

MANOR FARMHOUSE, CARLTON-IN-CLEVELAND,
NORTH YORKSHIRE

PRELIMINARY ARCHITECTURAL
APPRAISAL

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Report no: 2006/287R.01
Version: Final
Date: July 2006
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EXECUTIVE SUMMARY

Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr and Mrs J Joyce to undertake a preliminary architectural appraisal of Manor Farmhouse, Carlton-in-Cleveland, North Yorkshire (NZ50840422). The appraisal comprised a detail site inspection together with photographic recording, and the collation of a limited amount of secondary documentary material. At the time of the appraisal, alterations to the site were well advanced.

The farmhouse is formed by a range of linked buildings, aligned north-west/south-east and having an L-shape plan overall. The range has maximum dimensions of c.33.90m in length and 15m wide. For the purposes of description, the plan form of the farmhouse has been broken down into several elements, namely the "house", the "south range", and the "west range".

As might be expected from comparison with similar houses, the apparently simple external appearance of Manor Farmhouse conceals a complex structural development. No features of probable medieval or very early post-medieval date were noted during the preliminary architectural appraisal. However, the layout of the village as shown on 19th century maps suggests that the farmhouse stands on one of the medieval street frontages; indeed, its existing length means that it may cover the same space as originally occupied by two or more house plots. Any standing medieval buildings on the site were demolished and rebuilt from the 17th century onwards, conforming to a pattern noted over the wider North York Moors region.

It is acknowledged that, given the similarities of the early doorways in the east elevations of the house and the south range, these two parts of the farmhouse may have originated as a linear plan house in the very late 17th century or early 18th centuries. However, various structural features, such as the location of a chamfered plinth and the relative positions of surviving doorways, suggests that the earliest surviving phase may be part of a longhouse of later 17th century date, now enclosed within the northern third of the northern half of the south range. In its original form, the longhouse was apparently of a single storey, with stone walls rising from a chamfered plinth externally and hammer-dressed internally, almost certainly supporting a cruck-frame and thatched roof, although all evidence for these latter features has been removed. The surviving structural evidence indicates the presence of a cross-passage. Comparison with other recorded examples suggests that the house, probably comprising forehouse and parlour, and lit by mullioned windows (of which one survives), lay to the north and the byre-end to the south.

In common with many other examples, the original 17th century longhouse was much altered during the 18th century, and this is perhaps the most difficult phase of the site's development to understand. The existing house appears to exhibit a variation of the single pile central or direct entry plan that appeared in smaller farmhouses from the late 18th century onwards, sometimes as a result of alterations to the former house part of a longhouse. Based on the surviving structural evidence, and comparison with other sites, the following development is proposed.

At some point in either the very late 17th century or early 18th century, the house end of the longhouse was rebuilt. This appears to have taken the form of widening, setting the east wall slightly further forwards than before, although the rear (west) wall may not have been so extended until the later 18th century. The remodelled longhouse may also have been of a single storey initially, and probably had a hearth passage plan. The hearth was subsequently replaced or supplemented by the large external stack to the north gable, which must surely pre-date the mid 18th century.

In the later 18th century, the house underwent further changes. If it had not already happened by this date, the height was increased to two storeys with an attic. The internal layout may also have been simplified, removing the hearth and hearth passage, and it is likely that the surviving hardwood beams are of this period. The south gable was rebuilt in fine herring-bone tooled masonry and the depth of the house also increased to the west so that it reached its current dimensions. A number of changes took place to the other parts of the farmhouse at approximately the same time. The surviving truss indicates that the west space of the west range was built during the late 18th century, possibly as a free-standing structure initially, with later infilling of the space between it and the house. The east elevation of the northern half of the south range was raised in fine herring-bone tooled masonry at the same time as the south gable of the house was built, and the corresponding part of the west elevation was probably also raised to match. However, there is no convincing evidence that this part of the south range ever reached a full two storeys, supporting the suggestion that a mullioned window lintel visible in the west elevation has simply been re-used here as walling material.

The farmhouse continued to evolve during the 19th century. It appears that the northern half of the south range was altered again in the early 19th century, with the addition of new roof trusses. These alterations probably represent the remnants of the former longhouse byre end being converted into a barn / byre combination. The southern half of the south range was built after these alterations had taken place, but before 1857; its form suggests that it may either have been a byre or perhaps a stable with an attached horse engine house. The construction of the southern half of the south range in the early to mid 19th century marks the last major change represented in the existing building.

All of the structures shown to the rear of the farmhouse on the 1857 Ordnance Survey map had been cleared away by 1996, and it is likely that, as the agricultural importance of the complex faded, the farmhouse was increasingly given over to domestic use. It underwent a scheme of alterations in 1996, but there have been no further major works until the commencement of the current scheme in 2006.

1 INTRODUCTION

- 1.1 In June 2006, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr and Mrs J Joyce, through their architect, Tony Harrison, to undertake a preliminary architectural appraisal of Manor Farmhouse in Carlton-in-Cleveland, North Yorkshire (NGR NZ50840422). The work was required to comply with conditions attached to a Listed Building planning consent. At the time of the appraisal, alteration works were already well advanced; this appraisal does not attempt to comment on the nature or suitability of these works.

Methodology

- 1.2 The work undertaken for the appraisal was defined by an EDAS method statement (see Appendix 3). Two main elements were involved, a preliminary site inspection and photographic record, and the collation of a limited amount of secondary documentary material. The latter included readily available maps and regional architectural and archaeological studies, which are referenced in the bibliography below.
- 1.3 The site visit was carried out on 30th June 2006. A preliminary inspection and photographic record was made of the entire interior and exterior of the house, noting any information relevant to the structural development of the building. These notes and photographs form the basis of the following appraisal report. At time of the site visit, the house was not occupied but all areas of the building and grounds were made accessible by the contractors on site. The photographs took the form of high quality digital prints, and a number are included in this report for illustrative purposes; smaller thumbnail prints are included in Appendix 1, together with a catalogue and plan showing the photographic location points.
- 1.4 There was no requirement to produce any new drawings of the site as part of the architectural appraisal. However, the existing ground floor plan provided by the architect was found to be dimensionally inaccurate in a number of respects, and it also omitted features of historic interest such as plinths, blocked openings, construction joints etc. Therefore, a new ground floor plan at 1:50 has been prepared, using the supplied plan as a base. It should be noted that this new plan (figure 3) remains schematic, and has been produced for interpretative purposes rather than being an accurate record of the building. It does not show any walls or partitions erected as part of the current scheme of works but does mark modern breeze-block walls etc, where they post-date the current works.

Background Information

- 1.5 As far as can be determined, given the limitations of the current appraisal, the farmhouse has been not been the subject of any previous detailed archaeological or structural analysis. It is not, for example, included on the list of buildings recorded by the Yorkshire Vernacular Buildings Study Group (www.yvbsg.org.uk) or in the English Heritage list of photographed structures (www.viewfinder.english-heritage.org.uk). Neither is it listed on the North York Moors National Park Authority's Sites and Monuments Record or by English Heritage on their National Archaeological Record (www.pastscape.english-heritage.org.uk). The village also lies outside the area covered by the Royal

Commission on the Historical Monuments of England's survey of houses of the North York Moors (RCHME1987).

