
COLEPIKE HALL FARM
LANCHESTER
DURHAM

HISTORIC BUILDINGS RECORD

JUNE 2015



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COLEPIKE HALL FARM LANCHESTER DURHAM

Historic Buildings Recording



Frontispiece: North elevation of the east part of the Main Range.

Oasis Project No. thearcha2-216920
Grid Ref.: NZ 1447 4601

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SUMMARY

A programme of building recording has been carried out in advance of the proposed redevelopment for residential use of redundant farm buildings at Colepike Hall farm, south-west of Lanchester in County Durham.

The photographic recording was undertaken in June 2015 using colour digital photography. In addition, measured plans of the buildings supplied by the developer are included in the report and efforts have been made to research the history of the building through locally available historic maps and records.

It is concluded that the main range originated as a free-standing structure of late 18th or early 19th century date. With the south-west range and a detached south-east range added by the 1830s and the farmhouse added by the 1850s at the same time as the south-east range was enlarged and a rear outshut added to the north-east of the main range, with a horse engine to the west of it. The buildings were extended in the later 19th century, as the Hall remodelled by the Taylor Smiths, with a smart coach house block added to the east of the main range. The south-east range was rebuilt in the later 19th century as a narrower structure, set a little further west, and the horse engine removed. 20th century changes include the creation of the covered yard with the removal of the inner walls of both southern ranges.

The main range is a building of good quality, probably constructed as a stable range from the start, although the presence of a horse engine attached to the rear elevation of a range has long contained a stable is puzzling. The central and eastern parts of the ground floor, with their higher ceilings, certainly seem to have served as high-status stables and the three segmental-arched openings in the rear wall of the central part seem to relate to the stalls within rather than bear any relation to the external horse engine.

In contrast to the main range, the south-west and south-east ranges seem fairly humble and prosaic single-storey structures, which only survive in part, subsumed within the 20th-century covered yard, which itself is very characteristic of County Durham farms of this period. The pigsty/henhouse ('poultiggery') which has been retained at the south end of the original south-east range is of more interest, but again a common form. Incorporated in the gate pier adjacent to it on the south is a puzzling carved stone, perhaps of Roman date, which should certainly be retained if the pier is removed.

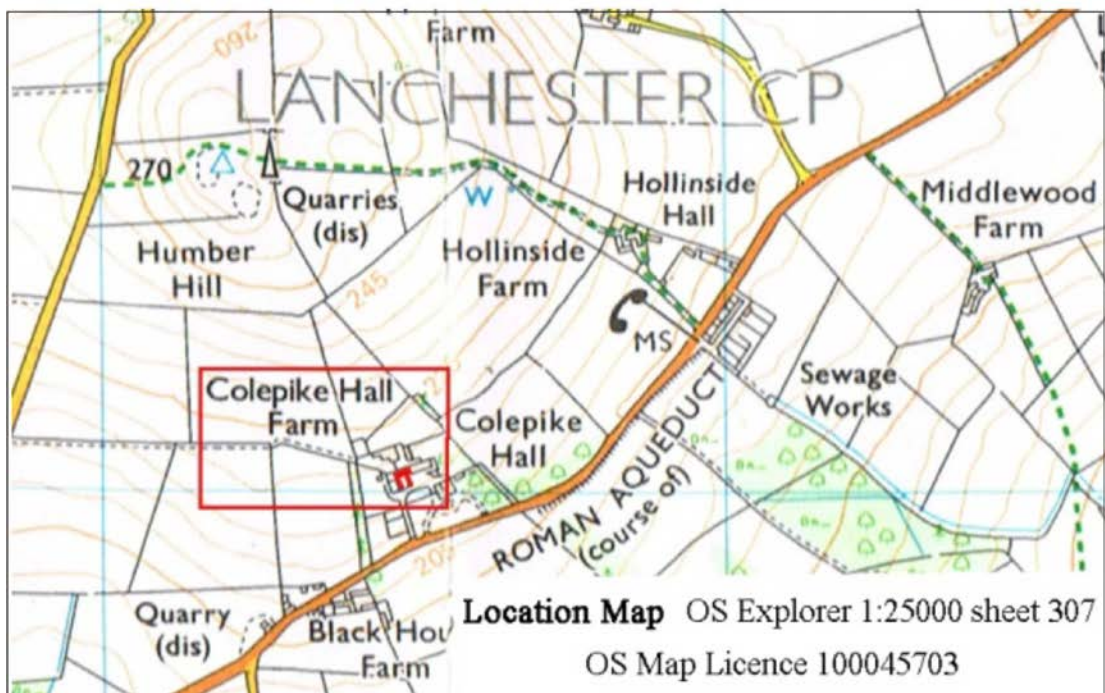
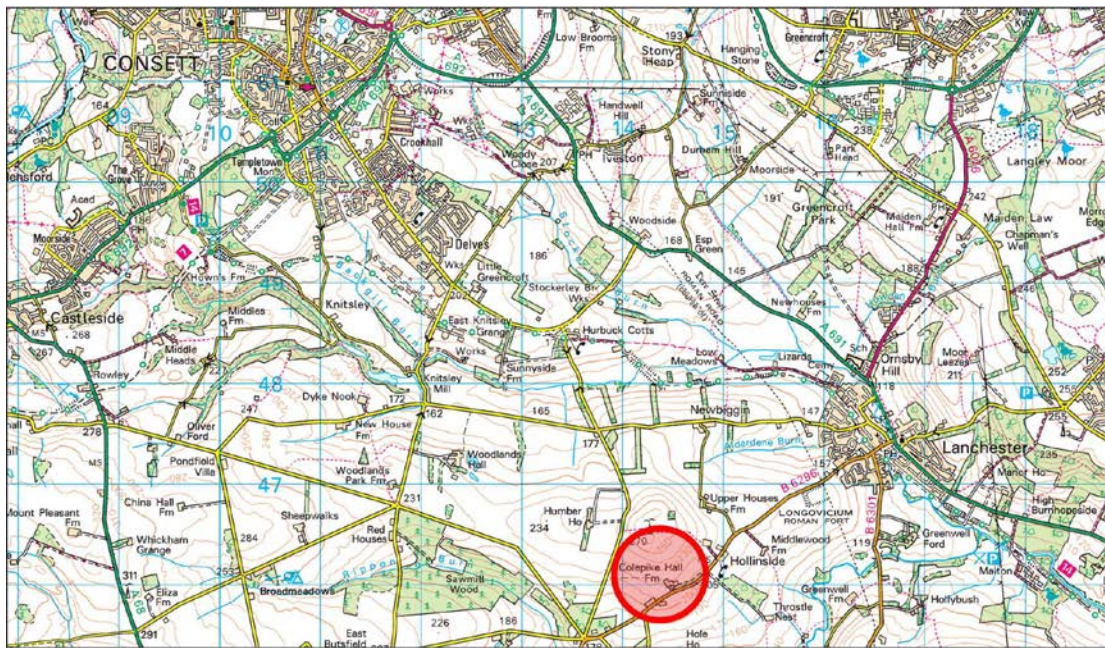
It is concluded that, while the buildings survive well and are of local interest as surviving examples of 19th century stables and farm buildings, there are no traces of earlier structures surviving on the site and those currently present are not exceptional either in architectural design or detail. It is recommended that the features of note within the outer walls of the structures should be retained as part of any redevelopment programme, but it is acknowledged that it will be impractical to retain internal features and fittings as integral parts of the redeveloped buildings, amongst which only those pertaining to the stables in the main range are of any real interest.

