privy was constructed off the north-east corner of the north

structure during the same period. The shed to the south of the barn was also built before 1912, and perhaps in 1891, as indicated by the impressed date to the lintel over the doorway in the east gable.

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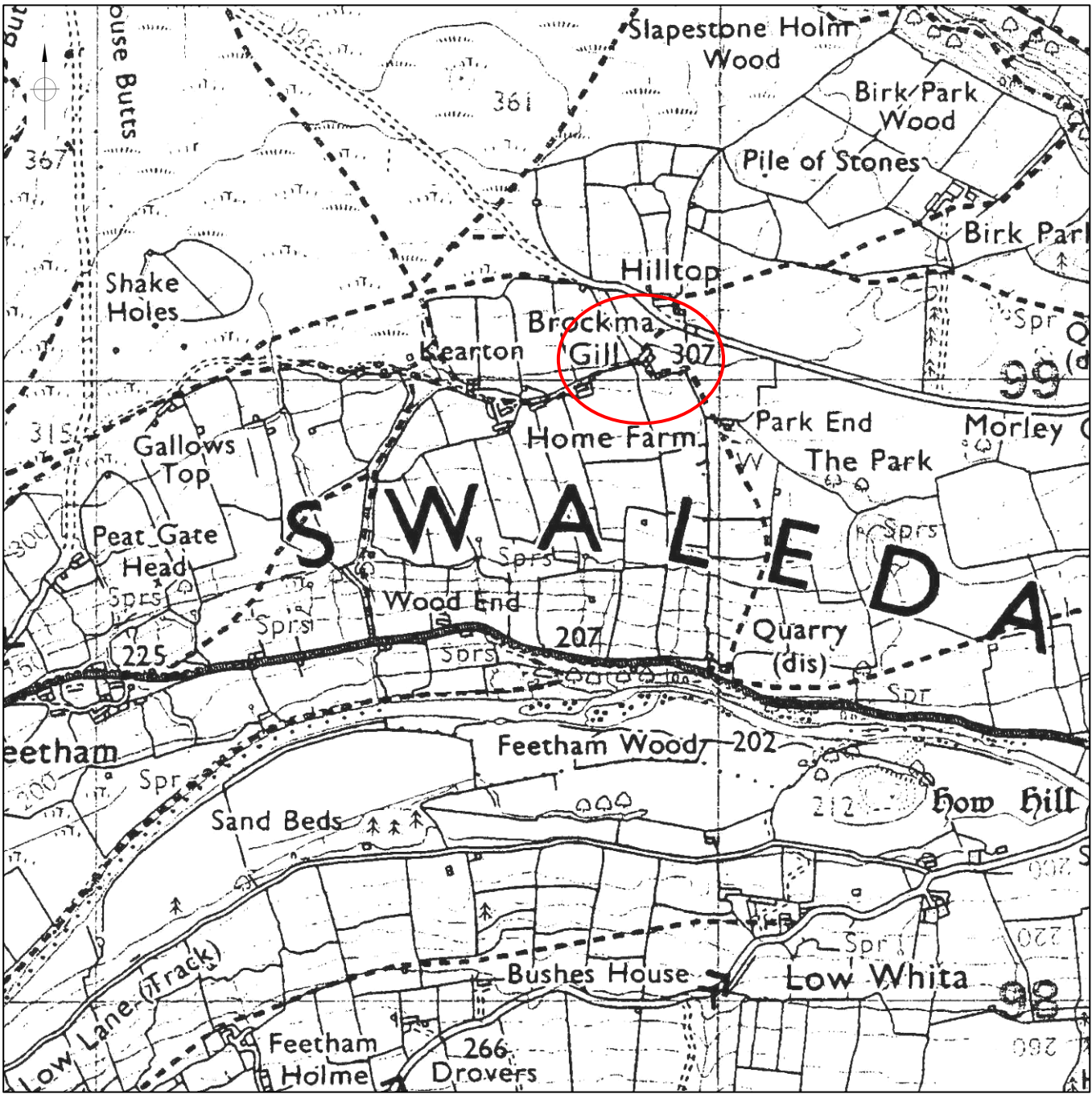
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6 ACKNOWLEDGEMENTS

- 6.1 The architectural and archaeological recording at Brockma Gill East was commissioned by the owner, Mr S Mochrie, through his architect Mr Chris Hunt of Niche Design Architects Ltd. Thanks are due to Chris Hunt and the site contractors for their assistance during the project. Thanks are also due to Robert White and James Spry of the YDNPA for their assistance and the supply of relevant background information from the Historic Environment Record, and to Chris Hunt for supplying Paul Crosby's earlier reports and photographs.
- 6.2 The on-site survey work was carried out by Shaun Richardson, who also took the photographs and produced a draft report. The final report was produced by Ed Dennison, with whom the responsibility for any errors or inconsistencies remains.



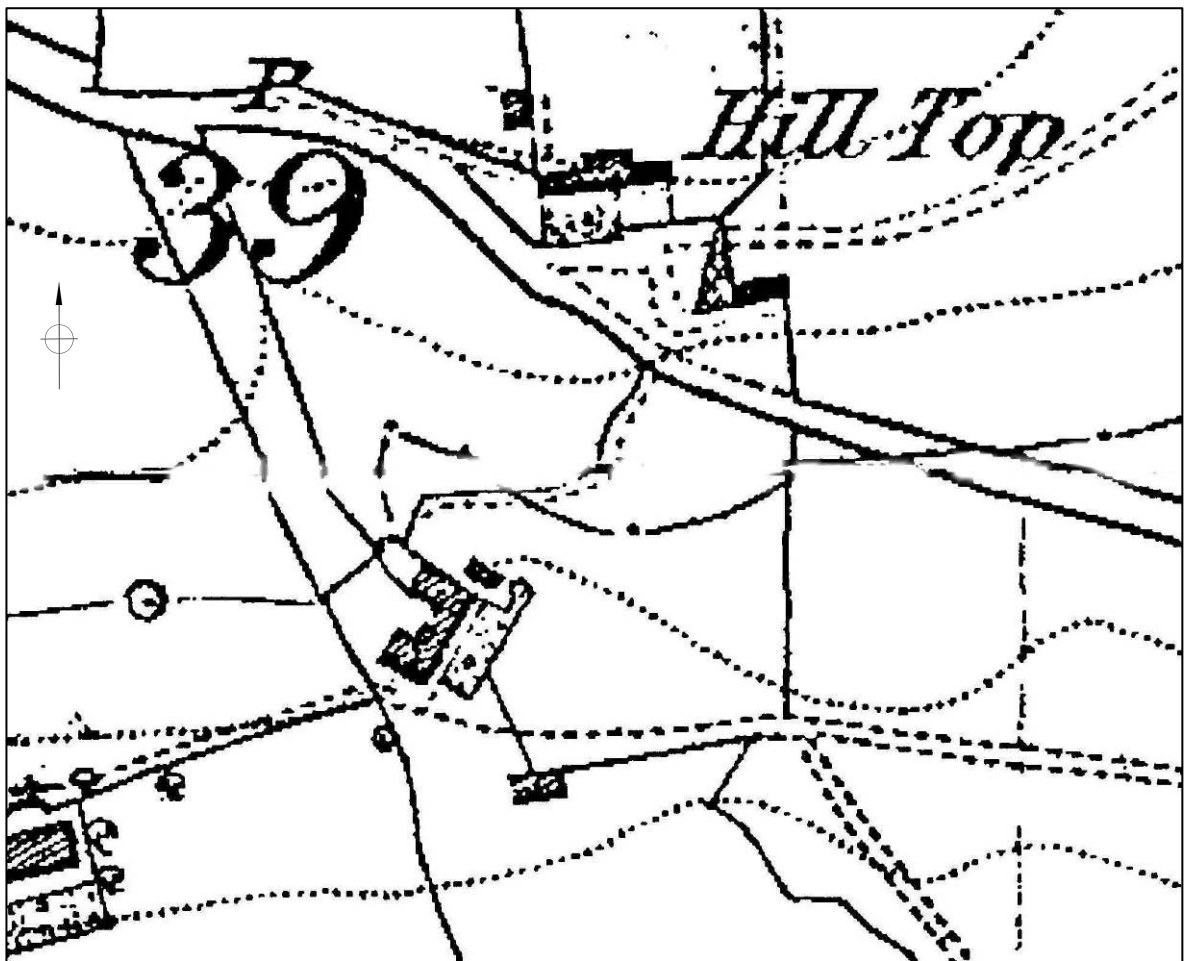
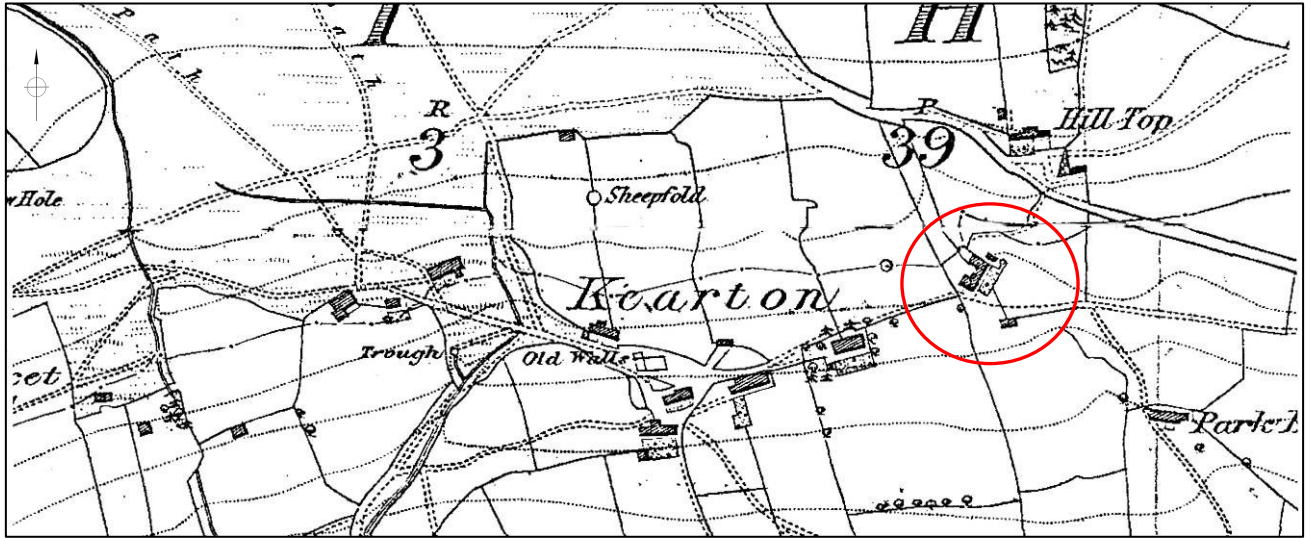
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PROJECT		BROCKMA GILL EAST, KEARTON	
TITLE		GENERAL LOCATION	
SCALE	DATE	NTS	OCT 2013
EDAS		FIGURE	1



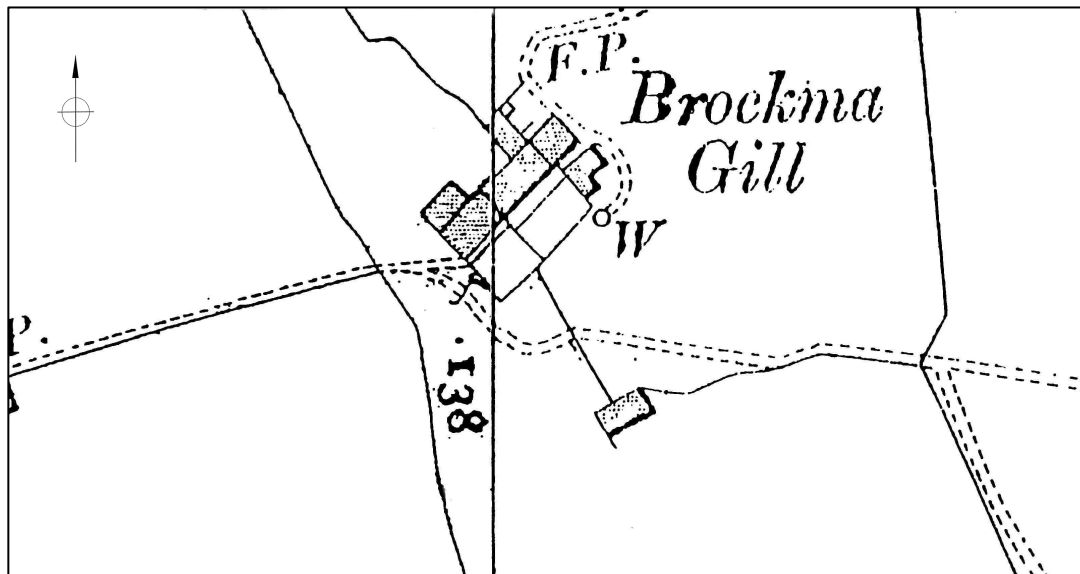
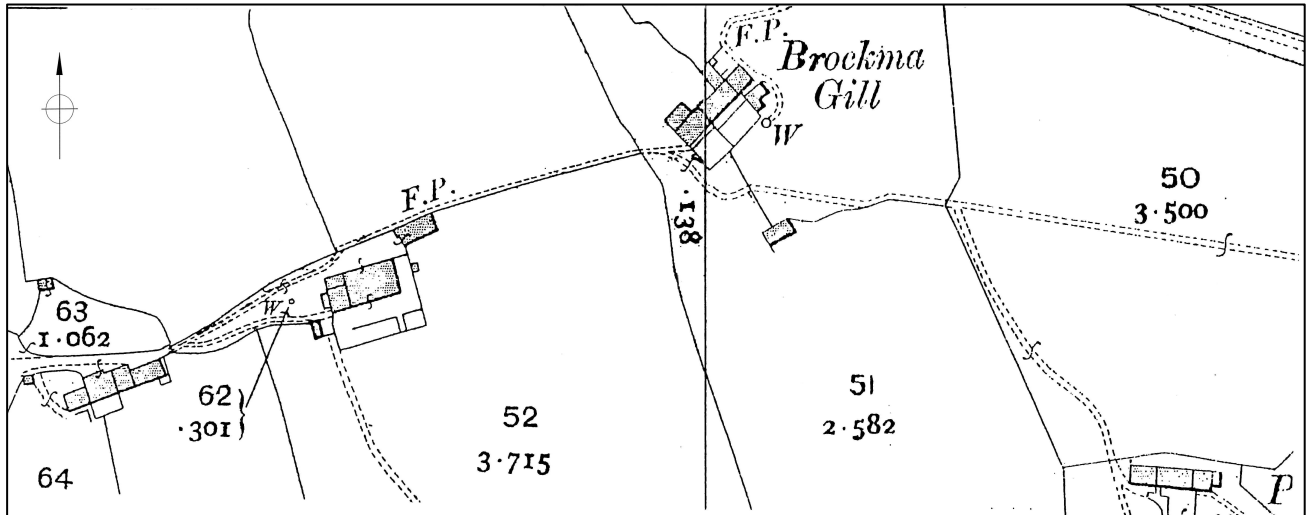
Plan provided by Niche Design Architects Ltd.