- 1.6 Carlton-in-Cleveland lies within the Wapentake of Langbaugh (West Division) and in the early post-Conquest period the manor was held by the Meynell family, subsequently passing to the D'Arcy and then the Strangway families. In the 1426 *Inquisition Post Mortem* following the death of Ralph Neville, 1st Earl of Westmorland, in the previous year, the manor of Carlton appears amongst his possessions (Bulmer 1890). The Nevilles were by this period the most influential magnates in northern England, and Ralph Neville held an estimated 80 manors in six different counties, with large castle residences at Raby, Brancepeth, Middleham and Sheriff Hutton (Richardson 2005, 8-9). Carlton was one of a loose group of manors which Ralph held in the area, forming part of the Lordship of Sheriff Hutton. It does not appear to have been part of the lordship when his father, John Neville, died in 1367 but, as stated above, it was included by 1426. The manor remained with the family until the death of Richard Neville, Earl of Warwick, at the Battle of Barnet in 1471, after which it passed, together with the rest of the Lordship, to Richard, Duke of Gloucester (later Richard III). Following Richard's death at Bosworth in 1485, the Lordship remained with the crown and Carlton is listed as forming part of it in 1486 (Wright 2005, 4-6). The Lordship of Sheriff Hutton began to be broken up from the late 16th century onwards, with small groups of manors or parcels of land being granted out on long leases to "contractors" (Wright 2005, 6). By the early 17th century the manor of Carlton was held by the Bruces and by the 19th century it had been in the possession of the Reeves for some time (Bulmer 1890).
- 1.7 Manor Farmhouse is located towards the south end of Carlton-in-Cleveland village, on the west side of the road which runs for most of the village's length to the west of the central watercourse (see figure 1). The form of the older village is depicted on the 1st edition Ordnance Survey 1857 6" map (see figure 2), prior to more recent developments, and this suggests that it has a regular double or two-row layout separated by a green, in common with many other planned medieval villages in the area. However, previous work has shown that the village has a more complex morphological history (Roberts 1990, 111-113; Harrison & Roberts 1989, 84). The western row represents the earliest, planned, part of the village, which is mentioned in a document of 1252, and there are traces of a former back lane following the west end of the linear crofts or enclosures running back from the street. The eastern row was added at a later date, effectively doubling the size of the village, and the absence of a back lane and the slightly curving boundaries of the tofts show that it was laid out over former medieval field strips. The village green between the two rows, containing the incised watercourse, was then subsequently sub-divided into a series of small enclosures. A similar scenario occurred at Hutton-in-the-Hole, on the south side of the North York Moors, although here the green still remains open.
- 1.8 The 1st edition Ordnance Survey 1857 6" map (see figure 2) shows Manor farmhouse with a similar ground floor plan to that now existing, although there are several attached structures to the rear which are no longer present. At that date, there was no gap between the farmhouse and the property immediately to the north, whilst there was no house to the immediate south.
- 1.9 The farmhouse is a Grade II Listed Building of Special Architectural or Historic interest and it was first listed on the 23rd June 1966

(www.imagesofengland.org.uk); the Listed Building description appears as Appendix 2. However, it is not mentioned in Pevsner (1966, 103-104). Alterations were undertaken to the house in 1996 by the current owners.

2 SITE DESCRIPTION

Location and Plan Form

- 2.1 As noted above, Manor Farmhouse is located towards the south-west end of the village, on the west side of the road which forms the western row. The farmhouse fronts almost directly onto the road but there is a large garden area to the rear (see figure 1). At the time of appraisal, the garden had been subject to extensive landscaping and contained no visible features of historic interest. The north end of the farmhouse is partly concealed by Beech Cottage, erected since 1857, whilst to the south is a modern house (Beck View) only recently built.
- 2.2 The farmhouse is represented by a range of linked buildings, having overall an L-shape in plan and aligned north-west/south-east, although for the purposes of description it is considered to be aligned north-south. The range has maximum dimensions of c.33.90m long (north-south) by c.15m wide (east-west) (see figure 3).
- 2.3 In the following description, the plan form of the farmhouse has been broken down into several elements, using the following conventions and each ascribed a unique letter code: the “house” (A) refers to the principal domestic building on site situated at the north-east corner of the building range, “the south range” (B) are the parts to the south of this, and “the west range” (C) are those elements to the west. The house has a maximum external length of c.11.5m north-south, with a single-pile plan 5.50m in depth. The south range extends for a maximum of c.22.2m to the south of the house, whilst the east range runs 8.40m to the east; both are a single room in depth. Their combined width is slightly less than that of the main house. Approximate dates are given for surviving features wherever possible, and it should be noted that “modern” is taken to mean dating to after c.1945. Unless otherwise noted, the terms used to describe the timber elements are taken from Alcock *et al* (1996) and Campbell (2000).

Structure and Materials

- 2.4 The house is of two storeys with an attic (see plate 1). The west range also rises to two storeys, but is slightly lower than the house (see plate 2). The south range is of a single storey but is divided into two parts; both are of a single storey, the northern half being slightly higher than the southern (see plate 4).
- 2.5 All parts of the complex are constructed in warm brown sandstone, generally well coursed and squared, with very limited use of brick and modern breeze-blocks. The sandstone is dressed in various ways; this is described in more detail in the circulation description below, but the general distribution is as follows. The masonry of the house has strong diagonal tooling externally, apart from the south gable which is completely executed in fine herring-bone tooling, as is the upper part of the north half of the south range’s east elevation. The ground floor of the latter is built of either plain stone or blocks bearing strong diagonal tooling marks. Strong diagonal tooling was commonly used in the region throughout the 17th century as a way of dressing building stone

(RCHME 1987, 206), whilst the fine herringbone tooling and neatly coursed masonry of the south gable is indicative of the mid to late 18th century or early 19th century (RCHME 1987, 207). To the south, the east elevation of the south half of the south range displays some herring-bone tooling, although this is rather crude in comparison to that on the house. The south gable of the south range is built largely in plain stone, whilst the majority of the west elevation has been rendered. However, external examination shows that much is built rather crudely in random rubble, including some rounded cobbles. Some hammer-dressed stone is also visible internally to the thickened walls at the north end of the south range. The west range is built of both plain and diagonally tooled stone. Both external and internal wall thickness vary markedly throughout the site, and are described in more detail under the circulation description below. Due in part to later repointing, all masonry is now set with lime mortar, although it is possible that some of the earlier parts of the farmhouse may originally have been bonded only with earth, especially if they were of a single storey or cruck-construction (RCHME 1987, 207; Harrison & Hutton 1984, 235).

- 2.6 Internally, the structural framework of the house is formed by the load-bearing external walls with timber beams running between them. The majority of the house's internal walls were plastered or painted at the time of the appraisal, but those of the other parts had been stripped bare, exposing a number of features of interest.
- 2.7 All parts of the complex have pitched pantiled roofs with stone gable coping; on the house, the coping rises from moulded kneelers. The internal roof structures are discussed in the circulation description below. The house has a stone end ridge stack to the south end of the roof, with a similar one to the north, although the latter rises from a large stepped external stack apparently butting the north gable. The south range retains no chimneys but the west range has a single small stone external stack rising up the west elevation.