1. INTRODUCTION

1.1 Project Background

An historic buildings record of farm buildings at Colepike Hall Farm was requested by the Durham County Assistant Archaeologist as a condition of planning consent, which has been granted for the redevelopment of the buildings complex in advance of their conversion to residential use.

Illus. 01: The Location of Colepike Hall south-west of Lanchester, County Durham.

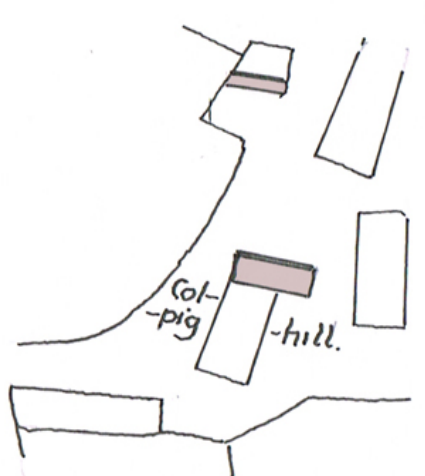


Illus. 02: The Location of Colepilke Hall north of the B6296 Lanchester to Satley road.

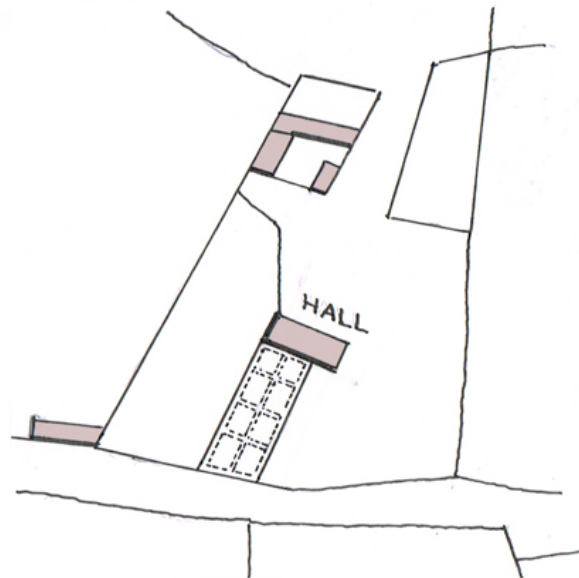
Colepike Hall stands on the north side of the B6296 Lanchester to Satley road c 2 km south-west of Lanchester and less than 2km south-west of the well-preserved earthwork remains of Longovicium Roman fort. Colepike Hall farm, formerly Colepike Hall Home Farm (NGR: NZ 1447 4601), stands a short distance to the north-west of the Hall, a substantial and largely Victorian country house.

1.2 Historical Background

Colepike Hill (at one time variously Coldpig or Cowpig Hill) is a township in the parish of Lanchester. Peter Clack¹ has suggested that Colepike was one of a series of villages created in the 12th or 13th century, deserted as population numbers fell in the 14th century and after. In an undated early charter William de Acley gives 'St Cuthbert and his monk' a third part of his land at 'Kolpihill'². The manor was held by the Parke family in the 14th century, and the Cocksons from the 16th until the early 18th; later it passed into the hands of the notorious Andrew Robinson Stoney who married local heiress Hannah Newton, who is said to have died as a result of his mistreatment; he then took the name of Stoney Bowes in order to marry Mary Eleanor Bowes, another wealthy heiress who he also treated badly; he died in debtors' prison in 1810.



Illus. 03: A Survey of COLPIGHILL ESTATE In the County of Durham. N.D. Late 18th/early 19th century. DCRO ref. D/X/821/1.