PROJECT		BROCKMA GILL EAST, KEARTON	
TITLE		DETAILED LOCATION	
SCALE	AS SHOWN	DATE	OCT 2013
	EDAS	FIGURE	2



Source: 1857 Ordnance Survey 6" to 1 mile maps sheets 37 & 52 (surveyed 1854).

PROJECT		BROCKMA GILL EAST, KEARTON	
TITLE		ORDNANCE SURVEY 1852 MAP	
SCALE	AS SHOWN	DATE	OCT 2013
EDAS		FIGURE	3



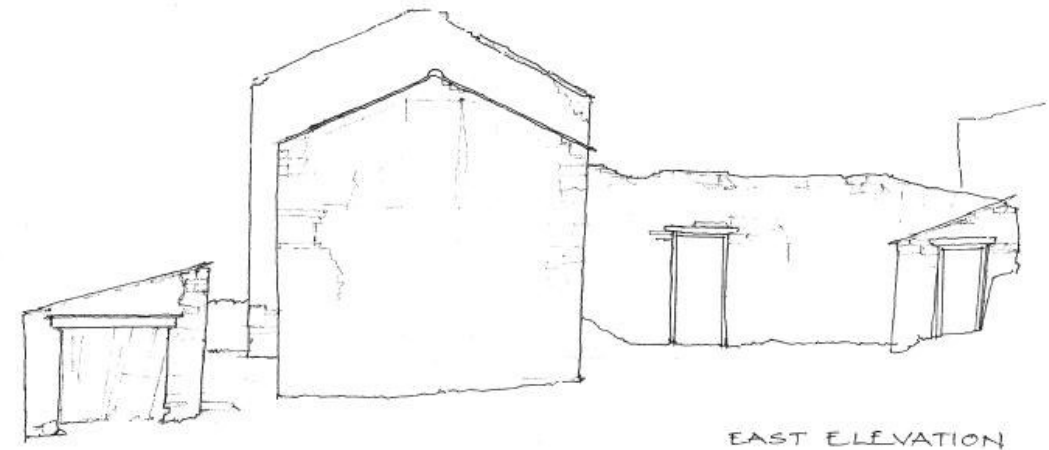
Source: 1913 Ordnance Survey 25" to 1 mile map Yorkshire (North Riding) sheet 52.1 (left) & 1912 Ordnance Survey 25" to 1 mile map Yorkshire (North Riding) sheet 52.2 (right).

PROJECT BROCKMA GILL EAST, KEARTON	
TITLE ORDNANCE SURVEY 1912-13 MAP	
SCALE AS SHOWN	DATE OCT 2013
EDAS	FIGURE 4

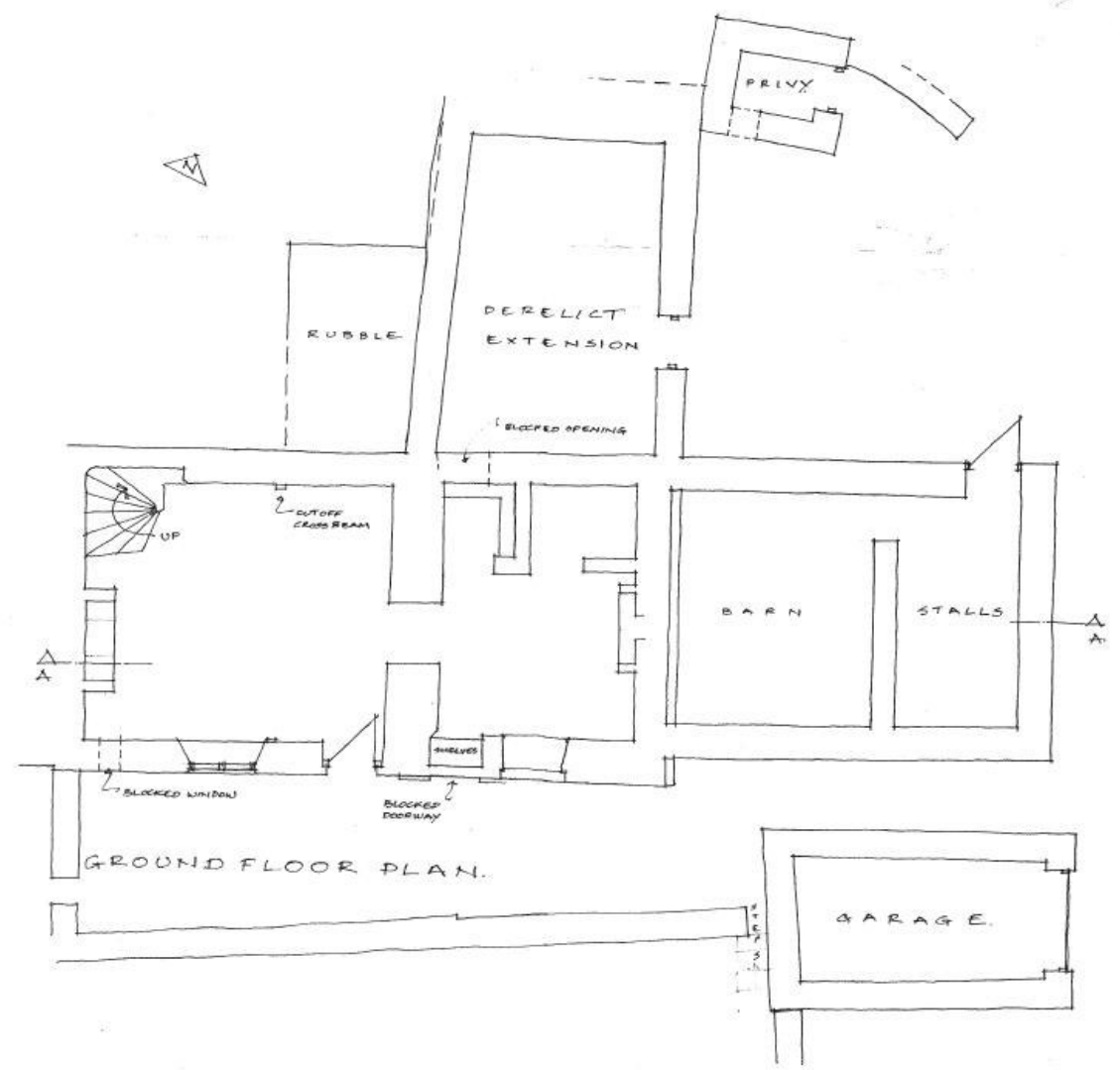
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TITLE		CROSBY'S MARCH 2007 SURVEY	
SCALE	NTS	DATE	OCT 2013
EDAS		FIGURE	5



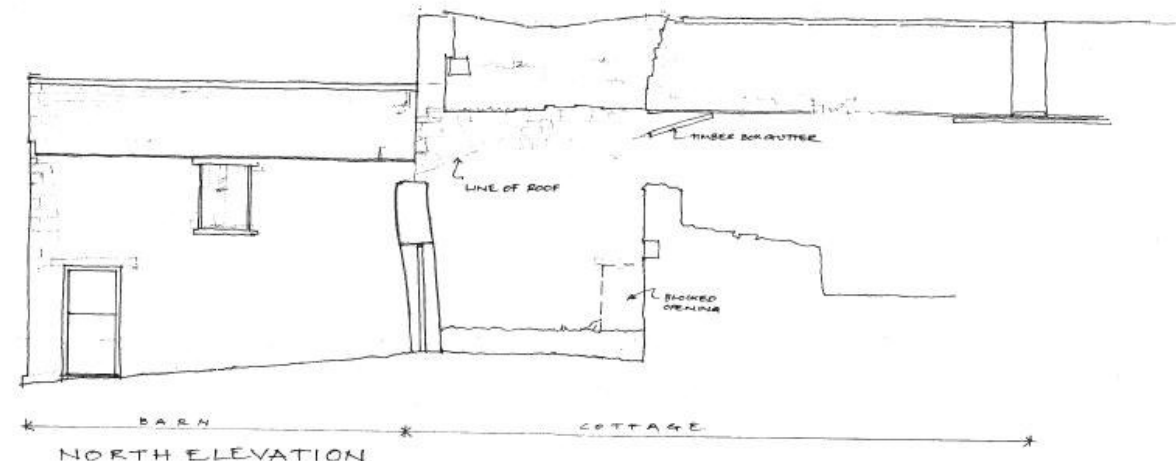
SOUTH ELEVATION.



EAST ELEVATION



GROUND FLOOR PLAN.

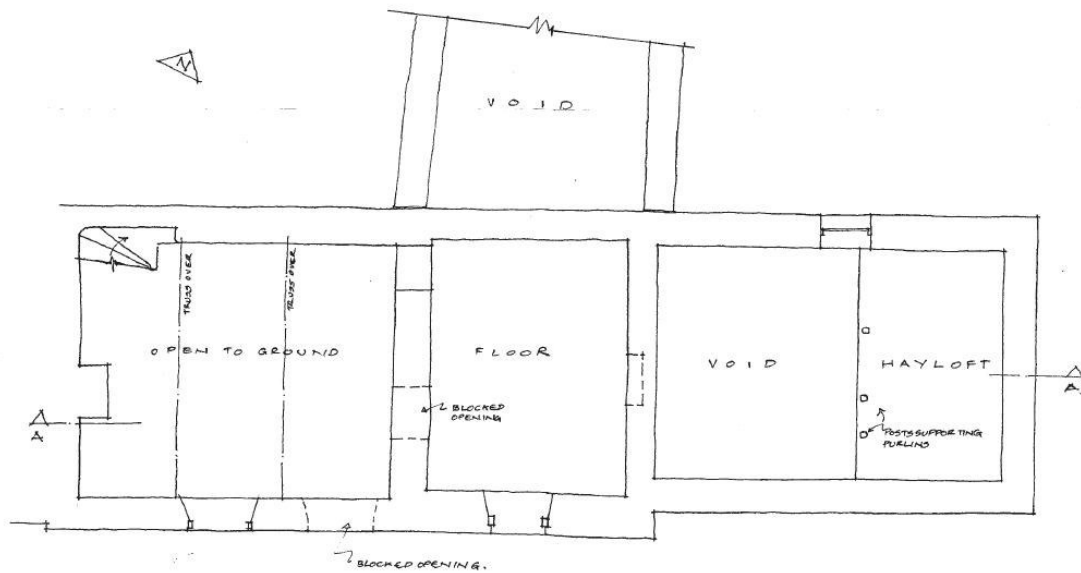
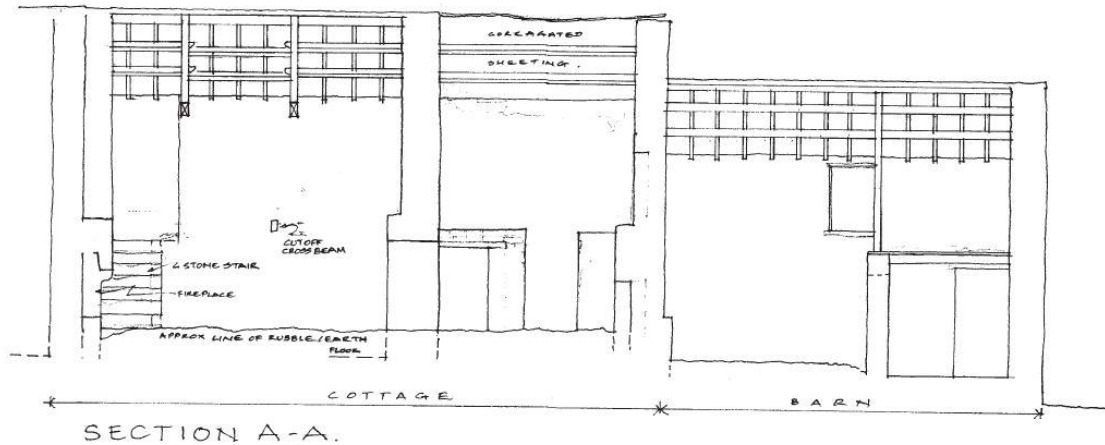


NORTH ELEVATION.