Circulation Description

The House (A)

External Elevations

- 2.8 The main front of the house (A) faces east and is of 4 bays, extending slightly beyond the south range (see plate 1). Each bay has a single window to the ground and first floors, all fitted with replacement horizontal sliding sash or casement frames. The windows to the southernmost bay are notably narrower than the others, and the Listing Building description suggests that they may be enlarged fire windows (see Appendix 2). Blockings to the south side of the two southernmost ground floor windows, together with that to the north bay, indicate that these were once all of similar width to the existing openings, but much shallower and almost certainly mullioned. The ground floor window in the third bay from the south end was once a doorway and retains a flattened "Tudor" arched lintel with chamfered recess to the soffitt; comparison with other surviving examples suggests that it is of later 17th century date (RCHME 1987, 213). There may have been another former ground floor mullioned window, now blocked, at the east end of the north gable, apparently partly obscured by the large stepped stack here. Above, on the first floor, there is a small window with a chamfered surround which is evidently contemporary with the stack. The remainder of the north gable cannot be viewed.

- 2.9 The west elevation of the house had already been subject to much alteration at the time of the appraisal, although a number of features of interest were exposed. The south end of the west elevation rises from a low stone plinth which respects the doorway at the very south end of the elevation. This doorway was formerly hidden by a later porch but this had been demolished at the time of the appraisal, exposing the large flat stone lintel, stepped to either end and with a chamfered recess to the soffit; this could be as early as either the late 17th or early 18th century in date (RCHME 1987, 213) but is probably slightly later. There is a first floor sliding sash situated immediately above the doorway, with a deeper window and then a small window to the north (see plate 2). It is believed that the deep window replaced two smaller windows, so that there were once three small windows sited here lighting the internal staircase (see below). The south gable is largely obscured by the south range and, as stated above, is built of finely herringbone-tooled masonry. The walls of the house average 0.45m in width, although the architect's plans show the south gable to be slightly narrower and the north gable, at 0.75m, to be considerably wider.

Interior

- 2.10 At the time of the appraisal, the main access to the interior of the house was through the doorway in the west elevation. The ground floor interior is divided into two cells of approximately equal size. The north cell (A1) is used as a kitchen, and modern fixtures and fittings obscure any early features here; however, an architect's plan made in 1996 shows a projection to the centre of the north wall, presumably a large fireplace or range flanked by recessed cupboards or shelving. The north cell is crossed by a single east-west aligned hardwood beam, set slightly to the south of the centre of the room, with joists to either side. This beam is 0.24m wide with stop-chamfered soffits and carpenters' marks, in the form of setting-out marks and Roman numerals for the joists, are still faintly visible to either face.
- 2.11 Access to the south cell (A2) is through a doorway at the west end of the internal partition wall; the doorway has been narrowed down from a wider opening. This cell has also been subject to much modernisation, including the staircase rising up the west wall to the first floor. Only in the north and west walls is any masonry exposed, comprising coursed squared sandstone with strong diagonal tooling. The north wall appears to butt the west wall, and the north end of the west wall contains a number of shallow recesses indicative of a former fitting that has been removed. The room is crossed by a number of beams, of which only the southernmost is not a modern softwood addition. As in the north cell, the beam is hardwood, aligned east-west, 0.24m wide with stop-chamfered soffits. Once again, carpenters' marks, in the form of setting-out marks and Roman numerals for the joists, are still faintly visible to either face.
- 2.12 The staircase rising up the west wall of the south cell leads to a passage on the west wall of the first floor. There is a bathroom at the south end of the passage, with three bedrooms accessed from the west side. All first floor rooms are furnished with modern fixtures and fittings, and the only visible feature of interest is a chimney breast located in the east wall of the east bedroom. At the north end of the passage, a narrow dog-leg staircase, apparently created within the width of the large external stack to the north gable, leads up to the attic space, which has been converted into a children's play room. Again, modern fixtures and fittings obscure most historic features, but the attic appears to be

crossed by three roof trusses of tie-beam and principal rafter form, each principal supporting a pair of staggered purlins with through tenons.

The South Range (B)

External elevations

- 2.13 The southern half of the east elevation of the south range is largely blank, pierced only by a small four-pane casement window (see plate 4). There is a ragged joint beneath the north jamb of this window running down to ground level. To the south of the joint, the stone courses are deeper with some crude herring-bone tooling, whilst to the north they are generally shallower with less tooling. Further north, there is another ragged joint where the southern half of the south range appears to butt the slightly taller northern half. Beyond this joint, there is a small window and then a larger window, both with modern casement frames, and then another ragged joint which rises to first floor level. To the north of the joint, the masonry projects very slightly forward from that to the south, and originally rose from a well-built chamfered plinth. This plinth is clearly visible to the north of a blocked doorway, where it appears to pass beneath the house (A), but only fragments remain to the south. The blocked doorway has been converted into a window, but it retains chamfered jambs and a flattened "Tudor" arched lintel with a chamfered recess, again of probable later 17th century date. To the north, close to the junction of the south range and the house, there is a later 17th century two-light mullioned window, the central mullion splayed and flush to the frame (see plate 5).
- 2.14 The south gable of the south range is blank, whilst the west elevation is rendered (see plates 3 and 4), obscuring much detail including any evidence for an attached structure shown in the centre of the elevation on the 1857 Ordnance Survey map. There is a pair of garage doors to the south end, with another doorway to the north and then a disturbance to the render, representing the joint between the north and south halves of the south range. Immediately to the north of the joint, there is a window converted from a doorway but retaining a slightly projecting lintel and a number of straight wall-ties. To the north of this doorway, beyond a small window and in the approximate centre of the northern half of the west elevation, a tall window rises almost the full height of the elevation. On the window's north side, there is a doorway set opposite that in the east elevation; above the doorway, and running as far as the north end of the elevation, the wall is inset at approximately 2.10m above external ground level.
- 2.15 The external and internal walls of the south range vary markedly in width. With the exception of very recent insertions, the walls of the southern half have an average width of 0.45m. However, the former south gable wall of the northern half, now an internal wall, measures over 0.75m in width, although 0.15m of this is a modern breeze block lining to the north face. For the majority of its length, the west wall of the north half of the south range has an average width of 0.46m, whilst for two thirds of the east wall it is only c.0.26m until it thickens at the north end.

Interior

- 2.16 At the time of the appraisal, the main access into the southern half of the south range was through the garage doors placed at the south end of the west elevation. These led into a garage (B4), separated from the space to the north

by a breeze block wall inserted after 1996; both spaces contain no visible features of historic interest. The northernmost room in the south half of the south range (B3) was formerly only accessible through the external doorway in the west elevation but after 1996 an external doorway was cut through the room's north wall. Like the other two rooms, this room also contains no visible features of historic interest.