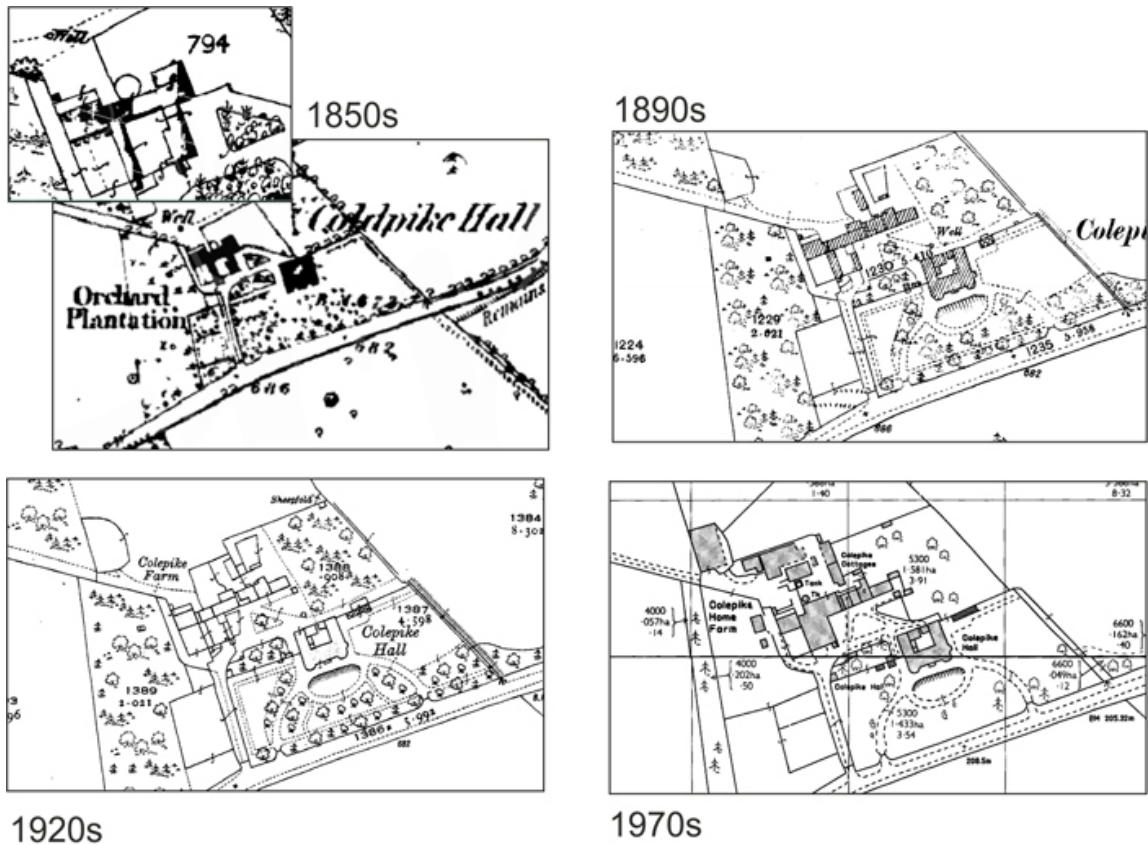


Illus. 04: Plan of COLDPIG HILL DISTRICT, 1831. DCRO ref. EP/La 38/2

In the mid-19th century the house passed to the wealthy Taylor Smith family who were responsible for much rebuilding and aggrandisement; a major extension to the Hall is dated '1856'; it is now subdivided into three residences. The Hall and its garden wall are listed (Grade II)

¹ Pevsner & Williamson (1983) County Durham (Buildings of England series, Penguin) 58

² Historical notes largely from Surtees, H.C. (182) A History of the County of Durham, II, 319-320



Illus. 05-08: Historic Ordnance Survey plans of Coldpik Hall Farm showing the development of the farm buildings complex between the 1850s and 1970s.

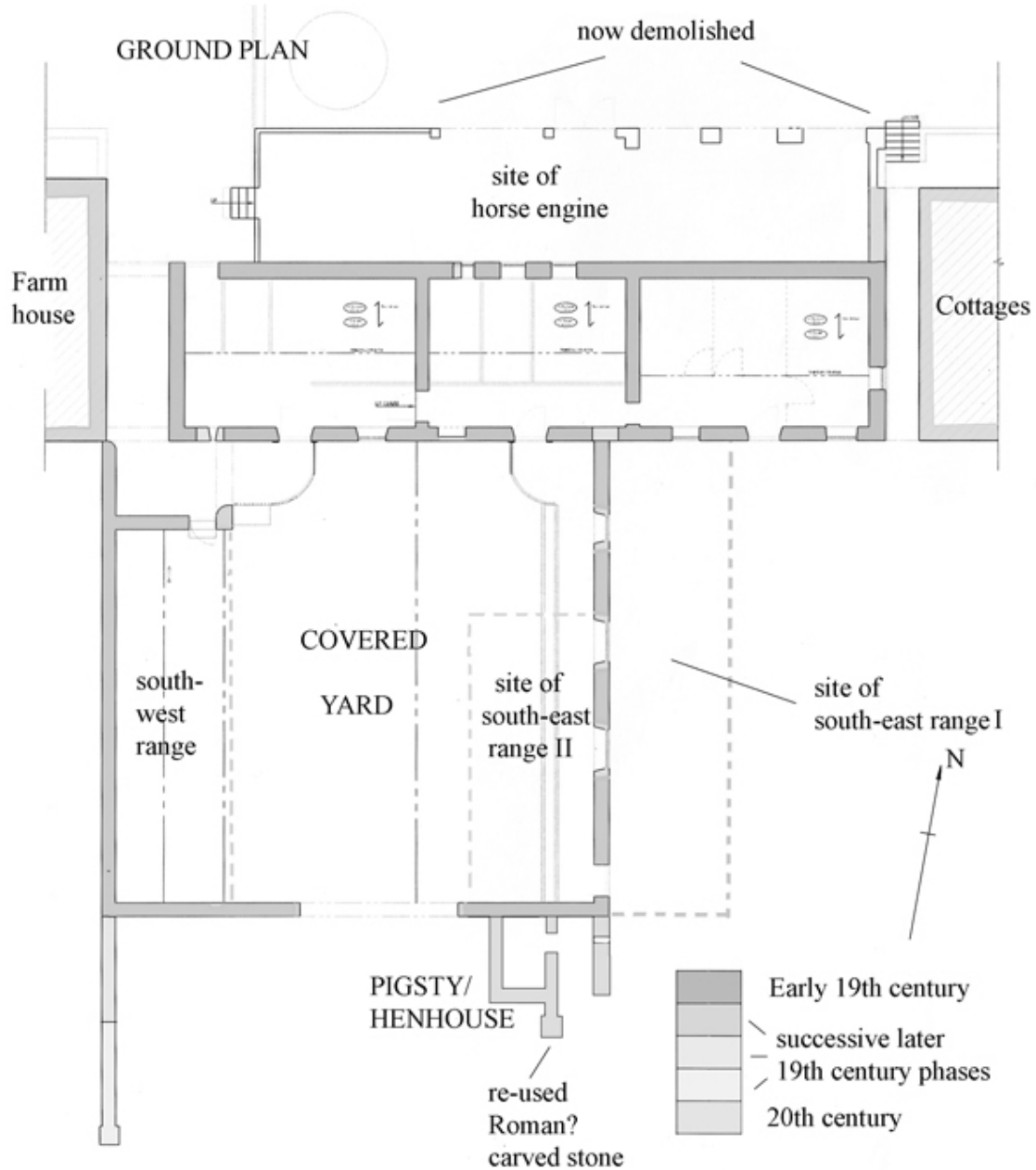
1.3 Recording Methodology

The photographic recording of Colepik Hall Farm buildings was undertaken in June 2015 using colour digital photography. All elevations were photographed as far as possible face-on and from a consistent height and perspective. Where possible, all record photographs included a scaled ranging pole. Where it was not possible to capture an entire elevation in a single photograph because of the constricted nature of the site, a series of partial elevations were recorded along with an oblique overall view of the full elevation.

A search was made for maps, documents and historic photographs which could shed light on the history of the building.