BUILDING AT RISK SURVEY
 BROCKMA GILL EAST, HEALOUGH
 FOR THE YDNPA.
 PLAN & ELEVATIONS

01 02/07 1:50 108/1/2

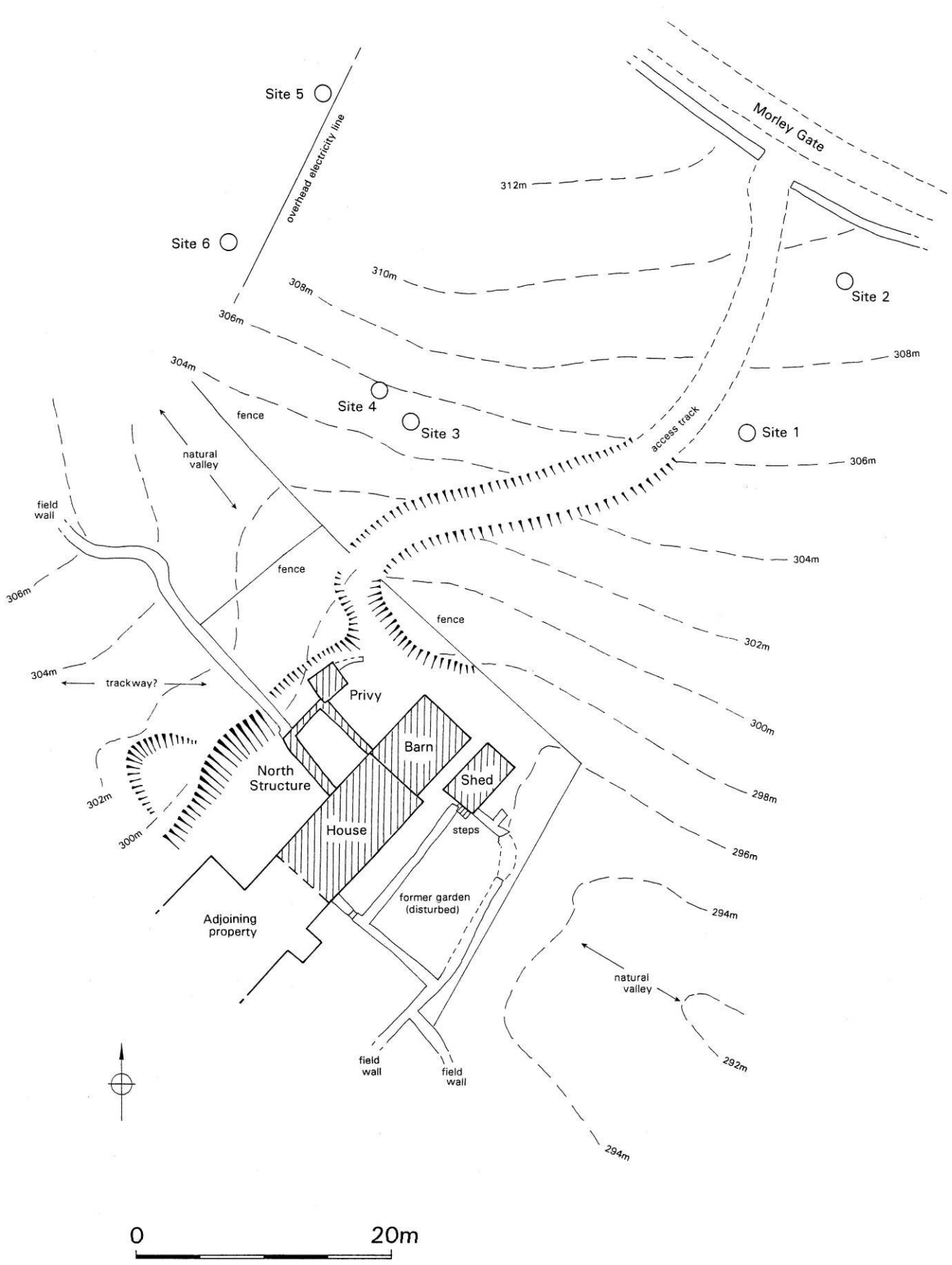
PROJECT BROCKMA GILL EAST, KEARTON	
TITLE CROSBY'S MARCH 2007 SURVEY	
SCALE NTS	DATE OCT 2013
EDAS	FIGURE 6



BUILDING AT RISK SURVEY
BROCKMA GILL EAST, HEALAUGH
FOR THE YDNPA
PLAN & SECTION

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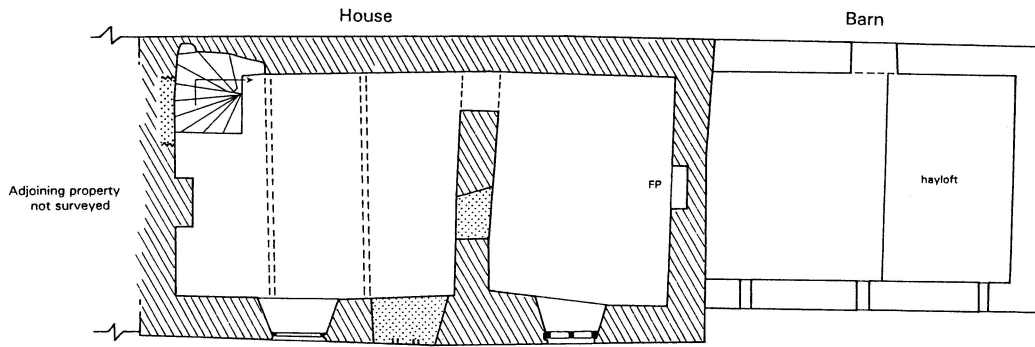




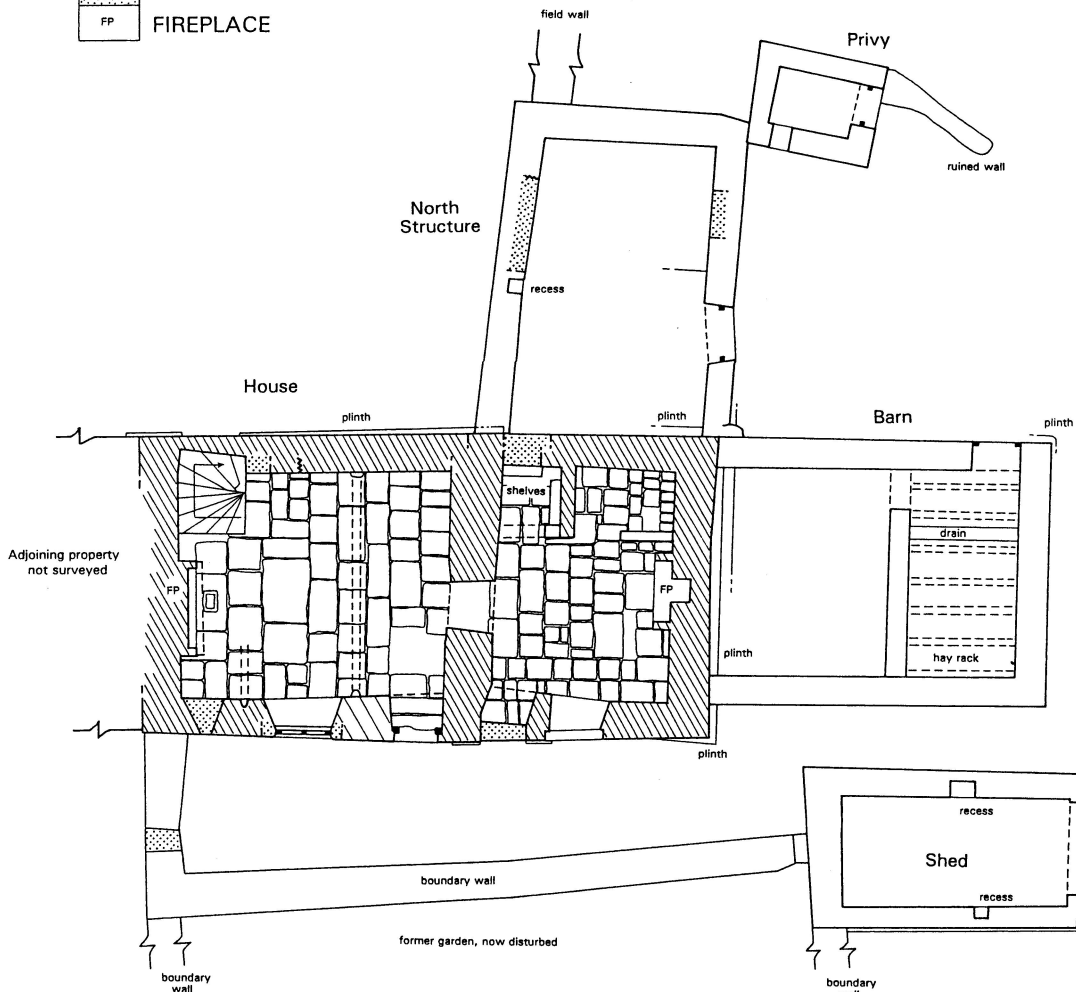
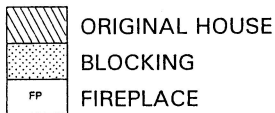
Base plan based on survey supplied by CT Surveys of Wakefield.

PROJECT		BROCKMA GILL EAST, KEARTON	
TITLE		GENERAL SITE PLAN	
SCALE	AS SHOWN	DATE	OCT 2013
EDAS		FIGURE	7

PROJECT		BROCKMA GILL EAST, KEARTON	
TITLE		FLOOR PLANS	
SCALE	AS SHOWN	DATE	OCT 2013
EDAS		FIGURE	8



First floor plan



Ground floor plan

0 10m



Plate 1: Brockma Gill, looking W (photo 3/237).



Plate 2: Brockma Gill, looking S (Crosby photo 1/033).



Plate 3: South elevation of house, looking NW (photo 3/281).



Plate 4: Panel above west cell doorway in south elevation of house, looking NW (photo 3/305).



Plate 5: South elevation of west cell of house, looking W (photo 3/289).



Plate 6: South elevation of east cell of house, looking N (photo 3/290).



Plate 7: Fire window in south elevation of house, looking NW (photo 3/292).



Plate 8: Boiler plate to fireplace in west cell of house, looking SW (photo 3/307).



Plate 9: West cell of house after clearance, showing fireplace, ash-hole, steps and flagstone floor, looking SW (photo 5/239).



Plate 10: Blocked opening hidden by stairs in west ground floor cell, looking NW (photo 4/055).



Plate 11: Fireplaces in east cell after clearance, looking NE (photo 4/066).



Plate 12: Recess (possible window?) at head of stairs, west end of north wall of west cell, looking NW (photo 4/058).



Plate 13: East cell of barn before clearance, looking SE (photo 3/268).



Plate 14: East cell of barn after clearance, showing drain, looking NW (photo 5/237).



Plate 15: North external wall of house within North Structure, showing shadow of roof and blocked doorway to right, looking SE (photo 3/253).



Plate 16: East internal wall of North Structure, looking E (photo 3/259).



Plate 17: Privy, looking W (photo 3/252).



Plate 18: Shed, looking W (photo 3/243).



Plate 19: Dates in doorway in east gable of shed, looking S (photo 3/276).

APPENDIX 1

APPENDIX 1: BROCKMA GILL PHOTOGRAPHIC CATALOGUE (CROSBY)

Film 1: Colour digital photographs taken 13th March 2007

Film 2: Colour digital photographs taken 6th March 2009

Film	Frame	Subject	Scale
1	030	Shed, E gable, looking SW	-
1	031	House, E gable, looking SW	-
1	032	Brockma Gill, looking SW	-
1	033	Brockma Gill, looking S	-
1	034	North Structure, E elevation, looking SW	-
1	035	Barn, N elevation, looking SE	-
1	036	Barn and house, N elevations, looking SE	-
1	040	House, N elevation, looking SE	-
1	042	North Structure, N internal wall, looking NW	-
1	043	Privy, S elevation, looking NW	-
1	044	North Structure, W elevation, looking SE	-
1	045	Barn, GF, E cell, looking SE	-
1	046	Barn, hayloft and roof structure, looking E	-
1	047	Barn, internal N wall, looking NE	-
1	050	Shed, S elevation, looking NW	-
1	052	Brockma Gill, looking NW	-
1	053	House, S elevation, looking NW	-
1	054	Brockma Gill, looking NW	-
1	056	House, S elevation, looking NW	-
1	057	House, S elevation, looking NW	-
1	058	House and barn, S elevations, looking N	-
1	059	House, central 1F window in S elevation, looking NW	-
1	061	House, W 1F window in S elevation, looking NW	-
1	062	House, fire window in S elevation, looking NW	-
1	063	House, W GF window in S elevation, looking NW	-
1	064	House, E 1F window in S elevation, looking NW	-
1	065	House, panel above central doorway in S elevation, looking NW	-
1	066	House, central doorway in S elevation, looking NW	-
1	067	House, blocked doorway in S elevation, looking NW	-
1	068	House, E GF window in S elevation, looking NW	-
1	069	House, quoins at SE corner of S elevation, looking NE	-
1	071	House, fireplace in W wall of GF W cell, looking SW	-
1	072	House, fireplace in W wall of GF W cell, looking SW	-
1	075	House, stairs in NW corner of GF W cell, looking W	-
1	076	House, stairs in NW corner of GF W cell, looking W	-
1	077	House, fireplace in W wall of GF W cell, looking SW	-
1	079	House, fireplace in E wall of GF E cell, looking NE	-
1	080	House, W wall of 1F E cell, looking SW	-
1	081	House, N wall of 1F E cell, looking W	-
1	082	House, cupboard to S wall in GF E cell, looking SE	-
1	084	House, S wall of 1F E cell, looking SE	-
1	085	House, S wall of 1F E cell, looking S	-
1	086	House, window and cupboard in S wall of GF E cell, looking SE	-
1	087	House, E wall of 1F E cell, looking N	-
1	090	House, E wall of GF W cell, looking N	-
1	091	House, S wall of GF W cell, looking S	-
1	093	House, S wall of GF W cell, looking E	-
1	096	House, roof trusses over 1F W cell, looking SE	-
1	097	House, stairs to NW corner in GF W cell, looking SE	-
1	099	House, stack to W wall of 1F W cell, looking SE	-
1	100	Barn, GF E cell, looking SE	-
1	102	Barn, hayloft and roof structure, looking N	-
1	103	Passage between barn and shed, looking SW	-
1	104	House, sawn-off beam to N wall of GF W cell, looking N	-
1	105	House, sawn-off beam to N wall of GF W cell, looking N	-
1	106	House, central doorway in S elevation, looking NE	-
1	107	House, joist holes to W wall of GF E cell, looking SW	-