- 2.17 The only external access to the north half of the south range is through the doorway in the west elevation; this is shown as a window in 1996. The doorway leads into a large space (B2), which is open to roof level and forms two thirds of the length of the south range's northern half. It is floored with concrete, which steps up slightly as one enters the space (B1) to the north.
- 2.18 As stated above, the south wall of space B2 has been lined with breeze-blocks but the removal of wall plaster to the east and west walls has revealed a number of interesting features. Both walls are built of quite different materials. The west wall is of random rubble to 2.40m above the internal floor level, above which point it is much better coursed and squared. It contains a possible blocked recess between the two southernmost windows, together with a pair of blocked recesses and then another single blocked recess to the north. The paired recesses are set 1.70m above floor level, whilst the single recess to the north is slightly lower at 1.20m; these recesses are likely to be associated with a structure attached to the west side of this part of the building, as shown on the 1857 Ordnance Survey map. The random rubble walling continues as far as a broad projecting wall stub. By contrast, the east wall is built of coursed squared stone bearing strong herring-bone tooling marks. The window at the very south end has been partly altered or enlarged in brick; the projecting stone lintel may once have been a sill, as there is a blocked opening above c.1.03m wide and 0.80m high. To the north, there are two shallow stubs projecting from the wall and apparently butting it; these were probably originally built to support roof trusses but they have either since been moved, or replaced. Between the stubs, there is a large window, probably inserted or enlarged from a smaller opening, although the stone lintel over is of the same width as the existing window. To the north, there is a semi-circular stone, possibly a re-used fragment, at the base of the wall, with blocked recesses positioned at 1.40m and 1.72m above floor level respectively over the fragment. The upper recesses are formed by a very narrow pair of blocked openings, probably slit breathers, and there is at least one similar feature further to the north.
- 2.19 Both interior walls change markedly in character beyond the broad projecting wall stubs which define the division between the smaller space to the north (B1) from that to the south (B2). The stubs themselves are 0.50m wide and heavily plastered/limewashed, but they appear to be built of coursed squared stone. Beyond the stubs, the east and west walls of space B1 are both built of coursed squared stone, slightly worn or rounded in appearance and with a hammer-dressed surface. The blocked doorway in the east wall with the flattened "Tudor" arched lintel is definitely contemporary with the hammer-dressed stonework, whilst the mullioned window to the north probably is also (see plate 6). The doorway at the south end of the west wall may also be contemporary, but there are two later recesses, blocked with brick, inserted into the stonework to the north. The hammer-dressed stonework rises to c.2.10m above ground floor in both walls and then the wall faces steps back c.0.20m. Above the step, both walls are built of coursed squared stonework similar to that used in the east wall of space B2. Above the doorway in the west wall, this stonework incorporates the base of a two-light mullioned window (see plate 7). This is

probably reused here, although the fact that it is positioned above a doorway and set the right way up could indicate that it is *in situ*, perhaps suggesting that this part of the south range once had an upper floor which has since been removed.

- 2.20 As stated above, the south gable of the house (A) is formed by neat coursed squared stone with fine herring-bone tooling. This appears to butt the upper parts of the east and west walls of the northern part of the south range (B1), but its relationship with the lower parts of the walls is unclear. Just below the existing roof line of space B1, an earlier and very slightly lower roof line is visible as a line of scarring, cut into the masonry of the gable. The doorway at the base of this gable has also been much altered, and its original form is now unclear. A modern timber frame has been inserted to house a round-headed board door of probable late 17th/early 18th century date, hung on substantial spearhead strap hinges (Alcock & Hall 1994, 14-15). A shadow running up the gable has been left by the removal of a modern flue rather than any historic feature such as a firehood (see plate 8).
- 2.21 The south range is crossed by four roof trusses, all of very similar form, probably early to mid 19th century in date, and set at equal centres, although their relationship to the stub walls and the scar on the south gable of the house (A) suggests that they may have been moved at least once and also raised slightly. The trusses are of softwood, bolted and strapped throughout, and of king-post form with raking struts. In each, the ends of the tie-beam are set into the east and west walls of the south range, rather than resting on a wall plate. Each principal rafter supports a pair of slightly trenched purlins, wedged to the downslope side and jointed across the first and third trusses from the south end of the south range using stop-splayed scarfs. All common rafters are modern. A blocked mortice is visible in the soffit of the tie-beam of the first and third trusses from the south end of the south range, set just to the east of centre, perhaps indicating that a post once rose from the floor to the underside of the truss.

The West Range (C)

- 2.22 The west range (C) was probably the most altered part of the farmhouse at the time of the appraisal, and few visible features of historic interest remained. The west range is essentially divided into two separate spaces, C1 and C2. The east space (C1) had been largely gutted, and new breeze block walls inserted, and so little remains to comment upon. The south gable of the west space (C2) was obscured by a modern extension, but the 1996 architect's drawings show two small windows at first floor level. There is a tall narrow stack to the centre of the west elevation, with a ground floor horizontal sliding sash window to the south and a first floor doorway to the north, accessed by modern external steps (see plate 2). There is also a ground floor doorway in the east elevation; this was once considerably wider but has been reduced in width using brick blocking. The north gable of this space could not be viewed, as access lay through the property to the north of the farmhouse.
- 2.23 The external stairs to the west elevation lead to the first floor of the west space (C2). As stated above, this once had two small windows to the south gable, and there were evidently similar openings, now blocked, to the north gable. The first floor is crossed by a single east-west aligned hardwood roof truss, pegged throughout, and of late 18th century tie-beam and principal rafter form.

Each principal supports a single staggered purlin with pegged tusked-tenons. The common rafters are modern.

3 PRELIMINARY CONCLUSIONS

- 3.1 The preliminary architectural appraisal of Manor Farmhouse has raised a number of questions which are discussed below, together with a suggested outline development of the building based on the information gathered during the single day's site visit; clearly this could be refined and corrected by further research.
- 3.2 Despite its rather simple external appearance, the farmhouse has undergone a complex structural development, as might be expected when studies of other similar houses (RCHME 1987, 62-63) or agricultural buildings (Richardson & Dennison 2001; Dennison & Richardson 2005) in the region are considered.

Medieval and Early Post-Medieval

- 3.3 No features of probable medieval or very early post-medieval date were noted by the architectural appraisal. However, the layout of the village as shown on the Ordnance Survey 1857 6" map suggests that the farmhouse stands on the earliest of the two medieval street frontages; indeed, its existing length probably means that it covers the equivalent of two or more toft (house) plots. Any medieval buildings that might have been present were demolished and rebuilt from the 17th century onwards (see below), conforming to a pattern noted over the wider North York Moors region by the RCHME (RCHME 1987, 62)

The Seventeenth Century

- 3.4 The earliest surviving phase of the building may be part of a longhouse of later 17th century date, now enclosed within the northern third of the northern half of the south range (B1). In its original form, the longhouse was apparently of a single storey, with stone walls rising from a chamfered plinth externally and hammer-dressed internally, almost certainly supporting a cruck-frame and thatched roof, although all evidence for these latter features has been removed. The surviving structural evidence suggests that space B1 incorporates the remains of the cross-passage (marked by the opposed doorways in the east and west walls), which would have formerly provided a common access point for both people and cattle. Comparison with other recorded examples suggests that the house, probably comprising a forehouse and parlour, and lit by mullioned windows of which one survives, lay to the north with the byre-end to the south (RCHME 1997, 62-68). However, whilst a stone wall should be present between the passage and the house end (RCHME 1997, 63), there is no surviving evidence for this; the broad wall stubs on the south side of the cross-passage are probably later introductions. The south side of the passage might have been expected to be separated from the byre by a timber screen with a wide opening to allow the cattle to turn into the byre from the passage. No clear evidence for the form of the 17th century byre survives, although it was probably approximately the same size as the larger part of the northern half of the south range (B2); the fragment of chamfered plinth and staggered joint to the south of the doorway at the east end of the former passage shows that the east elevation of the longhouse once continued further to the south but was subsequently rebuilt.