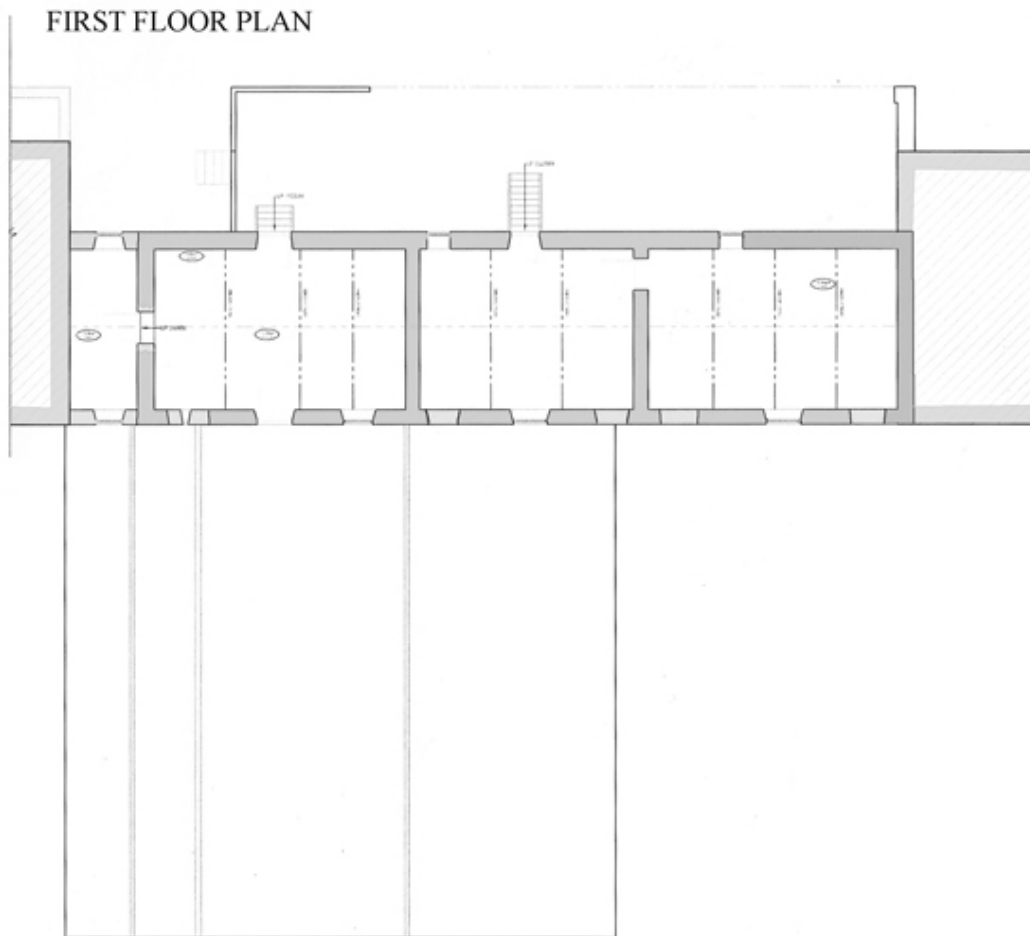
2. BUILDING DESCRIPTION

2.1 The Main Range



Illus. 09: Ground Plan of Colepike Hall farmstead.

The principal component of the buildings is a two-storeyed range, extending from the east end of the farmhouse as far as a later-19th century extension, now converted into cottages. The old range is constructed of coursed roughly-squared stone with cut dressings and a Welsh slate roof.



FARM BUILDINGS AT COLEPIKE HALL FARM Lanchester, County Durham

0 5 10 m

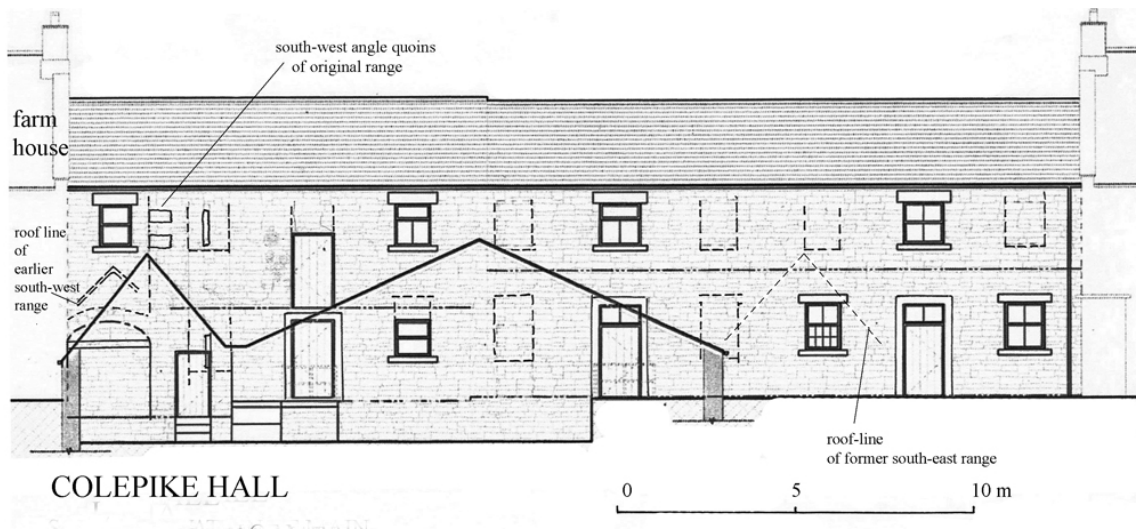
Illus. 10: First Floor Plan of Colepike Hall farmstead.

2.1.1 Exterior

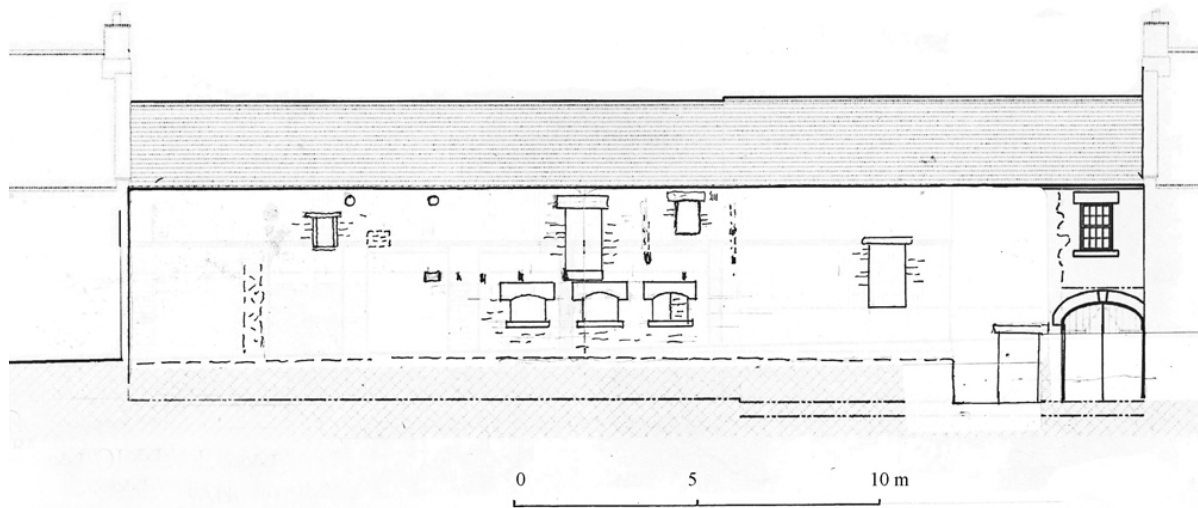
The south elevation, partly covered by the single-storeyed south-east range, and adjacent to that an early 20th-century covered yard, is of ten bays; the windows, rather taller on the ground floor, have squared lintels and slightly-projecting sills, although many have been blocked, in which case their ashlar sills and lintels have been removed for re-use.

