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# WOOGRA FARM COUNTY DURHAM

## HISTORIC BUILDING RECORD

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JANUARY 2017



Prepared for: Mr & Mrs Swinbank		By: <i>The Archaeological Practice Ltd.</i>		
Project code: AP17/04	Stage: Final	Compiled by: RJC	Control: MJ	Completion date: 03/02/17

# WOOGRA FARM COUNTY DURHAM

## Historic Buildings Record



*Frontispiece: View southwards from the north end of the East barn.*

Oasis Project No. thearcha2-275850  
Grid Ref.: NZ 34725 21189

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## SUMMARY

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*A programme of building recording has been carried out in advance of the proposed redevelopment of farm buildings at Woogra Farm, near Bishopton in County Durham which, at the time of this survey (January 2017) were largely abandoned, parts in use as storage areas. The buildings are primarily of brick though with some lower walls of rough stone and were probably built around the middle of the 19<sup>th</sup> century, but contain few diagnostic or otherwise outstanding architectural features.*

*The photographic recording was undertaken in January 2017 using colour digital photography. In addition, a measured plan of the buildings has been annotated to show the locations of photographs taken for record purposes.*

*No recommendations are made with respect to further recording or preservation of the site. However, the retention of the buildings is considered desirable.*

# 1. INTRODUCTION

## 1.1 Project Background

An historic Buildings record in accordance with Historic England Level 1 survey has been requested for farm buildings at Woogra Farm, Bishopton, Stockton-On-Tees, where a scheme of redevelopment is proposed.

The Historic Building Record report was requested by the Durham County Archaeologist (Planning Application: 16/00915/FUL) for the owners, Mr & Mrs Swinebank at the request of Anderson Ellis Architecture Limited, as a condition of planning consent for the conversion/demolition of buildings at Woogra Farm, Bishopton, Stockton-On-Tees. The work has been carried out in compliance with the requirements of the Durham County Archaeologist.

The work was carried out by Richard Carlton of the Archaeological Practice, and additional comments supplied by Peter Ryder, Historic Buildings Specialist and associate of the Archaeological Practice.

The work requested was the following:

A survey broadly in accordance with an Heritage England Level 1 recording - a photographic and minimally descriptive record. Exteriors and, if available, interiors were viewed, briefly described and photographed. The record presents conclusions regarding the building's development and use.



*Illus. 01: The Location of Woogra Farm*





*Illus. 02: The Location and Layout of Woogra farm.*

## 1.2 Historic Background and description

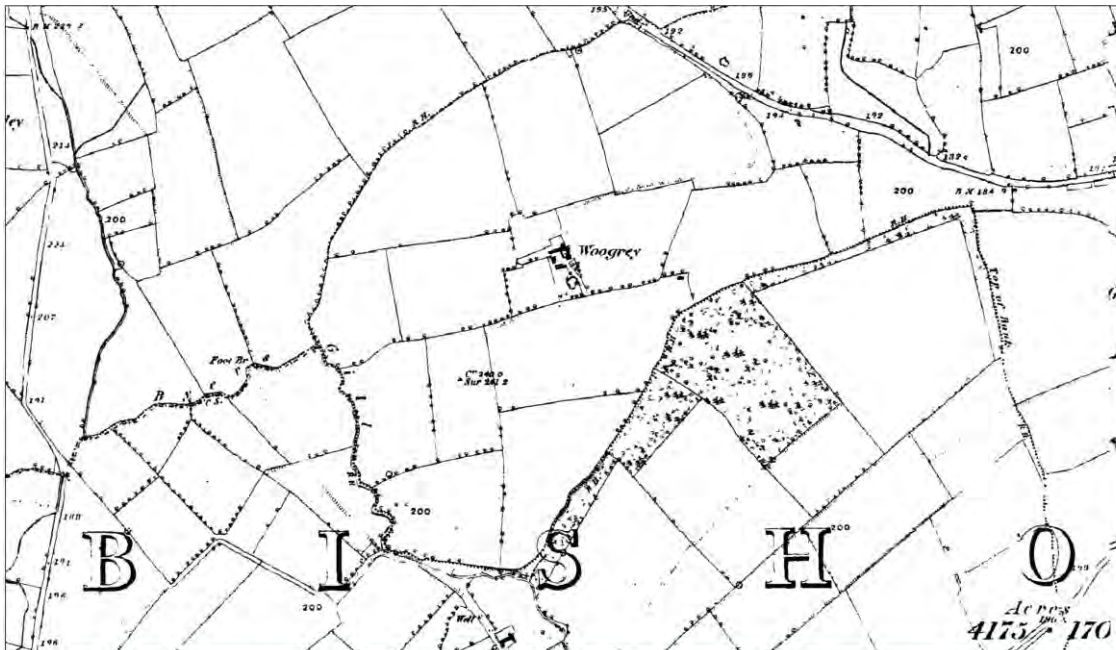
Woogra Farm is shown, as *Woogrey*, on the first edition Ordnance Survey plan surveyed in the 1850s. A farm of that name is referred to in Eldon Estate Papers held by Durham County Records Office from as early as 1697, so it may be that the farm was established in former moorland associated with Bishopston at the end of the 17<sup>th</sup> century.