- 3.5 It is acknowledged that, given the similarities of the doorways in the east elevations of the house and that in the south range described above, these two parts of the farmhouse may have originated as a linear plan farmhouse in the very late 17th century or early 18th century, rather than a 17th century longhouse which was subsequently remodelled (see below); Harrison and Hutton illustrate a possibly similar example at Fylingdales in North Yorkshire (Harrison & Hutton 1984, 50). However, the lack of a chamfered plinth to the east elevation of the house, together with the fact that it is set slightly forward, and the relative positions of the early doorways, does suggest that the south range incorporates the remains of a slightly earlier building.

The Eighteenth Century

- 3.6 In common with many other longhouses, the original 17th century longhouse on the site was much altered during the 18th century, and this is perhaps the most difficult phase of the complex's development to understand. In terms of its form, internal layout and dimensions, the house (A) appears to exhibit a variation of the single pile central or direct entry plan that appeared in smaller farmhouses from the late 18th century onwards, sometimes as a result of alterations to the former house part of longhouses (RCHME 1987, 86). This appears to be the case here, as the house incorporates several features which pre-date the late 18th century, most notably the former mullioned windows and former doorway in the east elevation and the large stack to the north gable. Based on the surviving structural evidence, and comparison with other sites, the following development is proposed.
- 3.7 At some point in either the very late 17th century or early 18th century, the house part of the longhouse was rebuilt. This appears to have taken the form of a widening, setting the east wall slightly further forwards than before, although the rear (west) wall may not have been so extended until the later 18th century. The remodelled longhouse may also have been of a single storey initially, as was often the case when an earlier longhouse was converted to a linear-plan farmhouse in the early 18th century (RCHME 1987, 76). It is possible that the "Tudor" arched doorway in the east elevation formerly led into a cross-passage, with a single bay parlour (A1) to the north and the forehouse (A2) to the south, perhaps with the surviving earlier part of the longhouse (B1) being converted to another parlour.
- 3.8 Such an arrangement would suggest a hearth-passage rather than a cross-passage plan, with a hearth served by a firehood heating the forehouse to the south (Harrison & Hutton 1984, 48-54). This was subsequently replaced by the large external stack to the north gable, which must surely pre-date the mid 18th century. Such stacks appear to be relatively unusual features, although interestingly, two other examples are described by the RCHME as first phase additions to 17th century longhouses (RCHME 1987, 67). Given that the stack appears to partly cut off a former mullioned window to the north gable, this may hint at an intermediate phase of alterations between the early 18th century remodelling and the later 18th century alterations (see below).
- 3.9 In the later 18th century, the house underwent further changes. If it had not already happened by this date, its height was increased to two storeys with an attic. The internal layout may also have been simplified, removing the hearth and hearth passage, and it is likely that the surviving hardwood beams are of this period. The south gable was also rebuilt in fine herring-bone tooled

masonry and the depth of the house increased to the west so that it reached its current dimensions.

- 3.10 A number of changes took place to the other parts of the farmhouse at approximately the same time. Judging by the surviving truss, the west space of the west range (C2) was built during the late 18th century, possibly as a free-standing structure initially, with space C1 to the east infilling the gap between it and the house (A) at a later date. The east elevation of the northern half of the south range (B1 and B2) was raised in fine herring-bone tooled masonry at the same time as the south gable of the house was built, and the corresponding part of the west elevation probably also raised to match. However, there is no convincing evidence that this part of the south range ever reached a full two storeys, supporting the suggestion that the mullioned window lintel visible in the west elevation has simply been re-used here as walling material.

The Nineteenth and Twentieth Centuries

- 3.11 The farmhouse continued to evolve during the 19th century. It appears that the northern half of the south range (B1 and B2) was altered again in the early 19th century, with new roof trusses and perhaps also with the rubble portions of the west elevation dating from this period, representing a rebuilding of an earlier wall line. These alterations probably represent the remnants of the former longhouse byre end being converted into a barn/byre combination, a process noted in other similar houses in the region during the 19th century (RCHME 1987, 66). The blocked slit breathers in the east internal elevation indicate that at least part of the building may have been used for crop storage and/or processing, whilst the blocked opening (possibly a window?) above the ground floor window at the south end of the east elevation suggests that an upper floor level was present at this end of the range at some point. The blocked recesses in the west side of space B2 may also be associated with an attached structure shown here in 1857; such an arrangement is typical of a horse-engine house. The southern half of the south range (B3 and B4) was built after these alterations had taken place but before 1857; its form suggests that it may either have been a byre or perhaps a stable.
- 3.12 The construction of the southern half of the south range in the early to mid 19th century marks the last major change represented in the existing building. All of the structures shown to the rear of the farmhouse in 1857 had been cleared away by 1996, and it is likely that, as the agricultural importance of the complex faded, the farmhouse was increasingly given over to domestic use. It underwent a scheme of alterations in 1996, but there have been no further major works until the commencement of the current scheme in 2006.