The westernmost bay is secondary, linking what was originally a free-standing range to the farmhouse. On the south a couple of quoins of the south-west angle of the original range survive, but on the north these have all been removed to tie in the new fabric (although the wall is now cracking at this point). This added bay contains what was once an open passage. Its southern arch, now partly concealed by the later south-west range, has a three-centred arch with alternating block jambs (actually the earlier end

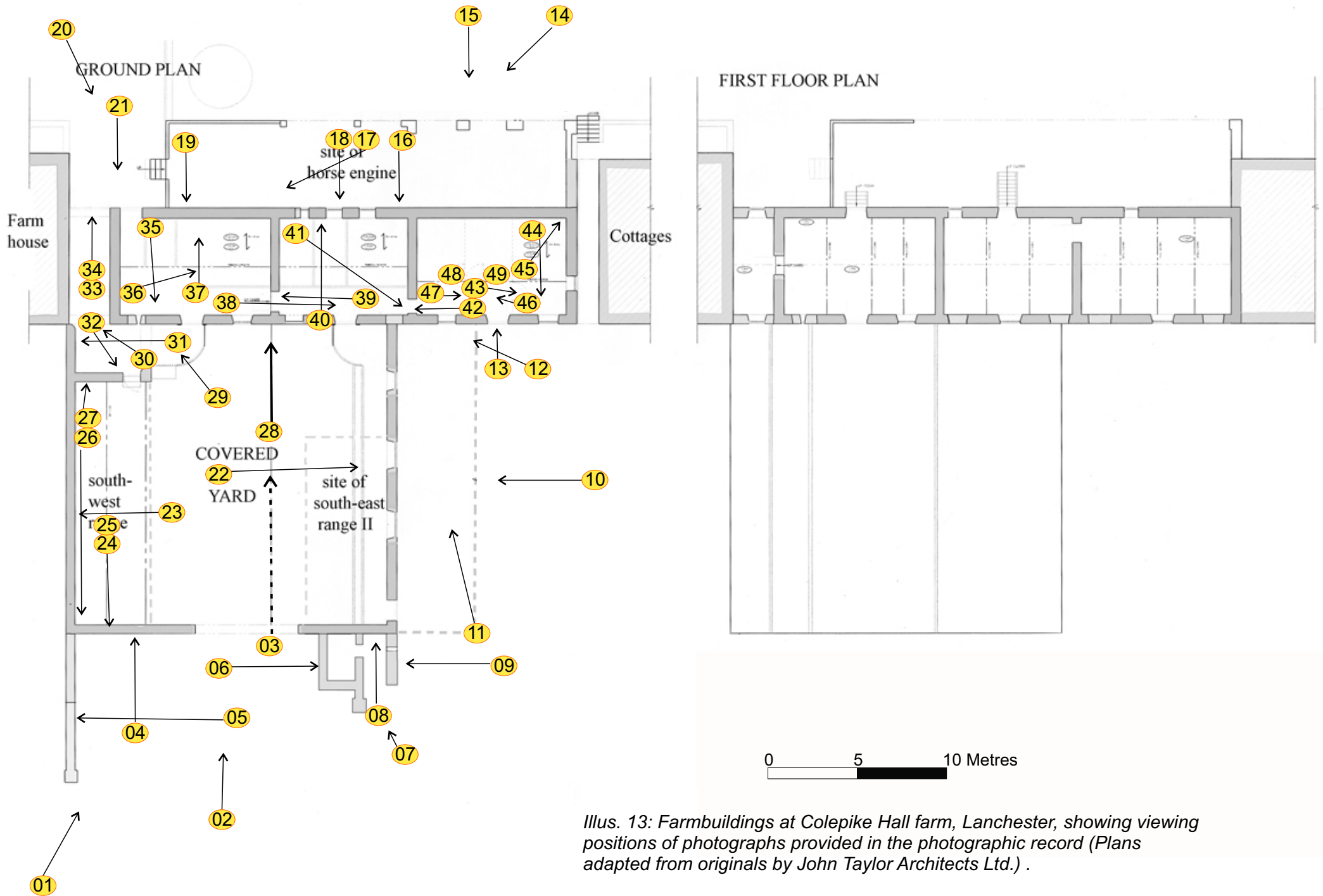
quoins of the house and the original free-standing range), and a later timber lintel inserted about 1m below is original head, with brick infill above. Directly above the head evidence of a gabled roof is visible on the external wall face a metre or so to the west of that of the present south-west range. There are doorways in bays 3, 6 and 9), with raised ashlar surrounds and a narrow marginal chamfer; those in bays 6 and 9 are taller, and have overlights. All the windows have lost their original carpentry. In bay two both windows are blocked, with slit vents inserted in their blocking; in bay 3 the upper window has been replaced by a pitching door, set rather lower in the wall, and in bay 5 the lower window has been reduced in height. Bay 5 has both windows blocked (the lower still forms a recess internally, extending down to floor level) and bay 7 has both blocked, the lower partly hidden by the east wall of the covered yard. In bays 8 and 10 the upper windows are blocked. To the east of the covered yard the roof-line of the former single-storeyed south-east range (its west wall retained as the east wall of the covered yard) is still clearly visible.



Illus. 11: South elevation of the Main Range of farm buildings at Colepike Hall (Architect's drawing with amendments by PFR).



Illus. 12: North elevation of the Main Range of farm buildings at Colepike Hall (Architect's drawing with amendments by PFR).



Illus. 13: Farmbuildings at Colepike Hall farm, Lanchester, showing viewing positions of photographs provided in the photographic record (Plans adapted from originals by John Taylor Architects Ltd.) .

The east end of the range is abutted by the later Coach House range, but there is a through-passage adjacent to the external face of its east wall, in to which opens an old window with a 6-pane upper leaf and a part-slatted lower; further north in the same wall the north-east angle quoins of the range are exposed.