1	108	Barn, wooden guttering to S elevation, looking NE	-
1	117	Brockma Gill, looking W	-
1	118	Brockma Gill, looking W	-
2	019	Brockma Gill, looking NW	-
2	020	Brockma Gill, looking S	-
2	021	Brockma Gill, looking SW	-
2	022	Brockma Gill, looking NW	-
2	023	House, S elevation, looking NW	-
2	024	Barn and shed, S elevations, looking NW	-
2	025	Barn, E gable, looking S	-
2	026	House, upper part of E gable, looking W	-
2	027	Barn, base of E gable, looking SE	-
2	028	House, N elevation, looking SE	-
2	030	House, N elevation, looking SE	-
2	031	House, N elevation, looking SE	-
2	033	House, N elevation, looking S	-
2	034	House, N elevation, looking SE	-
2	035	North Structure, top of W wall, looking SE	-
2	036	North Structure, N internal wall, looking N	-
2	037	North Structure, N internal wall, looking N	-
2	038	North Structure, E internal wall, looking NE	-
2	039	North Structure, E internal wall, looking E	-
2	040	North Structure, E internal wall, looking NE	-
2	041	Privy, looking S	-
2	042	North Structure, W internal wall, looking W	-
2	043	North Structure, W internal wall, looking SW	-
2	044	House, quoins and plinth to SE corner, looking W	-
2	045	House, quoins and plinth to SE corner, looking W	-
2	046	House, base of S elevation, looking SW	-
2	048	House, blocked doorway in S elevation, looking W	-
2	049	House, fireplace in W wall of GF W cell, looking SW	-
2	050	House, stairs to NW corner of GF W cell, looking W	-
2	051	House, stairs to NW corner of GF W cell, looking W	-
2	052	House, E 1F cell, looking E	-
2	053	House, cupboard to S wall of GF E cell, looking SE	-
2	054	House, window to S wall of 1F W cell, looking SE	-
2	055	House, roof trusses over 1F W cell, looking SW	-
2	056	House, roof trusses over 1F W cell, looking SW	-
2	057	House, roof trusses over 1F W cell, looking S	-
2	058	House, N internal wall of GF W cell, looking NE	-
2	059	House, N internal wall of GF W cell, looking NE	-
2	060	House, N elevation obscured by timber, looking SE	-
2	061	North Structure, W elevation, looking E	-
2	062	Barn, roof structure, looking SW	-
2	063	Barn, roof structure, looking NE	-
2	064	Barn, roof structure, looking W	-
2	065	Barn, roof structure, looking N	-
2	066	Barn, roof structure, looking NE	-
2	067	Barn, roof structure, looking W	-
2	068	Barn, E wall of E cell, looking E	-
2	071	Shed, roof structure, looking SW	-
2	072	House, doorway in internal S wall of GF W cell, looking SE	-
2	073	House, head of stairs to NW corner of GF W cell, looking NW	-
2	076	House, blocked doorway E of stairs to NW corner of GF W cell, looking NW	-
2	077	House, fireplace to E wall of 1F E cell, looking NE	-
2	078	House, blocked doorway to W wall of IF E cell, looking SW	-
2	079	House, blocked doorway to W wall of IF E cell, looking SW	-
2	080	House, doorway in E wall of IF W cell, looking N	-
2	081	House, doorway in E wall of IF W cell, looking N	-
2	082	House, E wall of 1F W cell, looking NE	-
2	083	House, doorway in W wall of IF E cell, looking W	-
2	084	House, blocked doorway in W wall of IF E cell, looking SW	-
2	085	House, N wall of 1F E cell, looking N	-

2	086	House, N wall of 1F E cell, looking N	-
2	087	House, former bressumer socket to S wall of GF W cell, looking SE	-
2	088	House, central doorway in S elevation, looking SW	-
2	089	House, fire window in S elevation, looking NW	-
2	090	House, S elevation, looking N	-
2	091	Shed, looking W	-
2	092	House, E gable, looking W	-
2	093	House, E gable, looking W	-
2	094	House, S elevation, looking W	-
2	095	House, quoins and plinth in SE corner, looking SW	-
2	096	House, quoins and plinth in SE corner, looking SW	-
2	097	Brockma Gill, looking S	



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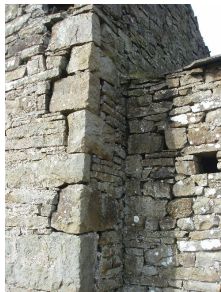
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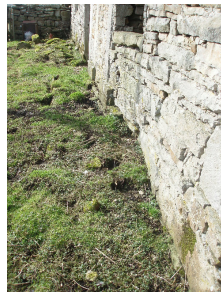
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APPENDIX 2

APPENDIX 2: BROCKMA GILL PHOTOGRAPHIC CATALOGUE (EDAS)

Film 3: Colour digital photographs taken 28th November 2012 (pre-intervention survey)

Film 4: Colour digital photographs taken 6th June 2013 (during repairs)

Film 5: Colour digital photographs taken 11th June 2013 (during repairs)

Film	Frame	Subject	Scale
3	236	Brockma Gill, looking W	1m
3	237	Brockma Gill, looking W	1m
3	238	Brockma Gill, looking W	1m
3	239	Brockma Gill, looking W	1m
3	240	Shed, looking W	1m
3	241	Barn and shed, looking W	1m
3	242	Brockma Gill, looking W	1m
3	243	Shed, looking W	1m
3	244	Brockma Gill, looking W	1m
3	245	Shed, S elevation, looking NW	1m
3	246	House, S elevation, looking NW	-
3	247	House, S elevation, looking NW	-
3	248	Barn, E gable, looking SW	1m
3	249	Barn, N elevation, looking SE	1m
3	250	Barn, doorway in N elevation, looking SE	-
3	251	North Structure, E elevation, looking SW	1m
3	252	Privy, looking W	1m
3	253	North Structure, S internal wall, looking SE	1m
3	254	North Structure, W internal wall, looking SW	1m
3	255	North Structure, W internal wall, looking W	1m
3	256	North Structure, N internal wall, looking NW	1m
3	257	North Structure, tethering post to NW corner, looking SW	-
3	258	North Structure, E internal wall, looking NE	1m
3	259	North Structure, E internal wall, looking E	1m
3	261	House, N elevation, looking SE	-
3	262	House, N elevation, looking SE	-
3	263	House, N elevation, looking E	-
3	264	Brockma Gill, looking SE	-
3	265	Brockma Gill, looking E	-
3	266	Privy, E gable, looking SW	1m
3	267	Barn, E GF cell, looking SE	1m
3	268	Barn, E GF cell, looking SE	1m
3	269	Barn, W cell, looking NE	1m
3	270	Barn, hayloft and roof structure, looking NE	-
3	271	Barn, W cell, looking SW	1m
3	272	Barn, W internal wall of W cell, looking SW	1m
3	274	Barn, W cell, looking W	1m
3	275	Shed, E gable, looking SW	1m
3	276	Shed, dates to doorway in E gable, looking S	1m
3	277	Shed, S elevation, looking W	1m
3	278	Structure to S of Shed, looking W	1m
3	279	Shed, steps to W gable, looking N	1m
3	280	Shed, W gable, looking N	1m
3	281	House, S elevation, looking NW	-
3	282	House, S elevation, looking NW	-
3	283	House, S elevation, looking NW	-
3	284	House, doorways in S elevation, looking NW	-
3	285	Shed, interior, looking W	1m
3	286	Barn, S elevation showing watershot profile, looking SW	1m
3	287	House, central doorway in S elevation, looking NW	1m
3	288	House, blocked doorway in S elevation, looking NW	1m
3	289	House, S elevation, looking W	1m
3	290	House, S elevation, looking N	1m
3	291	House, central 1F window in S elevation, looking NW	-
3	292	House, fire window in S elevation, looking NW	1m
3	293	House, W wall of GF W cell, looking SW	1m

3	294	House, fireplace in W wall of GF W cell, looking SW	1m
3	295	House, N wall of GF W cell, looking W	1m
3	296	House, E wall of GF W cell, looking NE	1m
3	297	House, roof trusses over 1F W cell, looking NE	-
3	298	House, S wall of GF W cell, looking E	1m
3	299	House, E wall of GF W cell, looking E	1m
3	300	House, E wall of GF E cell, looking NE	1m
3	301	House, N wall of GF E cell, looking NW	1m
3	302	House, W wall of GF E cell, looking W	1m
3	303	House, S wall of GF E cell, looking SE	1m
3	304	House, dairy in N wall of GF E cell, looking NW	1m
3	305	House, panel over central doorway in S elevation, looking W	-
3	307	House, boiler plate to fireplace in W wall of GF W cell, looking SW	-
3	308	House, sooker stone to fireplace in W wall of GF W cell, looking SW	-
3	309	House, door to central doorway in GF W cell, looking SE	-
3	313	House, E 1F window in S elevation, looking NW	-
3	314	House, E GF window in S elevation, looking NW	-
4	025	House, fireplace in GF E cell after clearance, looking N	1m
4	026	House, fireplace in GF E cell after clearance, looking NE	1m
4	027	House, fireplace in GF E cell after clearance, looking NE	1m
4	028	House, fireplace in GF E cell after clearance, looking NE	0.50m
4	029	House, fireplace in GF E cell after clearance, looking NE	0.50m
4	030	House, fireplace in GF E cell after clearance, looking E	0.50m
4	031	House, flagged floor in GF E cell after clearance, looking SE	1m
4	032	House, flagged floor in GF E cell after clearance, looking SE	1m
4	033	House, flagged floor in GF E cell after clearance, looking SE	1m
4	034	House, flagged floor in GF E cell after clearance, looking N	1m
4	035	House, flagged floor in GF E cell after clearance, looking W	1m
4	036	House, plinth at W end of N elevation, looking S	1m
4	037	House, plinth at W end of N elevation, looking S	1m
4	038	House, plinth at W end of N elevation, looking S	1m
4	039	House, plinth in N elevation, looking E	1m
4	040	House, W wall of GF E cell after clearance, looking S	1m
4	041	House, N end of W wall of GF E cell after clearance, looking S	1m
4	042	House, S wall of GF E cell after clearance, looking SE	1m
4	043	House, cupboard in S wall of GF E cell after clearance, looking SW	1m
4	044	House, S wall of GF E cell after clearance, looking S	1m
4	045	House, W wall of GF W cell during repairs, looking SW	1m
4	046	House, W wall of GF W cell during repairs, looking SW	1m
4	047	House, W wall of GF W cell during repairs, looking W	1m
4	048	House, W roof truss of W cell during repairs, looking W	-
4	049	House, E roof truss of W cell during repairs, looking W	-
4	050	House, roof trusses of W cell during repairs, looking W	-
4	051	House, N wall of GF W cell during repairs, looking NW	1m
4	052	House, N wall of GF W cell during repairs, looking NW	1m
4	053	House, N wall of GF W cell during repairs, looking N	1m
4	054	House, N wall of GF W cell during repairs, looking NW	1m
4	055	House, N wall of GF W cell during repairs, looking NW	1m
4	056	House, E wall of GF W cell during repairs, looking NE	1m
4	057	House, S wall of GF W cell during repairs, looking E	1m
4	058	House, recess at W end of N wall of GF W cell during repairs, looking NW	1m
4	059	House, recess at W end of N wall of GF W cell during repairs, looking N	1m
4	065	House, recess at W end of N wall of GF W cell during repairs, looking N	1m
4	066	House, E wall of GF E cell after clearance, looking NE	1m
4	067	House, E wall of GF E cell after clearance, looking NE	1m
4	068	House, excavation of area to N, looking SW	1m
4	069	Barn, W wall of W cell during repairs, looking W	1m
4	070	Barn, base of W wall of W cell during repairs, looking W	1m
4	071	Barn, E wall of W cell during repairs, looking NE	-
4	072	House during repairs, looking W	-
4	073	House, apex E roof truss, looking NE	-
4	074	House, view to S, looking S	-
4	077	House during repairs, looking NE	-

4	078	House, regraded access track, looking NE	-
4	079	House, E wall of GF E cell during repairs, looking N	-
5	222	House, flagged floor of GF W cell after clearance, looking SW	1m
5	223	House, flagged floor of GF W cell after clearance, looking W	1m
5	224	House, fireplace in GF W cell after clearance, looking SW	1m
5	225	House, fireplace in GF W cell after clearance, looking SW	1m
5	226	House, N wall of GF W cell after clearance, looking NW	1m
5	227	House, N wall of GF W cell after clearance, looking W	1m
5	228	House, flagged floor of GF W cell after clearance, looking E	1m
5	229	House, flagged floor of GF W cell after clearance, looking N	1m
5	230	Barn, W cell after ground reduction, looking SW	1m
5	231	Barn, W cell after ground reduction, looking E	1m
5	232	Barn, N wall of W cell after ground reduction, looking NW	1m
5	233	Barn, flagged floor of E cell after clearance, looking SE	1m
5	234	Barn, tethering post in E cell after clearance, looking E	1m
5	236	Barn, tethering post and ring in E cell after clearance, looking E	1m
5	237	Barn, flagged floor of E cell after clearance, looking NW	1m
5	238	Barn, flagged floor of E cell after clearance, looking NW	1m
5	239	House, stairs in W cell after clearance, looking SW	1m
5	240	House, stairs in W cell after clearance, looking W	1m
5	241	House, stairs in W cell after clearance, looking NW	1m
5	242	House, E cell during repairs, looking E	1m
5	243	House, E cell during repairs, looking SE	-
5	244	House, E cell during repairs, looking SW	1m
5	245	House, E cell during repairs, looking S	-
5	246	House, E cell during repairs, looking S	-



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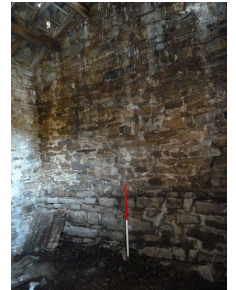
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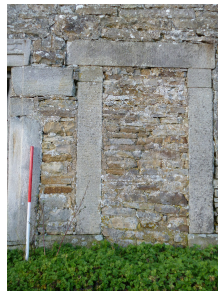
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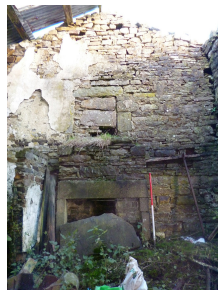
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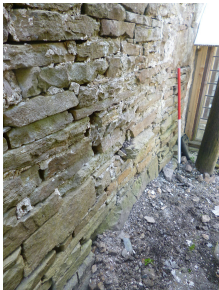
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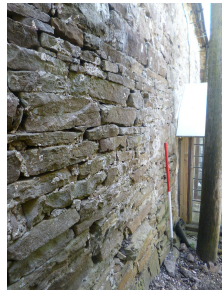
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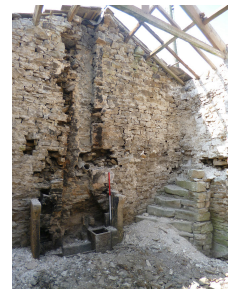
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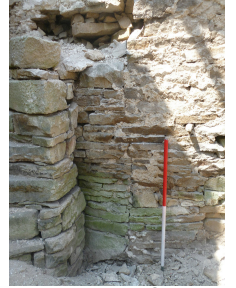
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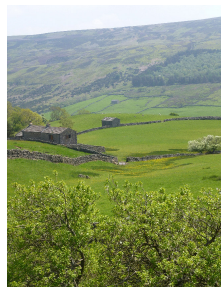
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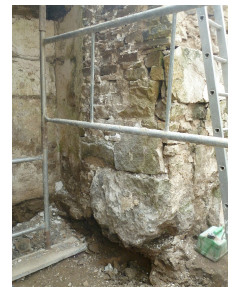
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APPENDIX 3

Brockma Gill East

Melbecks, North Yorkshire

SD998990

PROJECT BRIEF

1 SUMMARY

- 1.1 A programme of work at Brockma Gill East, a derelict former farmhouse and associated out buildings is required to fulfil a planning condition for their development and re-occupation. The work is to provide a detailed record of the building prior to conversion and a watching brief on intrusive ground works. Brockma Gill East is located in the hamlet of Kearton about 4.5km to the west of Reeth, Swaledale in the Yorkshire Dales National Park.
- 1.2 A written scheme of investigation is required, detailing how the work will be carried out.