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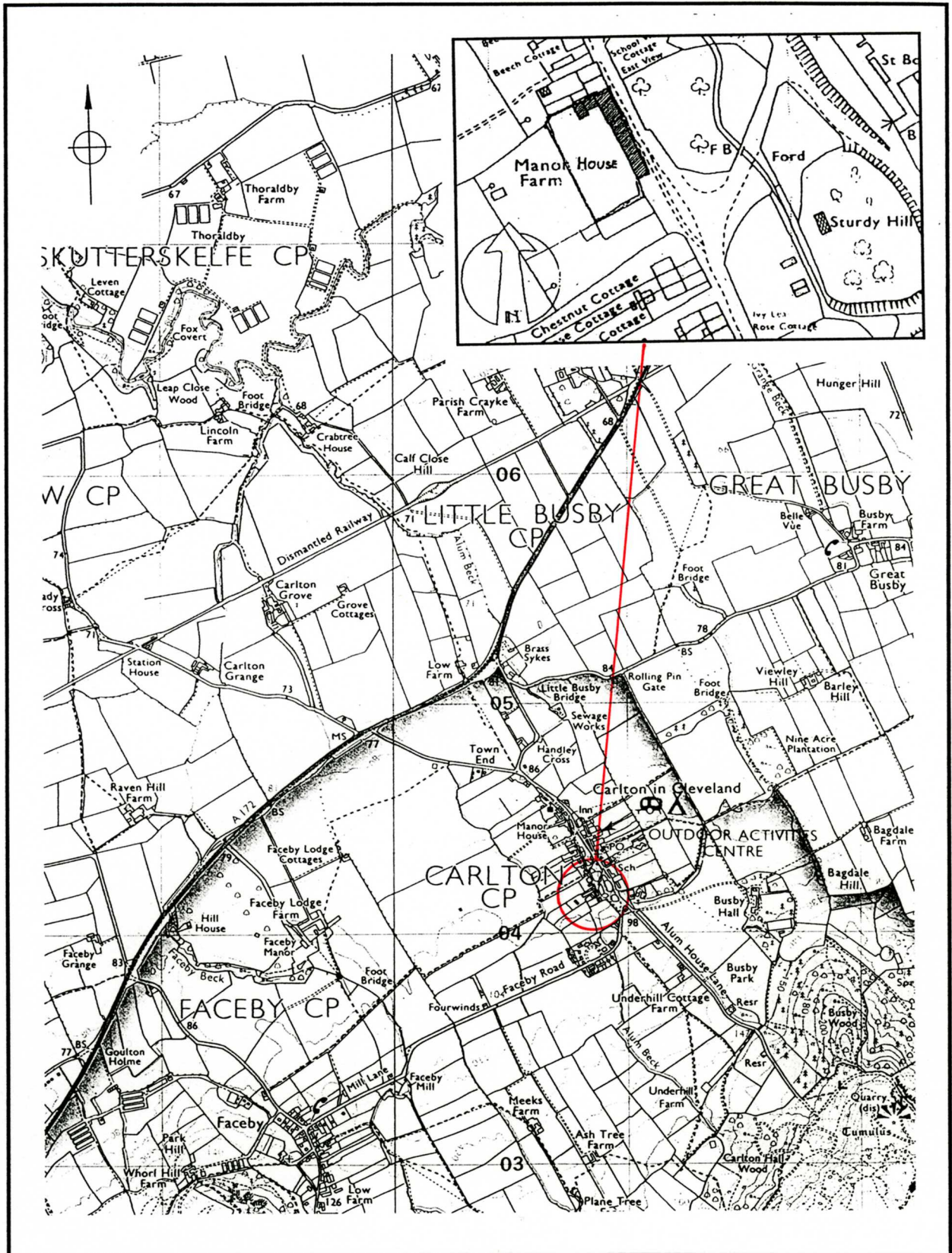
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5 ACKNOWLEDGEMENTS

5.1 The preliminary architectural appraisal at Manor Farmhouse was commissioned and funded by the owners of the site, Mr and Mrs J Joyce. Ed Dennison

Archaeological Services Ltd (EDAS) wish to thank them, and Mr Tony Harrison (architect), for their co-operation during the work.

- 5.2 The site work was undertaken by Shaun Richardson and Ed Dennison, who also produced the report. Ed Dennison took the site photographs and Shaun Richardson produced the plans. Any errors or inconsistencies remain the responsibility of Ed Dennison.

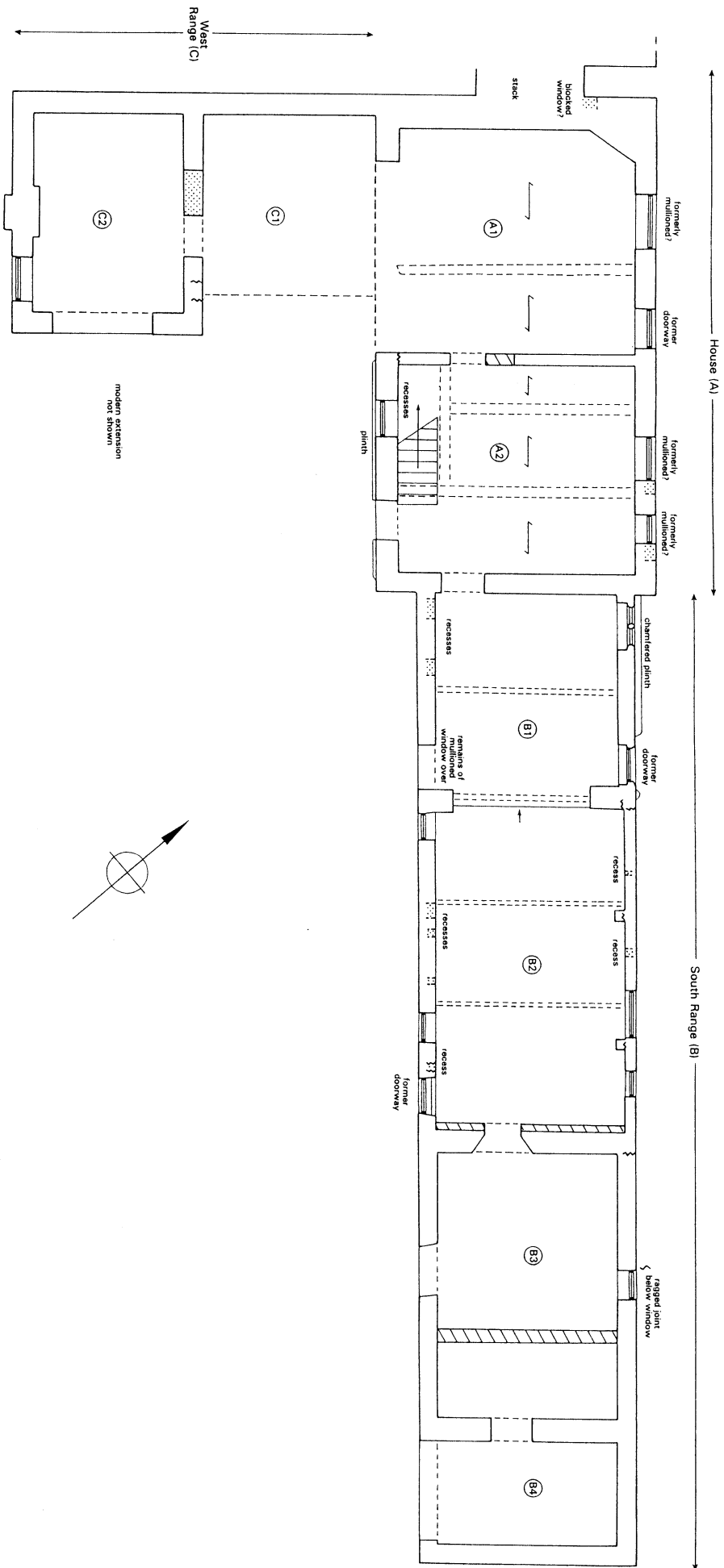


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PROJECT		MANOR FARMHOUSE, CARLTON	
TITLE		GENERAL LOCATION	
SCALE	1:25,000	DATE	JUL 2006
EDAS		FIGURE	1



PROJECT		MANOR FARMHOUSE, CARLTON	
TITLE		OS 1857 6" MAP (SHEET 42)	
SCALE	DATE	NTS	JUL 2006
EDAS		FIGURE	2



 MODERN BREEZE-BLOCK, TIMBER
 PARTITIONS ETC
 BLOCKING

0  10m

PRODUCT	MANOR FARMHOUSE, CARLTON	
TITLE	SCHEMATIC GROUND PLAN	
SCALE	AS SHOWN	DATE
		JUL 2006
EDAS	FIGURE	3



Plate 1: East side of house (A1 and A2), looking south (photo 72).