The north wall of the range is partly covered by later sheds. Its most interesting feature, midway along, is a range of three low openings with segmental-arched heads cut into ashlar lintels, which have been rebated on the internal face of the wall (although the easternmost has been altered). Their function is not clear; they may have been associated with a horse engine or gingang which the 1st edition Ordnance Survey map of c1860 shows approximately in this position³. Above them is a door to the upper floor of the eastern part of the range; further west is another door, set rather lower, to the upper floor of the western part of the range. Immediately to the east of the three-centred archway at the west end of the range is a doorway into the western of the three ground-floor stables. There are three windows to the upper floor, an old 16-pane sash above the archway, and two plainer openings further east; there are also a variety of sockets and stub timbers relating to structures built against the wall but now removed.

2.1.2 Interior

The interior of the range is divided into three three-bay sections (on the ground-floor all latterly used as stables), as well as the separate cross-passage at the west end. The central and eastern sections have their upper floor set at a considerably higher level than the western, and also have a quite different roof structure, although both sections appear of the same build.

The western part retains two boarded stall divisions, each with a post at its south end and a swept top rail; the western has boarding above the rail forming a full-height screen to the passage from the doorway in the north wall, and the next has a swept top rail; two further divisions to the east have been removed, although a simple wooden fodder rack remains in place for the length of the north wall. To the east of the central doorway in the south wall there is a later partition on a brick base forming the north side of an east-west passage running to a doorway in the east wall. To the east of the southern doorway is a window; straight joints below its internal sill indicate that its recess was once carried down to floor level. The first floor is carried on transverse sawn joists of upright section.

The central part of the range has had four stalls with a passage running along the south wall; the three segmental-arched openings in the north wall open quite high up⁴ into the three western stalls. Only the western of the three stall divisions survives, of horizontal boarding with a swept top rail, ending in a substantial post supporting an axial beam. A similar post for the central division (along with a smaller one on the rear wall) survives, but the eastern is now only evidence by its 'ghost' on the rear wall. There are two further posts on either side of a central opening in the low brick wall which defines the southern passage, rising to the transverse joists which carry the upper floor.

The eastern part of the range has a higher-status and quite impressive stable with three stalls, two on the north of the east-west passage and the third occupying the full width of the east end of the range. The partitions have boarded lower sections and iron-railed upper; two cast iron posts rise to support an east-west beam set south of centre, and three further posts topped by balls, with green-painted leaves around their bases, flank the stall gates. The two windows with light the eastern stall (one on the

³ This is shown as an open, i.e. unroofed, circle, suggesting that it is a late example, with a cast iron gin which would need less protection from the elements than a traditional wooden one.

⁴ The ground level on the external face of the wall is a meter or more higher than inside.

south, one on the east) have vertical iron bars close to the line of the internal wall face. One of the posts bears a maker's plate 'Dinning and Cooke, Newcastle on Tyne'. The eastern stable has a concrete trough on its south wall, and the central a metal fodder rack on the north and a ceramic trough at its north-west corner.

The central and eastern stables have plastered and colour-washed walls, with a thin rail 1.5 m above the floor, with a dark wash below and a pale rosy one above. Cobbling remains exposed in the passage at the west end of the western stable, but elsewhere flooring is of concrete, grooved in parts.

The upper floor of the western section of the range is gained via a short external stair to the western of the two upper doorways in the north wall. This opens into a loft with a four-bay roof, with principal rafter trusses that have collars halved in from the west, and carry staggered butt purlins and a diagonally-set ridge. In the western angles are diagonal ties, set high, and there is an axial beam tenoned into the western tie, running to the west wall. In the centre of the west wall is a doorway into a room above the entrance passage, its floor set c 0.70 m higher than that of the main loft.

The upper floor of the eastern section of the range is gained by a longer external wooden stair/ladder, opening into the western of two lofts, which has a three-bay roof and a doorway at the north end of its east wall into the eastern loft, which has a four-bay roof; these roofs have king-post trusses with raking struts, two levels of purlin and a ridge board; the purlins carry boards on which the roof slates rest.

2.2 The South West Range

This is a humble single-storeyed range. Its rear (west) wall is of coursed roughly squared stone/rubble, and featureless. The south end gable, partly hidden by ivy, has a low blocked square-headed opening near its east end; its fabric courses through with the south wall of the covered yard. Apart from a stub at its north end the inner (east) wall of the range has been completely removed, presumably when the covered yard was constructed. Although the roof of the range now continues to abut against the main range, its original north end gable, which survives, is set c 3 m further south and has a doorway at each end, the smaller western one now blocked. The roof of the range has been carried by simple principal rafter trusses, some of which have been removed, which after the removal of the east wall are supported by a north-south board which in turn is carried by horizontal poles set between the west wall of the range and the blocks fixed to the sides of the posts/girders which carry the superstructure of the covered yard.

2.3 The South East Range

As already mentioned there is now no South-East Range, but its west wall has been preserved as the east wall of the early-20th century covered yard. Built of roughly-coursed rubble (set in horizontal courses, although the top and bottom of the wall follow the ground which slopes down from north to south) it has a doorway at its south end and three metal-framed windows in plain openings which splay to the west, and may be coeval with the construction of the covered yard.

2.4 The Covered Yard

The south wall of the yard, with a broad central opening, is of rubble, and pre-dates the construction of the superstructure which consists of six girder trusses, carrying a corrugated asbestos roof, supported by brick piers raised on top of the south wall, and a series of posts/girders. Plastic panels in the roof and an open ridge admit light; there

is a stone trough alongside the west wall, and on the east a feeding passage with a ceramic trough on a brick base on its west side.

2.5 The Pigsty/Henhouse

Attached to the south side of the yard wall close to its south-east corner is a pigsty with a henhouse over, facing east onto a small pen; it is built of coursed squared stone of quite good quality, with a pent roof of graduated stone flags. Its front wall has a square-headed entry for the pigs, and a smaller opening for hens above and a little to the right, with a slit vent at the same level to the south. The pen has a gateway at the south end, and a feeding chute on the east.

The front wall is continued a little further to the south to end in a square stone pier, the northern of a pair flanking the rear entrance of Colepike Hall. Re-used in the south face of this pier 0.5 m above the ground is a gritstone block 50 by 290 mm with what appear to be remains of carving, difficult to interpret but *possibly* depicting an eagle; bearing in mind the proximity of the Roman fort at Lanchester, and its aqueduct running close to the road south of the site, this may well be a Roman piece, and merits preservation.