Brockma Gill East. 2011

2 INTRODUCTION

- 2.1 Brockma Gill East is a listed late eighteenth farmhouse, originally of two-cell direct entry plan but considerably modified and partly surrounded by later buildings.
- 2.2 A comprehensive scheme for reoccupation has been granted planning and listed building. A programme of archaeological work is required together with a written scheme of investigation is required, detailing how the work will be carried out, in order to discharge a planning condition.

3 STATUTORY STATUS

- 3.1 Brockma Gill East is a grade II listed building which lies within the Swaledale and Arkengarthdale Conservation Area in the Yorkshire Dales National Park. It is described as “Cottage, at one time divided into 2. Dated 1718. Rubble with stone slate roof. 2 storeys, 2 first floor windows and third blocked. Crude quoins. Central doorway has board door in stone surround of interrupted jambs, with splayed bases and flat rebate around outside surface of opening, and in a panel on the lintel the inscription '1718 MC SC WR IR' with leaf-stop motif. To its right is a blocked doorway with ashlar sandstone surround. Windows to left of door on each floor are square openings with C20 casements, beyond a blocked fire window. Windows to right of door have fragments of flat-mullioned 2-light surrounds. Above doorway, blocked 3-light mullioned window with altered lintel. Interior: 2 good fireplaces: to left with corbelled supports to lintel, to right with an ogee sooker stone, the reckon nearby. A very tight staircase at back left. Derelict at time of re-survey. Cottage to the left not of special interest”.

4 LOCATION

- 4.1 Brockma Gill (YDNPA HER MYD35347) is located in pasture fields at Kearton, a small hamlet about 4.5km west of Reeth.

5 PRESENT LAND USE

- 5.1 The main building and outbuildings are currently disused. A public footpath runs across the northern part of the site.

6 OWNERSHIP

- 6.1 The buildings are privately owned. The prospective contractors are required to indemnify the owners against any loss, damage or claims which may be made as a result of their entering the complex for survey purposes and accept liability for any personal injury loss or damage sustained due to the state of the complex whether occasioned by negligence or otherwise.

7 ACCESS AND SERVICES

- 7.1 There is currently no vehicular access to the property which is some 50m from the Healaugh – Surrender road.

- 7.2 There are no services to the property.

8 ARCHAEOLOGICAL INTEREST

- 8.1 In addition to the archaeological interest of the building group itself there are earthworks of a late prehistoric settlement 30m to the southwest. The field immediately to the south has not been inspected on the ground. Aerial photographs show the property as being approached by a slight Holloway, to be reused by the new access, which runs close to an area of disturbance, possibly another settlement complex but more likely an area of semi-natural erosion.

9 PREVIOUS WORK

- 9.1 Measured and photographic survey carried out by Paul Crosby Architects in 2007, presumably to inform re-occupation proposals. Copy not held by YDNPA HER (but one has been requested 15/8/2012).

- 9.2 Structural appraisal by Blakett Ord Consulting Engineers. Pdf copy held by YDNPA HER -SYD13740 – photographs – but no plans. Includes attached barn only.
- 9.3 Impact appraisal and method statement for re-occupation carried out by Paul Crosby Architects in 2008. Pdf copy held by YDNPA - HER SYD13741. Contains very brief (4 paragraph) architectural assessment of the complex, avowedly “not an exhaustive architectural evaluation of the building”. This describes the complex as:

“The current arrangement of window openings on the main south elevation is muddled with larger C19th openings making use of moulded and chamfered stone surrounds from earlier, probably mullioned windows. There are also length of earlier cill pieces below both ground and first floor to the east of main door. Even the blocked three light mullioned window above the door has been altered and is incomplete. It therefore seems likely that there was significant rebuilding as part of various phases of remodelling, most significantly when the building was divided into two separate cottages probably in the early C19th.

Significant elements of the earlier fabric however remain to give an idea of the buildings earlier form as a simple direct entry two-cell farmhouse. In addition to the remaining elements of the mullioned windows, to the east end is a blocked fire window suggesting an earlier inglenook and firehood above. The screen to the far side of the inglenook would also have likely enclosed the tight spiral stone stair that has also survived.

In addition to the main house described above, there are a number of additions and outbuildings. Abutting the right gable is a slightly lower two-storey barn, similarly of rubble stone construction and a stone slate roof. Whilst apparently bonded into the rear wall of the house it seems likely that this was part of the later C19th partial rebuild of the east end. To the rear of the house are the remains of what seems to be a two storey barn, built into the slope at its north end. Of similar height to the east barn, this has now completely lost its roof and the external walls are in a very poor condition. Whilst it appears there was a doorway linking to the main house, now blocked up, the external walls are not boned into the main house.

Adjoining the northeast corner of the rear addition is a small single storey privy, whilst to the south of is a slightly larger single storey store adjoining the short section of raised garden immediately in front of the house. Both of these outbuildings are of rubble wall construction with mono pitch stone slate roofs.”

- 9.4 (North Yorkshire) Vernacular Building Study Group survey 1991. Copy not held by YDNPA HER.
- 9.5 Re-survey (as existing) by CT Surveys in connection with planning application R05/216B (shows different wall thicknesses/alignments to those of planning application R05/216 by Crosby).

10 AIM OF WORK

- 10.1 The aims of the project are to:
- i produce a detailed text and illustrated description of all buildings to English Heritage Level 3.
 - ii carry out a watching brief on ground disturbance.

- iii produce a report and archive.
- 10.2 It is recommended that contractors make a preliminary visual inspection of the complex to familiarise themselves with the extent of the archaeological remains, site conditions and the scope of the work.

11 SCOPE OF WORK

- 11.1 Building survey. The Contractor should carefully examine all parts of each building prior to the commencement of the recording, in order to identify all features relevant to its original use and to obtain an overview of the development of the building and of the site as a whole. As part of this exercise, the archaeologist on site should produce written observations (e.g. on phasing; on building function) sufficient to permit the preparation of a report on the structure. New measured survey is not required if the surveys noted in 9.1 and 9.5 can be reproduced but discrepancies between existing drawings should be accounted for.
- 11.1.1 In accordance with national guidelines, any drawings executed on site should be made either on polyester-based film (minimum thickness 150 microns) with polymer-bonded leads of an appropriate thickness and density, or on acid-free or rag paper. If finished drawings are generated by means of CAD or a similar proven graphics package, recorders should ensure that the software employed is sufficiently advanced to provide different line-weight (point-size); this feature should then be used to articulate the depth of the drawings. What is required as an end product of the survey are well-modelled and clear drawings; ambiguous flat-line drawings should be avoided. Drawing conventions and information panels incorporating title, drawing number, keys, credits, date etc should conform to English Heritage guidelines as laid out in English Heritage 2006, *Understanding Historic Buildings – a guide to good recording practice*, and *With Alidade and Tape* (English Heritage 2002) Line thicknesses and point sizes should be chosen to allow for ease of duplication and reduction.
- 11.1.2 No use should be made of CAD methods for the generation of repetitive architectural features or detail.
- 11.2 Topographic survey. A walk over survey of the areas affected by the development, including likely construction activity, should be carried out. If this identifies earthworks which may be affected a 1:500 survey of the area should be undertaken.
- 11.3 Photographic records. If available the photographs taken by Crosby as part of the initial 2007 survey may be reused. If these are not available or the detailed recording identifies a need for further images 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.
- 11.3.1 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.
- 11.4 Documentary Research. Documentary research is not required. The building complex is shown but not named on the 1st edition OS 6" map and named as

Brockma Gill on the 1st ed OS 25" map. Copies of these may be obtained from YDNPA.

- 11.5 Watching Brief. A watching brief, conforming, where appropriate, to IfA standards and guidance (IfA, 2008) should be carried out during ground disturbance activities, and, where appropriate, during the demolition or breaking through of building fabric. Particular attention should be paid to the potential for earlier settlement activity on the site.

12 PRODUCT

12.1 Report

- 12.1.2 One bound copy of an illustrated and typed final report and two digital copies, one in Word format and one in pdf format are required for the YDNPA HER in order to discharge the planning condition. Additional copies may be required by the owners. A draft version of the final report should be submitted and discussed with the Senior Historic Environment Officer of the Yorkshire Dales National Park Authority and the owners, and any amendments incorporated, before delivery of the final report.

- 12.1.3 The report should assemble and summarise the available evidence for the monument in an ordered form, synthesise the data, and comment on the quality and reliability of the evidence. It should include a contents list, acknowledgements, executive summary, background to the site, survey methodology and procedures, an account of the overall form and development of the site and of the evidence supporting interpretation (including any specialist contributions), preliminary conclusions, a summary gazetteer of site components incorporating a description, interpretation, form, condition, measurements and illustrative material as appropriate, a list of the archive contents and bibliography. It should also contain a copy of the brief and the approved written scheme of investigation statement as well as an indication of any departure from this. Copies of appropriate archive drawings and photographs should be incorporated.

- 12.1.4 A summary of the results should be prepared for publication in an appropriate journal such as Yorkshire Buildings and agreed with the YDNPA. The final report may be made available as a download on a YDNPA web site.

12.2 Archive

- 12.2.1 The Contractor shall be expected to properly order and index the full archive record (paper, magnetic and plastic media) for the project in line with the standards set by the National Archaeological Record and to deposit the archive with the Yorkshire Dales National Park Authority. The archive should consist of the following:

Copies of relevant documentary material arranged to date sequence:

Bibliographic sources

Cartographic sources

Pictorial sources

Survey control information:

Diagram showing traverses and control network

List of coordinates of control points and traverse stations

Digital survey data

Set of Field and Final Ink Drawings:

Photographs:

Written accounts/pro formae gazetteers:

Site components
Individual contexts
Structured catalogues and indices:
Documentary material
Field and final ink drawings
Project Management Records

13 METHODOLOGY

13.1 It is the responsibility of the Contractor to select the most appropriate survey methodology and equipment to provide the required product. A detailed costed written scheme of investigation is required of the Contractor to be accepted in writing before work commences. This should include details of:

the proposed survey and recording methodologies to be adopted, including: data retention and archiving policy;
the relevant experience of the organisation, key personnel and any sub-contractors;
manpower resources to be applied to the survey;
a breakdown of costs;
the proposed timetable and milestones for completion of fieldwork and submission of draft report, report and archive;
evidence of compliance with the Health and Safety at Work Act 1974.

13.2 Particular attention should be paid to ensure that the aims and objectives of the project are directly informed by the methodologies employed and that the project team displays the appropriate levels of expertise to carry out the work., The Contractor, the Contractor's staff and any sub-contractors will be expected to comply with relevant Codes of Practice of the Institute for Archaeologists.

14 COPYRIGHT

14.1 Copyright, and all other intellectual property rights, in relation to the Project will pass to the Owners on payment of the final invoice with the Yorkshire Dales National Park Authority and their successors in title being granted a full and unrestricted license to use the report and other material relating to the project in connection with their statutory duties.

15 HEALTH AND SAFETY

15.1 Prospective Contractors on site will naturally operate with due regard for Health and Safety regulations. Prior to the commencement of any work on site (and preferably prior to submission of the tender) the Contractor may wish to carry out a Risk Assessment in accordance with the Health and Safety at Work Regulations. The Yorkshire Dales National Park Authority and their officers cannot be held responsible for any accidents or injuries which may occur to outside contractors engaged to undertake this survey while attempting to conform to this specification.

16 MONITORING

16.1 Monitoring of the fieldwork will be carried out by the historic environment staff of the Yorkshire Dales National Park Authority. The Contractor is to notify the YDNPA's Senior Historic Environment Officer prior to commencement of fieldwork and of the expected timetable for work.

17 REFERENCES

Andrews, D., Blake, B., Fradgley N., Lunnon S., and Roberts P., nd, *The Presentation of Historic Building Survey in CAD*, English Heritage.

Bryan P and Blake B, 2000, *Metric Specification for English Heritage*, English Heritage.

DoE, 1986, District of Richmondshire 32nd list of Buildings of Special Architectural or Historic Interest.

English Heritage ,2002, *With alidade and tape: Graphical and plane table survey of archaeological earthworks*.