Plate 2: West side of west range and house (C2 and A2), looking east (photo 79).



Plate 3: West side of south range (B1-B4), looking east (photo 65).



Plate 4: South gable and east side of south range (B3 and B4), looking west (photo 67).



Plate 5: Later 17th century mullioned window at north end of east elevation of south range (B1) (photo 70).



Plate 6: East internal elevation of north part of south range (B1), looking north (photo 103).



Plate 7: Reused base of 2-light mullioned window over west door in south range (B1) (photo 57).



Plate 8: North side of south range (B1) showing scarring of former flue and altered doorway (photo 83).

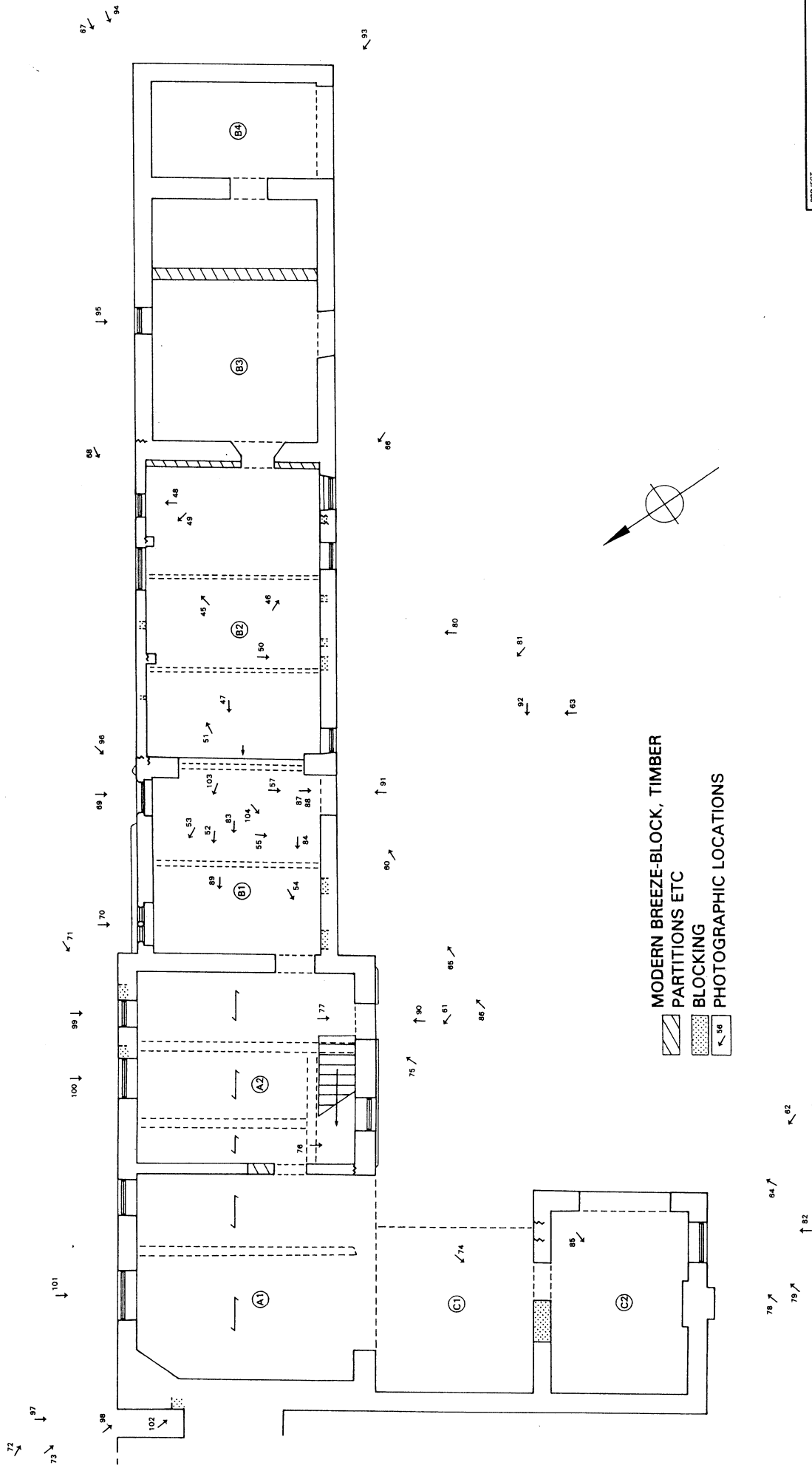
APPENDIX 1

APPENDIX 1: PHOTOGRAPHIC REGISTER

Digital images taken 30th June 2006

Frame	Subject	Scale
45	Internal view to SE corner of B2	2m
46	Internal view to SW corner of B2	2m
47	Roof truss in B1	--
48	Internal view of small window at south end of east elevation of B2	2m
49	Internal view of larger window and wall stub at south end of east elevation of B2	2m
50	Recesses in centre of west elevation of B2	2m
51	Recesses and wall stub in east elevation of B2	2m
52	Internal view of north side of B1 showing scarring of former flue	2m
53	Internal view to NE corner of B1	2m
54	Recesses in NW corner of B1	2m
55	Internal view of central section of west elevation of B1	--
57	Reused base of 2-light mullioned window over west door in B1	--
60	External view of west side of B1	--
61	External view of west side of house A1-A2	--
62	External view of west side of C2, showing new extension	--
63	General external view of west side of outbuilding B1-B2	--
64	External view of new extension	--
65	General external view of west side of outbuilding B1-B4	--
66	External view of west side of B2	--
67	External view of south gable and east side of B3-B4	--
68	External view of east side of B2	--
69	Tudor arched window at south end of east elevation of B1	2m
70	Window at north end of east elevation of B1	2m
71	General external view of house A2-A1	2m
72	General external view of house A1-A2	--
73	General external view of house A1-A2	--
74	Interval view to NW corner of C1	2m
75	External view of west side of A2	--
76	Recesses under stairs in A2	1m
77	Stairs in A2	1m
78	External view of west side of C2, showing new extension	--
79	External view of west side of C2, showing new extension	--
80	External view of west side of outbuilding B1-B4	--
81	External view of west side of house and outbuilding A2 & B1	--
82	External view of west side of Cs showing new extension	--
83	Internal view of north side of B1 showing scarring of former flue and altered doorway	2m
84	Northern-most roof truss in B1	--
85	Roof truss in C2	--
86	General view of west side of outbuilding B1-B4	--
87	Detail of reused base of 2-light mullioned window over west door in B1	0.5m
88	Detail of reused base of 2-light mullioned window over west door in B1	0.5m
89	Detail of herring-bone tooling on north side of B1 (south gable of A2)	--
90	View of porch position on west side of A2	2m

Frame	Subject	Scale
91	Doorway at south end of west elevation of B1	2m
92	General view of complex looking north	2m
93	South gable of B4	--
94	South gable of B4	--
95	External view of window in east elevation of B3	2m
96	Tudor arched former doorway at south end of east elevation of B1	--
97	General view of north gable of house, showing higher window and stack	--
98	View of north gable of house, showing higher window and stack	--
99	Southern window at south end of east elevation of house A2	2m
100	Window towards south end of east elevation of house A2	2m
101	Northern window at north end of east elevation of house A1	2m
102	Detail of blocked window adjacent to stack in north gable of house A1	--
103	Internal view to NE corner of B1	--
104	Recesses in internal elevation of west side of B1	--