2.6 Discussion

It is clear that the main range – apart from its westernmost bay – is the earliest structure on site, and was probably originally a free-standing structure of late 18th or early 19th century date. The earliest map traced which gives any detail is one, unfortunately undated, in Durham County Record Office labelled 'A survey of COLPIGHILL ESTATE in the County of Durham'⁵, which shows this range (or possibly a predecessor on the same site) with a walled yard to the rear. A second map in the same collection⁶ 'PLAN OF COLDPHIG HILL DISTRICT' is dated 1838 and shows the range, together with a south-west range and a detached south-east range. The first edition Ordnance Survey 25":1 mile map, surveyed in the 1850s, shows the farmhouse added, the south-east range enlarged and linked to the other buildings) and a rear outshut on the north-east of the main range, with a horse engine to the west of it. The buildings were extended in the later 19th century, as the Hall was remodelled by the Taylor Smiths, a smart coach house block (now converted into domestic accommodation) being added to the east of the main range. The second edition OS map of the 1890s shows the south-east range rebuilt as a narrower structure, set a little further west, and the horse engine removed. In the mid-20th century the covered yard was created, with the removal of the inner walls of both southern ranges.

The main range, which was probably built in the first or second decade of the 19th century, is a building of good quality that has the looks of having been constructed as a stable range from the start, cf its regular south elevation and the original provision of large windows on both floors throughout. There are some features that are difficult to interpret, such as the western part having its floor at a lower level, and a quite different roof type. The map evidence of a horse engine house being attached to the rear elevation is puzzling as well, as one would expect this to have adjoined a barn, with provision for a threshing machine, whereas this part of the range has long contained a stable. The fact that the farmhouse does not appear on the 1838 map suggests that the

⁵ Ref D/X 821/1

⁶ Ref EP/La 38/2. There is also another map in the Durham Diocesan Records, referenced DDR/EA/TTH/1/55, listed as Colepike Hall, Lanchester parish) agreement with plan dated 1838, scale 4 chains. John Turner junior. Scale 1:3168. 'Not fit for production'.

range was constructed as a stable block for the Hall, and that general farm building use came later. The central and eastern parts of the ground floor, with their higher ceilings, certainly seem to have served as high-status stables (cf the fittings in the eastern part) and the three segmental-arched openings in the rear wall of the central part seem to relate to the stalls within rather than bear any relation to the external horse engine.

In contrast to the main range, the south-west and south-east ranges seem fairly humble and prosaic single-storey structures, which only survive in part, subsumed within the 20th-century covered yard, which itself is very characteristic of County Durham farms of this period although of minimal aesthetic merit. The pigsty/henhouse ('poultiggery') which has been retained at the south end of the original south-east range is of more interest, but again a common form; it retains the stone slab roofing that may once have covered all the buildings⁷. Incorporated in the gate pier adjacent to it on the south is a puzzling carved stone, perhaps of Roman date, which should certainly be retained if the pier is removed.

Peter F Ryder June 11 2015

⁷ The use of Welsh slates on the main range points to alterations after this material became commonly available, following the development of the railway network in the 1840s.

3. THE PHOTOGRAPHIC RECORD

The photographic recording of Colepike Hall Farm buildings was undertaken in June 2015 using colour digital photography, with all external and internal elevations photographed as far as possible face-on and from a consistent height and perspective, where possible including a scaled ranging pole.

The photographic record is keyed to a plan (*Illus. 13*, below) showing the positions of photographs taken externally and at the two internal floor levels, as follows:

Photo Record nos. 01-21 Exterior views.

Photo Record nos. 22-49 Interior views at Ground Floor level.



01-IMG0759



02-IMG0760



03 - S side above covered yard



04-IMG0761



05-IMG0762



06-IMG0763



07-IMG0764



08-IMG0765



09-IMGP0766



10-IMGP0767



11-IMGP0768



12-IMGP0769



13-IMGP0770



14-IMGP0771



15-IMGP0772



16-IMGP0773



17-IMGP0774



18-



19-IMGP0777



20-IMGP0830



21-IMGP0778



22-IMGP0779



23-IMGP0780



24-IMGP0781



25-IMGP0783



26-



27-IMGP0784



28-IMGP0787



29-IMGP0789



30-IMGP0790



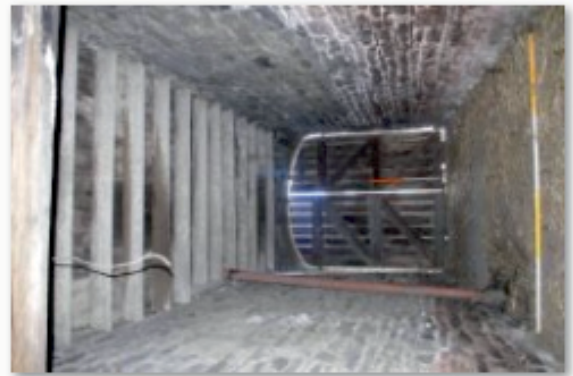
31-IMGP0791



32-



33-IMGP0794



34-



35-IMGP0799



36-IMGP0800



37-IMGP0801



38-IMGP0802



39-IMGP0803



40-



41-IMGP0805



42-IMGP0807



43-IMGP0809



44-IMGP0810



45-IMGP0811



46-IMGP0812



47-IMGP0813



48-IMGP0816

4. CONCLUSIONS

4.1 Summary of architectural survival

It is concluded that the main range originated as a free-standing structure of late 18th or early 19th century date. With the south-west range and a detached south-east range added by the 1830s and the farmhouse added by the 1850s at the same time as the south-east range was enlarged and a rear outshut added to the north-east of the main range, with a horse engine to the west of it. The buildings were extended in the later 19th century, as the Hall remodelled by the Taylor Smiths, with a smart coach house block added to the east of the main range. The south-east range was rebuilt in the later 19th century as a narrower structure, set a little further west, and the horse engine removed. 20th century changes include the creation of the covered yard with the removal of the inner walls of both southern ranges.

The main range is a building of good quality, probably constructed as a stable range from the start, although the presence of a horse engine attached to the rear elevation of a range has long contained a stable is puzzling. The central and eastern parts of the ground floor, with their higher ceilings, certainly seem to have served as high-status stables and the three segmental-arched openings in the rear wall of the central part seem to relate to the stalls within rather than the external horse engine.

In contrast to the main range, the south-west and south-east ranges are fairly humble and prosaic single-storey structures, which only survive in part, subsumed within the 20th-century covered yard, which itself is very characteristic of County Durham farms of this period. The pigsty/henhouse ('poultiggery') which has been retained at the south end of the original south-east range is of more interest, but again a common form. Incorporated in the gate pier adjacent to it on the south is a puzzling carved stone, perhaps of Roman date, which should certainly be retained if the pier is removed.



Illus. 14: Carved stone on the south face of a gate pier adjacent to the 'Poultiggery'.