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

IfA, 2008, *Standard and Guidance for an archaeological watching brief*

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16/8/2012

APPENDIX 4

REFURBISHMENT AND RE-OCCUPATION OF A FORMER DWELLING WITH ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS, CHANGE OF USE OF ATTACHED BARN TO PROVIDE ADDITIONAL ACCOMMODATION, INSTALLATION OF PACKAGE TREATMENT PLANT, AND UPGRADING OF GRASS ACCESS TRACK, BROCKMA GILL EAST, MORLEY GATE, MELBECKS, NORTH YORKSHIRE (application R/05/216B)

WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHITECTURAL AND ARCHAEOLOGICAL RECORDING

1 SUMMARY

- 1.1 This Written Scheme of Investigation (WSI) details the work required to undertake a programme of architectural and archaeological recording, to be carried out prior to proposed conversion and alterations at Brockma Gill East, Morley Gate, Melbecks, North Yorkshire (NGR SD 99881 99032). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the project architects, Niche Design Architects.
- 1.2 This document forms the "scheme specifying the methods of recording or preserving archaeological deposits or fabric" stipulated in condition 20 of the full planning permission (application R/05/216B), approved by the Yorkshire Dales National Park Authority (YDNPA) on 21st May 2012.

2 SITE LOCATION AND DESCRIPTION

- 2.1 Brockma Gill East is an isolated farm complex located in pasture fields on the south side of Morley Gate at Kearton, a small hamlet c.4.5km west of Reeth in the Yorkshire Dales (see figure 1). There is currently no vehicular access to the property which is some 50m from the Healaugh-Surrender road. For ease of description, the main building range is considered to lie east-west.
- 2.2 The buildings to which the planning application relates include an 18th century farmhouse together with later additions including a barn built on to the east gable, a rear wing to the north built into the hillside, and two separate outbuildings. The complex has been unoccupied for most of the 20th century, and is in varying states of dereliction with the rear wing being mostly derelict. Brockma Gill West, an occupied cottage attached to west side of the earlier farmhouse is in a separate ownership and does not form part of this application.

3 PLANNING BACKGROUND

Planning Permission

- 3.1 Full planning permission for the development was granted by the Yorkshire Dales National Park Authority on 21st May 2012, and there is a condition which requires a programme of archaeological recording (application R/05/216B). This condition (no. 20) states that: "*No development shall take place until a scheme specifying the methods of recording or preserving any archaeological deposits or fabric which may be affected by the approved works and including a timetable for such recording has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme*".

- 3.2 The reason for the condition is stated: *to protect any features of archaeological interest believed to be present in the site in accordance with saved policies B2 and B3 of the adopted Yorkshire Dales Local Plan (2006) and the NPPF.*
- 3.3 There was no similar condition on the Listed Building Consent, also approved by the Yorkshire Dales National Park Authority on 21st May 2012 (application R/05/216C/LB).

4 ARCHITECTURAL AND ARCHAEOLOGICAL BACKGROUND

- 4.1 Brockma Gill East is a Grade II Listed Building which lies within the Swaledale and Arkengarthdale Conservation Area in the Yorkshire Dales National Park. The Listed Building description reads: *“Cottage, at one time divided into 2. Dated 1718. Rubble with stone slate roof. 2 storeys, 2 first floor windows and third blocked. Crude quoins. Central doorway has board door in stone surround of interrupted jambs, with splayed bases and flat rebate around outside surface of opening, and in a panel on the lintel the inscription '1718 MC SC WR IR' with leaf-stop motif. To its right is a blocked doorway with ashlar sandstone surround. Windows to left of door on each floor are square openings with C20 casements, beyond a blocked fire window. Windows to right of door have fragments of flat-mullioned 2-light surrounds. Above doorway, blocked 3-light mullioned window with altered lintel. Interior: 2 good fireplaces: to left with corbelled supports to lintel, to right with an ogee sooker stone, the reckon nearby. A very tight staircase at back left. Derelict at time of re-survey. Cottage to the left not of special interest”*. The site is also recorded on the YDNPA Historic Environment Record (ref MYD35347).
- 4.2 The current application is supported by a statement produced by the project architects, Niche Design Architects. This provides information from a previous 2008 re-occupation report, which in turn incorporates the results of a measured and photographic survey undertaken by Paul Crosby Architects in March 2007 (see figures 2 and 3).
- 4.3 This Paul Crosby Architects report provides the following architectural assessment of the complex, which, it is noted, is “not an exhaustive architectural evaluation of the building”. The following is extracted from the 2007 architectural assessment:

The current arrangement of window openings on the main south elevation is muddled with larger C19th openings making use of moulded and chamfered stone surrounds from earlier, probably mullioned windows. There are also lengths of earlier cill pieces below both ground and first floor to the east of main door. Even the blocked three light mullioned window above the door has been altered and is incomplete. It therefore seems likely that there was significant rebuilding as part of various phases of remodelling, most significantly when the building was divided into two separate cottages probably in the early C19th.

Significant elements of the earlier fabric however remain to give an idea of the buildings earlier form as a simple direct entry two-cell farmhouse. In addition to the remaining elements of the mullioned windows, to the east end is a blocked fire window suggesting an earlier inglenook and firehood above. The screen to the far side of the inglenook would also have likely enclosed the tight spiral stone stair that has also survived.

In addition to the main house described above, there are a number of additions and outbuildings. Abutting the right gable is a slightly lower two-storey barn, similarly of rubble stone construction and a stone slate roof. Whilst apparently bonded into the rear wall of the house it seems likely that this was part of the later C19th partial rebuild of the east end. To the rear of the house are the remains of what seems to be a two storey barn, built into the slope at its north end. Of similar height to the east barn, this has now completely lost its roof and the external walls are in a very poor condition. Whilst it appears there was a doorway linking to the main house, now blocked up, the external walls are not bonded into the main house.

Adjoining the northeast corner of the rear addition is a small single storey privy, whilst to the south of is a slightly larger single storey store adjoining the short section of raised garden immediately in front of the house. Both of these outbuildings are of rubble wall construction with mono pitch stone slate roofs.

- 4.4 Other work undertaken on the complex include a structural appraisal by Blackett Ord Consulting Engineers in 2007, and the North Yorkshire Vernacular Building Study Group undertook a survey in 1991. Finally, a more recent (December 2011) survey has been completed by CT Surveys to accompany the planning application (see figures 4 and 5). The latter shows a number of small but potentially significant differences with Crosby's 2007 survey, for example different wall thicknesses and alignments.
- 4.5 Information from the YDNPA Historic Environment Record also notes that, in addition to the archaeological interest of the building group, there is significant prehistoric activity in the area, including the earthworks of a late prehistoric settlement some 30m to the south-west of the site. The fields around the site have not been subject to any investigation - aerial photographs show the property as being approached by a slight holloway which runs close to an area of disturbance, potentially another prehistoric settlement complex but more likely an area of semi-natural erosion.

5 PROPOSED WORKS

- 5.1 The Niche Design Architects report details the proposed works at the site. These works can be summarised under two headings, those required to stabilise the building, and those required to refurbish the building to create habitable accommodation (see figure 6).
- 5.2 In terms of repairs, the proposed works include:
- the removal of any vegetation soil build up and other debris to the interior of the complex;
 - the removal of any internal plasterwork;
 - the dismantling and rebuilding of the existing roof structure, using reclaimed materials or new as appropriate;
 - the taking down and rebuilding the upper courses of the walls forming the north and south elevations of the house;
 - the taking down and rebuilding the upper section of the south-east corner and east gable of the house, and the cross-wall between the east and west bays of the house;
 - the repair of all structural cracks and fissures;

- the removal of moss and lichen, and raking out of old mortar and repointing throughout;
- the replacement of decayed lintels;
- the replacement of bulging blocking to the first floor doorway at first floor level;
- the repair of the existing tight spiral stair.

5.3 The works required to create a habitable building include:

- the careful demolition of the rear wing and replacing it with a new extension on the same footprint to form a kitchen;
- the creation of a further below-ground extension on the north side of the new extension, measuring c.4.5m square) to form shower room and mud room (this will require the demolition and rebuilding of a drystone wall);
- renovation of existing privy to form a lobby and the new main entrance to the complex;
- the removal of some internal walls inside the main body of the farmhouse (forming the pantry and lobby);
- replastering internally;
- lifting and relaying internal floors;
- the creation of a new doorways, between the house and the new extension to the rear for new stair access, and between east cell and attached barn (at ground and first floor levels);
- the opening of the blocked doorway in the north wall of the east cell;
- insert new timber casements to all window openings;
- repair and line out chimney flues, and form new chimney stacks;
- repair broken lintel to fireplaces
- the refurbishment of the larger outbuilding to form a store.

5.4 The existing grass access track will also upgraded to allow for vehicular use, by digging ruts and filling them with gravel - the route is only suitable for 4 wheel drive vehicles. There will also be a new turning area within the curtilage on the east side of the complex, formed from paving infilled with gravel.

5.5 A package treatment plant is proposed for foul drainage, to be constructed in the garden on the south side of the site, with a soakaway fin drain for treated effluent in the adjacent field.

6 SURVEY METHODOLOGIES

Scope of Work

- 6.1 In accordance with a project brief prepared by the YDNPA, the archaeological recording work is required to produce a detailed text and illustrated description of all the buildings within the complex, equivalent to a Level 3 analytical record as defined by English Heritage (2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*, 8-10 & 19-21).
- 6.2 The YDNPA brief also requires a watching brief to be carried out on any ground disturbance associated with the development. However, the extent of this element of work cannot be determined until an initial walk-over of the site (see below) has been completed.

Documentary Research

- 6.3 No documentary research is required to be undertaken as part of the project. However, EDAS will obtain a copy of the North Yorkshire Vernacular Building Study Group 1991 survey to inform subsequent recording work. Copies of historic Ordnance Survey maps will be obtained from YDNPA, along with any other useful material they may have.

Architectural Survey

Measured and drawn survey

- 6.4 The existing 1:50 scale floor plans and elevations, produced by both Paul Crosby Architects (2007) and CT Surveys (2011), will be compared and amalgamated to produce a new 1:50 scale survey of the building complex (including the outbuildings). New measured survey is not envisaged, unless there are significant discrepancies in the original survey drawings.
- 6.5 The new survey drawings will comprise pre-intervention ground and first plans only (no elevations or sections, or more detailed drawings of original fixtures, mouldings etc), and will show all significant architectural detail such as openings (blocked or unblocked), constructional detail, fixtures and fittings etc. All drawings would be produced according to the guidelines established by English Heritage (e.g. English Heritage 2006 *Understanding Historic Buildings: A Guide to Good Recording Practice*).

Photographic survey

- 6.6 General photographic recording of the site and its significant parts, together with close-up photography of significant details, will be undertaken. The guidelines produced by English Heritage (see above) will be followed and each photograph will normally be provided with a scale.
- 6.7 The colour photographs will be produced using a digital camera with a minimum of 10 megapixel resolution. All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and will be cross referenced to digital files; photographs will also be cross referenced to the written report (see below). A selection of colour digital prints will be printed at 6" x 4" size, with a resolution of at least 300dpi, to illustrate the written report; the majority of photographs will remain as digital archive files. It is envisaged that artificial lighting will not be required, apart from normal camera flash.
- 6.8 A photographic register detailing the location, direction and subject of each shot will accompany the photographic record. Copies of the drawn floor plans of the complex will be used to identify each shot, and the position and direction of each photograph will be marked on these plans.
- 6.9 An external photographic record will be made of all elevations of the buildings (subject to access), from vantage points as close to right angles to the elevation as is possible within the constraints of the site. All visible elements of each elevation will be recorded photographically, and it is accepted that this may require photographs from a number of vantage points. A more general external photographic record will also be made which includes a number of

oblique general views of the buildings from all sides, showing the complex as a whole in its setting.

- 6.10 The internal coverage will aim to produce a record of all significant spaces and details. General views will be taken of the principal spaces and circulation areas from a sufficient number of vantage points to adequately record the form, general appearance and manner of construction of each area photographed.
- 6.11 In addition to the above, detailed record shots will be made of all features of archaeological and architectural interest identified by the preceding drawn survey. Typically, items of interest would include:
- Original fenestration and blocked openings;
 - All original structural elements, roof structures/trusses (subject to access);
 - Original doors and window frames and any associated shutters or other fittings;
 - Decorative or other elements indicating any hierarchy of use or differential functions within the building;
 - Evidence for phasing, and for historical additions or alterations to the building relevant to its original and subsequent use;
 - Any significant changes in construction material - this is intended to include significant changes in stone/brick type and size.

Written accounts

- 6.12 Sufficient notes will be taken on site in order for a detailed description of the building complex to be prepared, in combination with the drawn and photographic records.

Topographic Survey

- 6.13 A walk-over survey of the area surrounding the complex will be carried out, concentrating on those areas which will be directly affected by the development proposals, e.g. access track, area of new build and drainage works, site of any construction compound etc. Particular attention will be paid to the identification of any prehistoric and medieval activity (as evidenced by earthworks and other surface features) which might run into the proposed development area. A sketch survey of any identified features will be produced at 1:500 scale (or larger if appropriate, e.g. 1:200 scale).
- 6.14 If the walk-over survey identifies significant earthworks which will be directly affected by the development, a new 1:500 divorced measured topographical survey will be carried out. Depending on the area involved, this will be achieved through tape and offset, or EDM measuring, techniques.
- 6.15 The resulting site survey will be produced at a scale of 1:500 (or larger) and presented as an interpretative hachure plan using conventions analogous to those used by English Heritage (e.g. 2007 *Understanding the Archaeology of Landscapes: A Guide to Good Recording Practice*, 31-35; 2002 *With Alidade and Tape: Graphical and Plane Table Survey of Archaeological Earthworks*). Natural slopes would be differentiated from man-made banks and scarps using English Heritage conventions. It is envisaged that the final survey drawings will comprise a single A1 sheet. It should be noted that the final product arising from the topographical survey will be a wet-ink hand-drawn hachure plan, rather than any AutoCad (or equivalent) electronic data. Larger scale plans, at

1:10,000 and 1:2,500 scale, will be used to put the survey area into context (OS map bases to be provided by the YDNPA).