PROJECT	MANOR FARMHOUSE, CARLTON		
TITLE	PHOTOGRAPHIC LOCATIONS		
SCALE	AS SHOWN	DATE	JUL 2006
	EDAS	FIGURE	4



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047.jpg



048.jpg



049.jpg



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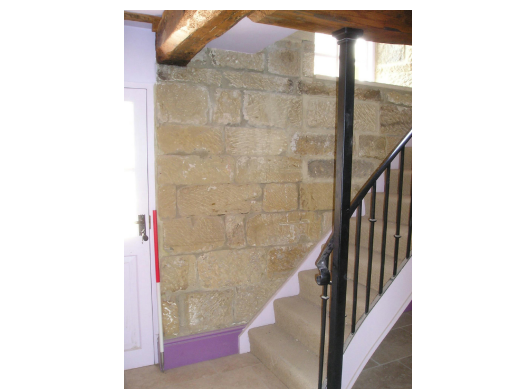
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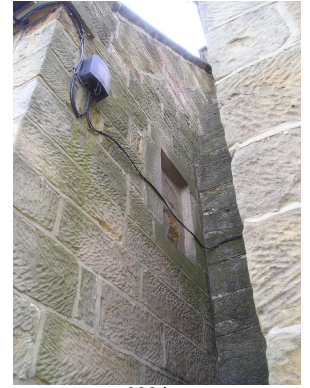
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APPENDIX 2

APPENDIX 2: LISTED BUILDING DESCRIPTION

Location : MANOR FARMHOUSE AND OUTBUILDING ATTACHED, THE VILLAGE (WETS SIDE),
CARLTON, HAMBLETON, NORTH YORKSHIRE

IoE number : 333103

Date listed : 23 JUNE 1966

Date of last amendment : 23 JUNE 1966

NZ5004

19/45

23/6/66

THE VILLAGE

West side

Manor Farmhouse and outbuilding

II

Farmhouse and former outbuildings, now all in domestic use except for small part at left end. Probably early C18, with alterations. Coursed squared sandstone; pantiled roof with stone copings, kneelers and stacks. Main house 2 storeys, 4 windows, irregular. Slightly set back 1-storey 4-bay left part, with 1-bay far left outbuilding. 2 windows,, formerly doors, under flattened Tudor arches, one in each part. Replaced Yorkshire sashes and fixed lights; the left window on both floors of main house could be enlarged fire windows. One stone-mullioned window in right bay of 1-storey part. Slatted window in outbuilding. House has end and centre corniced chimney. Entrance at rear in extruded porch which is not is special interest.

Source: Images of England website (www.imagesofengland.org.uk)

APPENDIX 3

APPENDIX 3: EDAS METHODS STATEMENT

ARCHITECTURAL RECORDING, MANOR FARM, THE VILLAGE, CARLTON IN CLEVELAND, NORTH YORKSHIRE

Introduction

A site inspection and some limited architectural recording is required at Manor Farmhouse, The Village, Carlton in Cleveland (NGR NZ50840422), in compliance with conditions attached to a Listed Building planning consent. Discussions with the Building Conservation Officer at the North York Moors National Park Authority has determined that this recording should comprise a detailed site inspection together with the photographic recording of one element of the complex, the living room. This work can be described as a preliminary architectural appraisal.

Manor Farmhouse is a Grade II Listed Building, first listed on 23rd June 1966. It is described as being probably 18th century in date, with alterations, although the central part of the former agricultural range (now the domestic living room) may have earlier origins. The former agricultural range is attached to the main house, all on the west side of the village street.

Objectives

The objectives of the project are:

- to describe the architectural structure and character of the Manor Farm complex, based on a detailed site inspection and limited documentary sources;
- to undertake a basic photographic record of the central part of the former agricultural range, now converted into a living room;
- to provide an understanding of the architectural and historical development of the Manor farm complex, and to place the former agricultural range / barn into this context.

Survey Methodology

A detailed site inspection of the whole of the Manor Farm complex will be carried out, both internally and externally (subject to access), to note any information relevant to the structural development of the complex. Existing plans and elevations provided by the project architect will be used and annotated as appropriate, and appropriate photographs will be taken for illustrative purposes.

A photographic and descriptive record will also be made of the central part of the former agricultural range, a barn now converted into domestic accommodation, specifically a living room. The presence of mullion windows in this element might imply that this is an earlier structure compared to the rest of the Manor Farm complex, or that these features are re-used from elsewhere. The photographs will take the form of high quality digital prints and some 35mm colour prints. Photograph coverage will include general internal and external shots of the living room area, as well as specific shots of items of architectural interest such as individual doors and windows, blocked openings etc.

Each photograph taken as part of the project would be clearly numbered and cross referenced to a list detailing the subject, orientation, date taken, photographer's name, and film and negative numbers. A ground plan of the complex would also be provided, showing the photographic location points.

A limited amount of documentary research will be undertaken, to try and place the Manor Farm complex into its historical context. This research is likely to include general sources relating to the architectural history of the area as well as readily available maps and plans. No detailed documentary research in record offices or libraries is currently proposed, although this could be done at a later date if required.

Survey Products

Based on the results of the site inspection, photographic survey and limited documentary research, an architectural appraisal report will be produced. This will assemble and summarise the available evidence for the Manor Farm complex in an ordered form, synthesise the data, and comment on the quality and reliability of the evidence, and how it might need to be supplemented by further work.

The A4 comb-bound appraisal report will include a contents list, acknowledgments, executive summary, details of survey methodology and procedures, a brief account of the historical background and any previous work at the site, an account of the complex (incorporating a description of its location and plan form, the structure and materials, and the principle architectural features and circulation pattern), preliminary conclusions and any recommendations for additional survey or documentary work, and a bibliography. The report will contain plans and photographs as appropriate, as well as a plan showing the photographic location points.

Two copies of the report will be provided to the Client or his representatives, and copyright of all survey material and the report will pass to the Client on payment of final invoices.

The archive generated as part of the project (e.g. photographic films, prints and negatives, site notes and plans etc) will be deposited with the North York Moors National Park Authority at the end of the project.

Resources and Programming

The project would be undertaken by Ed Dennison Archaeological Services Ltd (EDAS), who are on North Yorkshire County Council's approved list of archaeological contractors and who are also registered as an archaeological organisation with the Institute of Field Archaeologists.

The project would be undertaken by Ed Dennison and Shaun Richardson of EDAS. Both have considerable expertise in architectural survey and recording work and have undertaken numerous similar projects in the past. Curriculum vitae can be provided if necessary.

It is estimated that the site work can be completed by two people within a single day, subject to the agreement of the site owner for unlimited site access. Data collation and reporting is estimated to take a further three days.

Health and Safety, and Insurance

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

The site is privately owned, and the landowner should note that EDAS have Public Liability Insurance Cover to a value of £5,000,000.

Ed Dennison, EDAS
26 June 2006