4.2 Significance

While the buildings survive well and are of local interest as surviving examples of 19th century stables and farm buildings, they are not exceptional either in architectural design or detail and there are no traces of earlier structures on the site. It is recommended that features of note within the main walls of the structures should be retained as part of any redevelopment programme, but internal features and fittings, amongst which only those pertaining to the stables in the main range are of any real interest, are unlikely to be accommodated as integral parts of the redeveloped complex.

APPENDIX 1: Agreed Written Scheme of Investigation for Historic Buildings Record of Colepike Hall, Lanchester, Durham.

1. INTRODUCTION

1.1 The following represents a written scheme of investigation for Historic Buildings Recording to mitigate the impact of proposed development work to the fabric of Colepike Hall Farm steading near Lanchester, and is based on a Brief supplied by the assistant county archaeologist for Durham County Council.

1.2 Colepike Hall, on the north side of the Satley road c 2 km south-west of Lanchester, is an early 19th century building extended in 1856. It became the centre of a small estate, and the associated home farm stands a little to the north-west of the main house. The farmhouse is a standard two-storey three-bay building of early-19th century character, although demonstrating some status in its rusticated door surround and corniced chimney stacks. The farm buildings which are the subject of this scheme directly adjoin the house to the east and appear to be contemporary with it, and consists of a two-storeyed east-west range with two single-storey ranges extending to south to flank a fold yard, roofed over during the 20th century. The line of the main range is continued east by a coach house added in the later 19th century, now converted into domestic accommodation and not included in this scheme.

1.3 The farm buildings appear very typical of the period, with the ground floor of the main range being largely occupied by stabling, some original stall divisions surviving. There is some minor architectural detail consistent with the status of the farmhouse, including an arched entry through the range adjacent to the house, and some segmental-headed openings further east which it has been suggested are associated with a demolished horse engine house. The upper floor of the main range, largely used for grain storage, is no longer safely accessible.

1.4 The proposed development involves considerable refurbishment, during which the buildings will be remodelled and partly demolished.

1.5 In view of the potential for the external appearance of the buildings to be altered by development work, as well as the possibility that the remains of earlier structures may be incorporated within the existing fabric, the assistant county archaeologist for Durham County Council has stipulated that buildings recording should be carried out on the existing structures.

1.6 *The recording work will cover the overall appearance of the buildings as well as specific architectural details of interest.*

1.7 This written scheme of investigation responds to a brief provided by assistant county archaeologist for Durham County Council as justification for the investigation. The project design has been prepared for the developer by the assistant county archaeologist indicating how it is proposed to investigate and record the current buildings on the site.

2. FIELDWORK METHODOLOGY

2.1 General

2.1.1 The Field Investigation will be carried out by means of written description, archaeological photography and planned survey.

2.1.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA) and will follow the IFA Standard and Guidance for archaeological investigation and recording of standing buildings or structures⁸.

2.1.3 All archaeological staff will be suitably qualified and experienced for their project roles. Before commencement of work they will have been made aware of what work is required under the specification and they will understand the aims and methodologies of the project.

2.2 Level 2 Historic Buildings Record of the building

2.2.1 This programme of building recording will broadly adhere to Level 2 of the guidelines, with the specific inclusion of the following

i) Written Account

- Precise details of the location of the building, by name or street number, civil parish or town.
- The National Grid reference of the building and details of listing or scheduling
- A summary of the building's plan, type and purpose, materials used in construction and so far as is possible, the date of construction
- The names of architects, builders, patrons and owners (if known)

ii) Drawn Record

- A scale plan of all floors as existing, showing the form and location of any structural features of historic significance (including blocked windows and doors, former fireplace openings, masonry joints, changes in internal levels, internal fixtures and fittings) – based on architect's drawings if available.

iii) Photography

- General views of the exterior and interior of the building, from all angles
- The overall appearance of the principal rooms and circulation areas
- Detailed photography of internal and external fixtures and fittings
- General and detailed photographs of both sides of the wall where new openings will be located

2.2.2 The record photographs will be in colour digital format (unmodified jpegs at 8 megapixels minimum).

2.2.3 All photographs will be in sharp focus, well lit and will include a clearly visible 1m or 2m scale.

2.2.4 The record photographs will be accompanied by a Catalogue in table format.

2.2.5 The site of the record photographs will be placed in the context of the buildings complex as a whole by providing record photographs of the wall in relation to other buildings and features.

⁸ Institute for Archaeologists, 2008, *Standard and Guidance for archaeological investigation and recording of standing buildings or structures*:

<http://www.archaeologists.net/modules/icontent/inPages/docs/codes/build2.pdf>

2.2.6 *While the building recording should record the building in line with section 3, the recording and subsequent report should make particular reference to:*

- i) The overall appearance of the building
- ii) Areas of earlier historic fabric incorporated into farm building
- iii) The development of the building
- iv) Detailed and general record of the areas where new openings will be located
- v) Significant fixtures and fittings surviving within the buildings

3. REPORT & ARCHIVE

The report will include scale plans of all main floors as existing, and will show the form and location of any structural features of historic significance.

3.1 Production of Final Report

The report will be bound, with each page and paragraph numbered. It will include as a minimum the following:

- An executive summary, providing the project background, date, personnel, involved, identifying codes, record numbers and a summary of the results and their significance
- A description of the aims of the work.
- A location plan of the site defining the extent of the site and location of fieldwork
- A summary statement of methodologies used
- A description of the results
- A detailed interpretation of each phase of construction.
- An interpretation of the overall development of the building.
- Photographs of features recorded and other relevant supporting illustrations
- Conclusions, indicating whether or not the project aims have been met
- Recommendations if further archaeological work required
- References and sources

3.2 Two bound paper copies and digital versions (pdf-a) of the report will be provided within two months of the completion of fieldwork to the developer and the NC Heritage Environment Officer.

3.3 the digital photographs will be submitted to the Archaeological Data Service (ADS) for long-term archive storage.

3.4 PUBLICATION

3.4.1 A summary of the results of the investigation will be prepared for Archaeology in Northumberland and submitted to the Northumberland HER Officer, by December of the year in which the work is completed. In addition, a short note on any discoveries will be submitted to a local archaeological journal if results merit this.

3.5 OASIS

The Archaeological Contractor will complete the online form for the Online Access to Index of Archaeological Investigations Project (OASIS), following consultation with the Northumberland HER Officer. The Contractor agrees to the procedure whereby the information on the form will be placed in the public domain on the OASIS website, following submission of the final report.

4. TIMETABLE AND STAFFING

4.1 Fieldwork will be carried out at a time agreed with the client and charged at an agreed rate.

4.2 Personnel:

Archaeological Practice

PA: Project Archaeologists

Richard Carlton and Peter Ryder (Associate)

Sub-Contractors

N/A