Architectural and Archaeological Recording during Development

- 6.16 The pre-development survey work will be enhanced by means of an archaeological and architectural watching brief carried out during the conversion of the building and the associated groundworks. In terms of the architectural recording, it is unlikely that further survey work will be required during the demolition of existing ruined elements, but some recording may be needed during internal clearance and stripping out, and also during any below-ground excavations associated with the lowering of existing floor levels.
- 6.17 Depending on the results of the topographical and walk-over survey, an archaeological watching brief may be required during the groundworks for the new extension, foundations and service trenches (both internal and external). If a watching brief is required, the excavations will be undertaken under archaeological supervision (by ensuring EDAS are on site during actual excavation or ensuring excavated trenches and areas of topsoil strip are left open for EDAS to inspect at an agreed time), to allow for the proper identification and recording of any archaeological and architectural material that might be uncovered. Where mechanical excavation equipment is to be used (e.g. JCB or mini-digger), the contractor will use a toothless bucket, wherever possible.
- 6.18 Where structures, features or finds of archaeological or architectural interest are exposed or disturbed, EDAS will be allowed time to clean, assess, and quickly hand excavate, sample and record the remains as necessary and appropriate. Plant, excavations or other works will not be carried out in the immediate vicinity of any identified remains until those remains have been recorded and the archaeologist has given explicit permission for operations to recommence at that location.
- 6.19 The actual areas of ground disturbance, and any features of archaeological interest, will be accurately located on a site plan and recorded by photographs (35mm black and white/colour prints and digital shots), scale drawings (plans and sections at 1:50, 1:20 and 1:10 scales as appropriate), and written descriptions as judged adequate by EDAS, using appropriate proforma record sheets and standard archaeological recording systems.

General Comments

- 6.20 The architectural and archaeological recording work should not unduly delay the overall programme of site works, and much can be achieved through liaison and co-operation with the building contractor/developer. However, the contractor should ensure that EDAS have sufficient time and resources to ensure compliance with all elements of this specification. It is likely that the pre-development recording work will be accomplished through a number of separate site visits, whereas the amount of work required for the watching brief will be determined by the nature of the final proposals and the speed of the development. Access to the site will therefore be afforded to EDAS at all reasonable times.
- 6.21 All archaeological work will be carried out in accordance with the contractor's proposed timetable, unless agreed otherwise. Reasonable prior notice

(minimum two weeks) of the commencement of development will be given EDAS, who will then inform the archaeological staff at the YDNPA, so that they may attend or monitor if they so wish.

- 6.22 If it becomes clear during the monitoring work that little of archaeological/architectural interest is likely to survive in specific parts of the site, the recording work may be halted in that part of the site, in consultation with the YDNPA.

7 UNEXPECTED SIGNIFICANT OR COMPLEX DISCOVERIES

- 7.1 If, in the professional judgement of the archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is covered by this WSI, immediate contact will be made with the developer, client and the YDNPA. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned; these amendments might, for example, include the requirement to sample archaeological and/or environmental deposits, and/or detailed excavation of specific structures. The possibility of temporarily halting work for unexpected discoveries will be discussed with the developer in advance of the development, and sufficient time and resources will be made available to ensure that proper recording is made prior to any removal.
- 7.2 Although it is considered unlikely, if human remains are encountered during the course of the groundworks, they will be removed under the conditions of a Ministry of Justice burial licence, to ensure that they are treated with due dignity. The preferred option would be for them to be adequately recorded before lifting, and then carefully removed for scientific study, and long-term storage with an appropriate museum; however, the burial licence may specify reburial or cremation as a requirement.
- 7.3 The terms of the Treasure Act (1996) will be followed with regard to any finds which might fall within its purview. Any such finds will be removed to a safe place, and reported to the local coroner as required by the procedures laid down in the Code of Practice. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft. A finds recovery and conservation strategy will also be discussed and agreed with the developer in advance of the project commencing.

8 REPORTING AND ARCHIVING

Finds Assessment

- 8.1 On completion of the fieldwork, any samples taken will be processed and all finds cleaned, identified, assessed, spot dated, marked (if appropriate) and properly packaged and stored in accordance with the requirements of national guidelines. The level of post-excavation analysis would be appropriate to the quality and quantity of the finds recovered, and specialists would be consulted as necessary.

Survey Archive

- 8.2 EDAS would obtain the site owner's consent for the deposition of any finds resulting from the project in the local registered museum; some of these finds

might include architectural fragments/items as well as the more usual range of archaeological material (e.g. bone, pottery and other artefacts). EDAS would contact the registered museum at the start of the project to determine their requirements for the transfer and deposition of the project archive, and the name of the recipient museum will be included in the project report. EDAS will also adhere to any specific conservation, transfer and deposition requirements which the museum might impose; these are likely to include charges for the storage and long-term curation of the site archive.

- 8.3 A properly ordered and indexed project archive (paper, magnetic and plastic media) will be deposited with the registered museum at the end of the project. It is expected that the archive will contain the following:
- copies of relevant documentary material, bibliographic, cartographic and pictorial sources, arranged in date sequence;
 - survey control information, including a diagram showing traverses and control networks, coordinates of control points and survey stations, and digital survey data;
 - field and final ink drawings (any drawn records will be presented as wet ink plots on standard “A” size matt surface stable polyester film sheets);
 - written accounts and pro forma gazetteers;
 - structured catalogues and indices;
 - copies of digital photographs on CD, both processed and unedited images, as jpeg and tiff files;
 - project management records;
 - electronic copies of all reports, as pdf files.

Survey Report

- 8.4 An EDAS archive archaeological survey report for the site will be produced, based on the results of the topographical survey and architectural/archaeological recording. The report will be a standard A4 typed and bound document, which will assemble and summarise the available evidence for the survey area and site 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 work, for example additional desk-based research, structural survey etc.
- 8.5 It is expected that the report will include (as appropriate):
- a contents list;
 - acknowledgements;
 - a non-technical executive summary;
 - site code/EDAS 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;
 - an account of the overall form and development of the site complex 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;

- preliminary recommendations on the need for any further work, for example additional desk-based research, structural survey etc;
- recommendations for any further analysis / work relating to the recorded finds;
- a bibliography and list of sources consulted;
- selected colour digital images (to include the main elevations), at no less than 6" by 4";
- selected figures e.g. historic maps and plans, reduced to A4 or A3 size;
- final survey drawings, reduced to A4 or A3 size;
- specialist artefact and environmental reports, as necessary;
- appendices containing a copy of this WSI, together with the details of any departures from that design, survey data and photographic registers and catalogues.

8.6 A draft copy of the final report will be made available for discussion with the YDNPA and the site owners prior to completion. Two copies of the final approved survey report will then be provided in hard copy format (comb bound reports) (one to the YDNPA and one to the client), no later than ten weeks after the end of the on-site work unless otherwise agreed with the YDNPA. A CD containing an electronic copy of the report (as pdf and word files), and photographs (both edited and unedited versions, as jpegs and tiff files) will also be provided.

8.7 A summary of the results of the project will be prepared for publication in an appropriate journal or monograph as agreed with the YDNPA and client.

OASIS Compliance

8.8 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 YDNPA HER. This will include an uploaded pdf version of the entire report.

Health and Safety, and Insurance

8.9 EDAS will 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.

8.10 The site is privately owned and EDAS will 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 may be produced prior to any site work.

Staffing and Experience

8.11 The project will be undertaken by EDAS, who are registered as an archaeological organisation with the Institute for Archaeologists. The project will be managed by Ed Dennison, Director of EDAS.

- 8.12 The topographical survey and architectural/archaeological recording will be undertaken by Shaun Richardson of EDAS, assisted by Richard Lamb. Richardson has some 20 years experience of non-intrusive topographical survey, and archaeological/architectural recording, and he has undertaken numerous walkover and detailed surveys of specific monuments and of areas of historic landscape throughout the Yorkshire Dales. These surveys have included land uses of all types, and in addition to identifying a wide range of archaeological remains, detailed management strategies and recommendations have been proposed. If a more detailed topographical survey is required, this will be undertaken in conjunction with Benchmark Land Surveys of Leeds, who have worked with EDAS on numerous similar projects in the past.

Programming

- 8.13 The project would be able to be started within a week of final approval of this WSI, depending on appropriate access authorisations and weather conditions. It is currently envisaged that the site survey work will be completed within a single day.
- 8.14 A timetable for the subsequent reporting will be determined once the site work is complete. It is envisaged that a meeting will need to be held with the YDNPA once the initial walk-over survey is complete, to agree the need for any subsequent watching brief work.

Monitoring

- 8.15 It is understood that the fieldwork, and the project as a whole, will be monitored at periodic intervals by the archaeological staff of the YDNPA. At present, no site meetings are envisaged, but they may be required as the project develops. There may also be liaison meetings to discuss the draft report before final submission.

Modifications

- 8.16 The programme of work outlined above 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 will not be changed. Any variations in the project will be discussed and agreed in advance with the client and YDNPA.

Ed Dennison, EDAS
20th November 2012



FIGURE 1: SITE LOCATION
(not to scale - drawing supplied by Niche Design Architects)

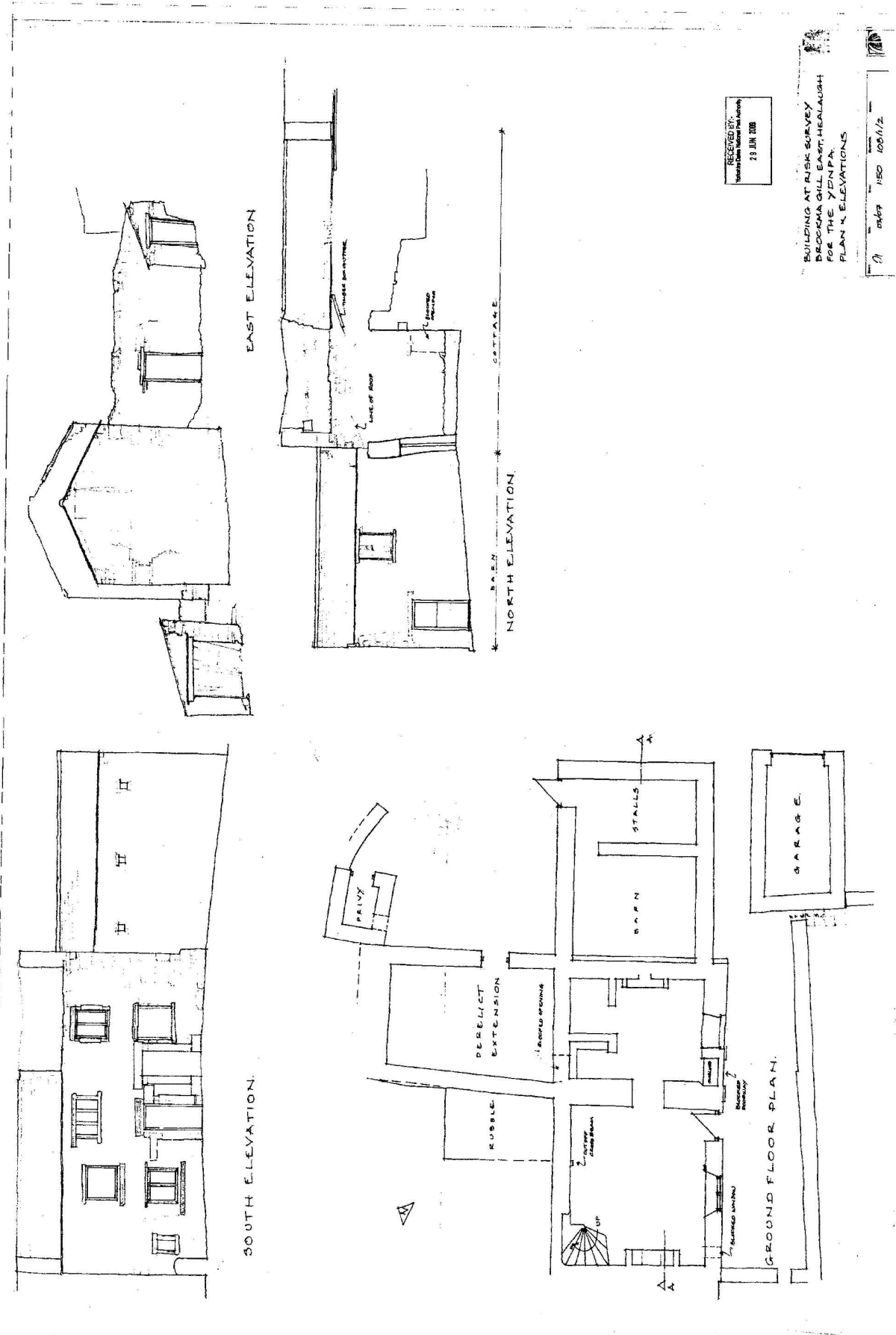
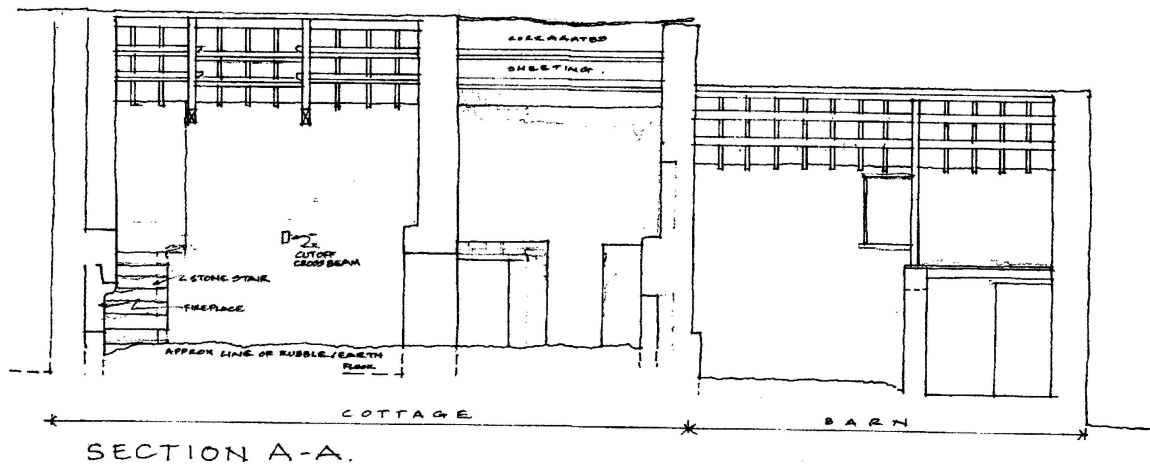
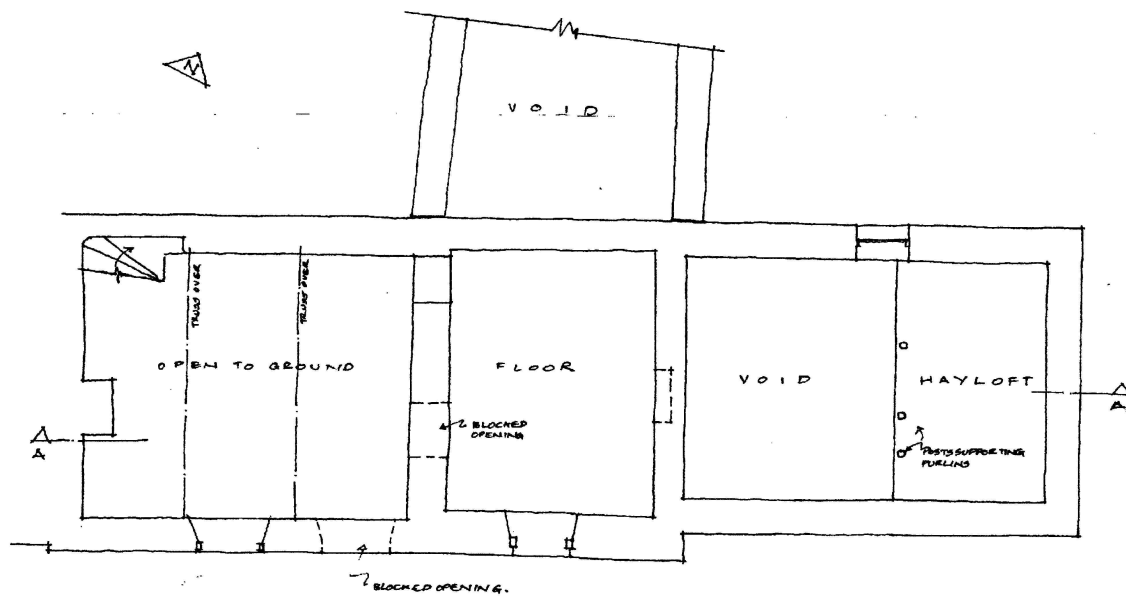


FIGURE 2: PAUL CROSBY'S GROUND PLAN AND ELEVATIONS (2007)
 (not to scale - drawing supplied by Niche Design Architects)



SECTION A-A.



FIRST FLOOR PLAN.

RECEIVED BY:-
 Yorkshire Dales National Park Authority
 29 JUN 2009

BUILDING AT RISK SURVEY
 BROCKMA GILL EAST, HEALAUGH
 FOR THE YDNPA
 PLAN & SECTION

01 03/07 1:50 108/1/3



FIGURE 3: PAUL CROSBY'S FIRST FLOOR PLAN AND ELEVATIONS (2007)
 (not to scale - drawing supplied by Niche Design Architects)

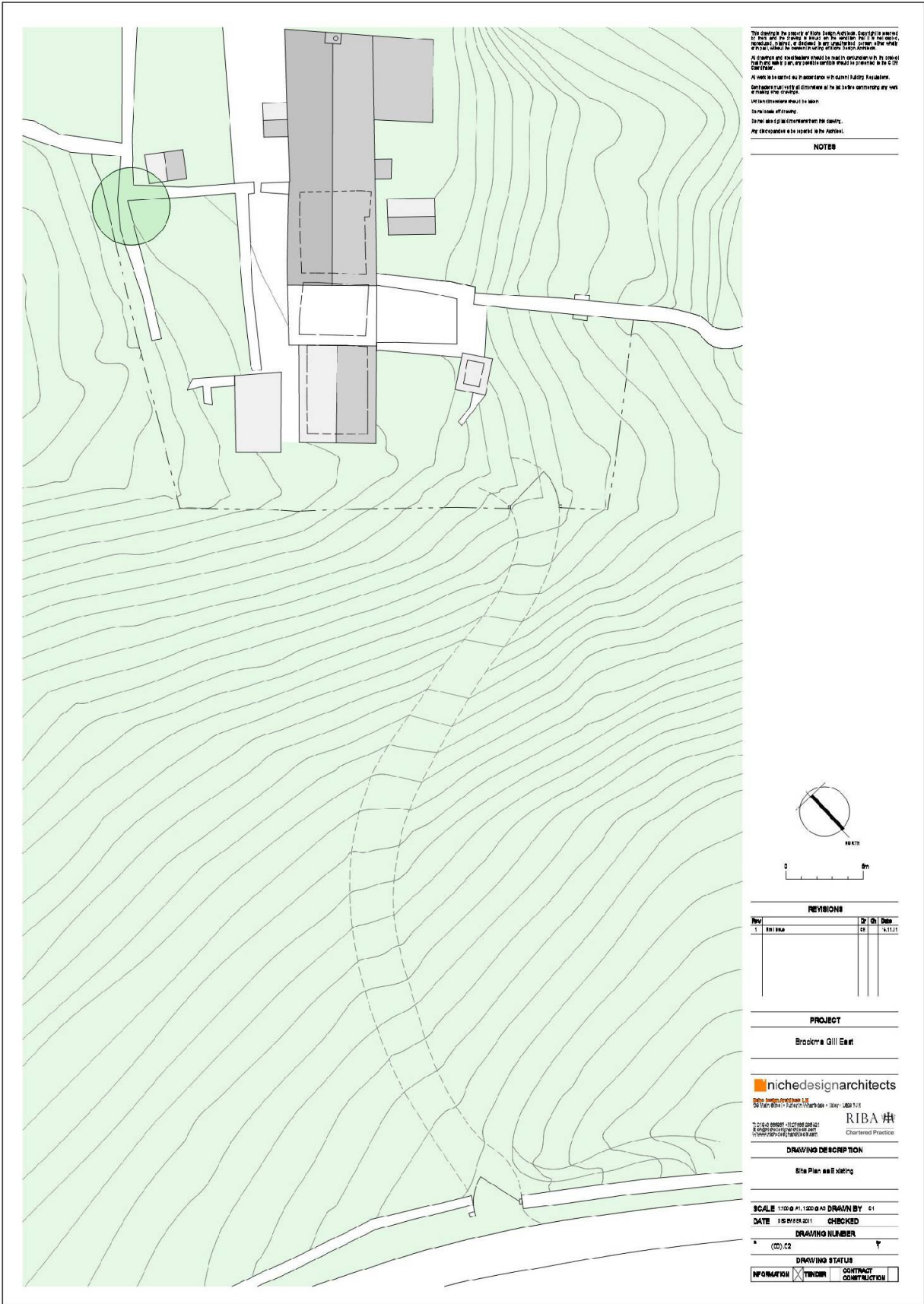


FIGURE 4: GENERAL SITE PLAN
(not to scale - drawing supplied by Niche Design Architects)

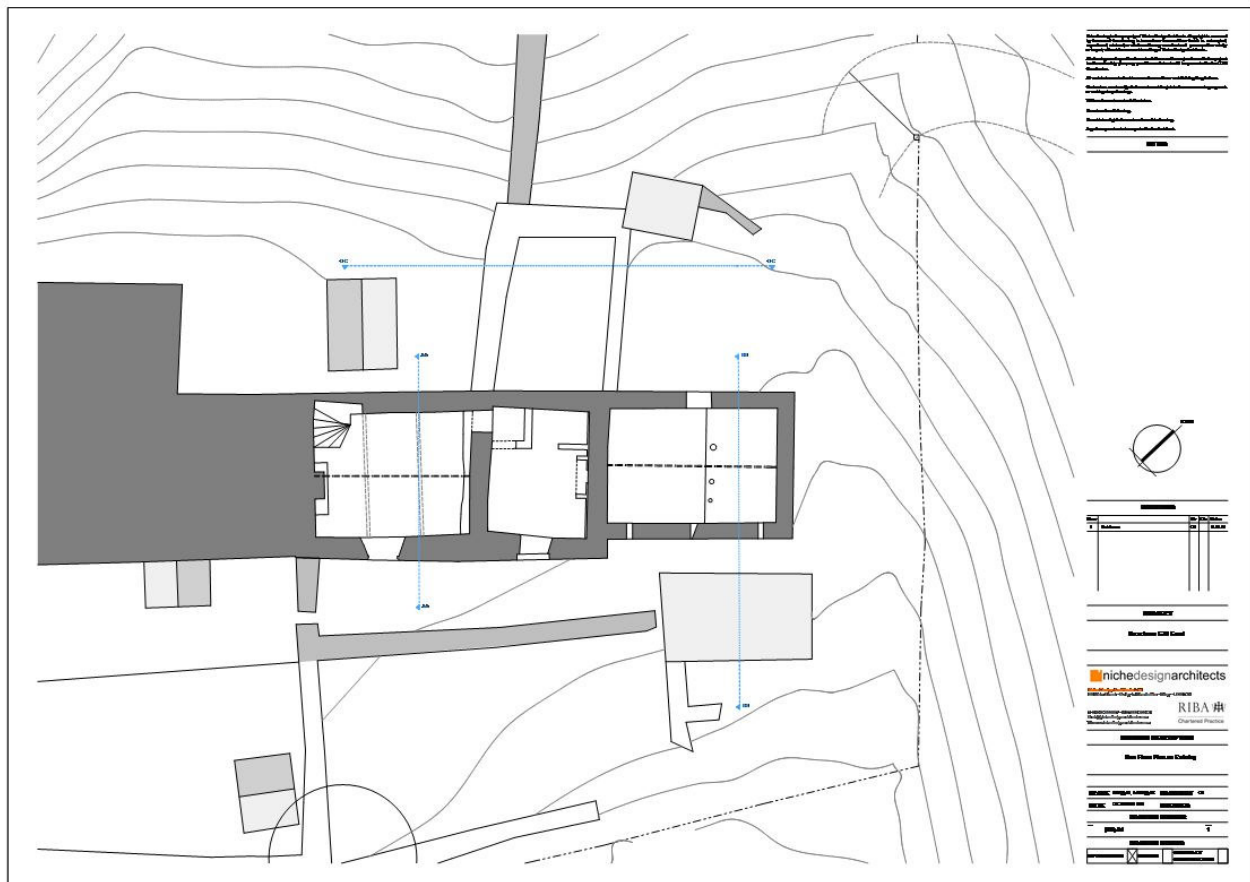


FIGURE 5: FLOOR PLANS AS EXISTING
 Top - ground floor plan, bottom - first floor plan
 (not to scale - drawings supplied by Niche Design Architects)

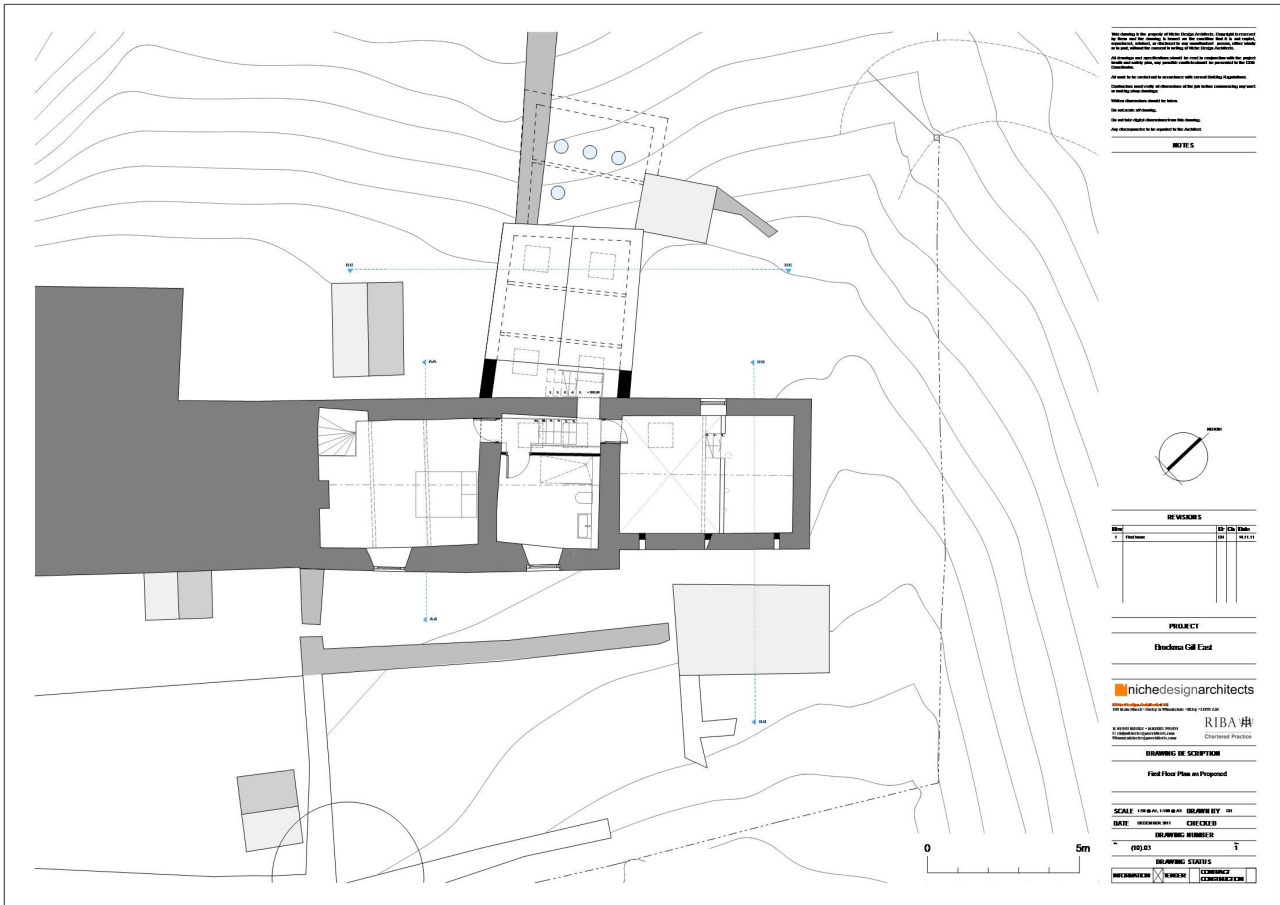


FIGURE 6: FLOOR PLANS AS PROPOSED
 Top - ground floor plan, bottom - first floor plan
 (not to scale - drawings supplied by Niche Design Architects)