The current buildings all appear early-mid-19<sup>th</sup> century in origin, with some later additions and alterations. The 1850s plan shows essentially the current plan, with a three ranges of buildings around a foldyard; the north range extended to the west, with farmhouse to the south and an additional, detached block (not included in the current redevelopment proposals) between the west ends of the north range and farmhouse.

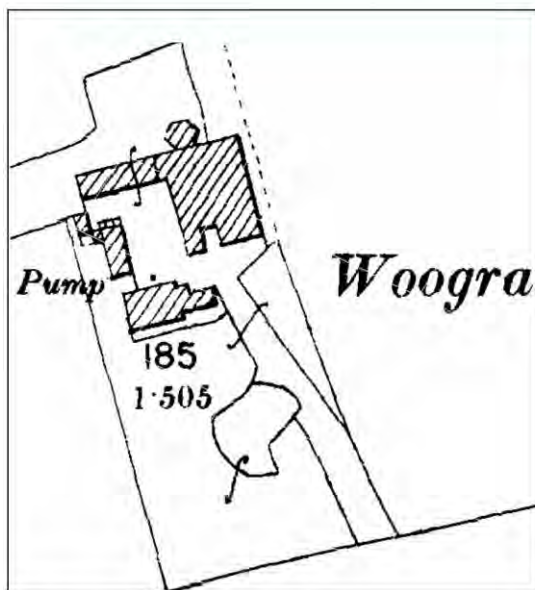
The buildings are all brick-built, except for the lower parts of the east range north gable end and west side wall, and the lower part of the north range at its east end (other rubble stonework may be obscured by rendering). An engine house for powering farm equipment (see *Photo. 10*) is shown on historic maps on the north side of the North range, but had been removed by the 1960s and no trace of it survives, neither in plan or in the elevation of the north range which has been partially rebuilt in breeze-block. Feeding troughs survive in the side walls of the foldyard, as do partitions in the east

range and its short south return, but much is obscured by articles in storage, including numerous vintage tractors.

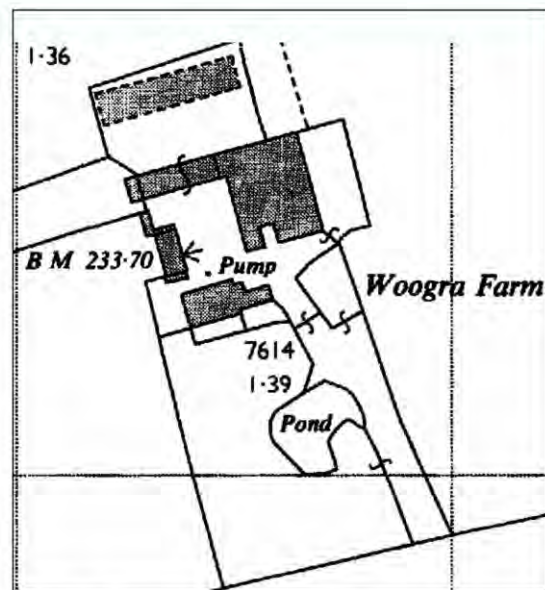
As well as hints of phasing suggested by surviving stonework in some of the buildings, the roofs also indicate buildings of different ages, with the tall king post roof of the taller north Range perhaps earlier than the others.



1850s



1890s



1960s

*Illus. 03-05:*

*Extracts from historic Ordnance Survey plans surveyed between the 1850s and 1960s.*

## 2. THE PHOTOGRAPHIC RECORD

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The photographic recording was undertaken in January 2017 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.

The positions of the photographs were recorded and each record photograph is keyed to *Illus. 06*, below.

*Photos. 01 – 04: Detached brick-built cottage and outbuilding between the North Range of the farm buildings and Woogra farmhouse.*

*Photo. 05 – Part of the north end of the West Range.*

*Photo. 06 – The west end of the south elevation of the North Range.*

*Photo. 07 – View from NE of the North and East Ranges.*

*Photo. 08-09, 11-12 – The north elevation of the North Range, from west to east.*

*Photo. 10 – Redundant antique farm machinery of unknown origin and function sitting in the 'store' outshut built against the north side of the North Range (probably not located in its original position, which may have been more adjacent to the position of the former gingang a little further to the east, if indeed it originated on the farm).*

*Photo 13: Detailed oblique view of stonework in the lower part of the north wall of the east end of the North Range, viewed from NE.*

*Photos. 14-17 – The east elevation f(photographed from north to south).*

*Photo 18: Oblique view of the SE corner of the foldyard ranges, viewed from SE.*

*Photo 19: Oblique view of the south elevations of the foldyard ranges, viewed from SW.*

*Photo 20-21: Oblique views of the south elevation of the later western barn and detached cottage, viewed from SE.*

*Photo 22: Part of the south elevation of the North Range, viewed within the later western barn.*

*Photo 23: The west elevation of the Western foldyard Range, viewed within the later western barn.*

*Photo 24: Oblique view of the north part of the leaning west elevation of the Western foldyard Range, viewed from the south within the later western barn.*

*Photo 25: The west end of the North Range, viewed from the east.*

*Photos 26-28 & 30: Features in the side walls of the North Range.*

*Photos 29 & 31: Views east along the North Range, showing rood structure and east end wall (entrance to the East Range).*



*Photo 32: View south-eastwards from the north end of the East Range, showing entrances to the North Range (right) and foldyard feeding passage (left).*

*Photos 33-36: Internal views of the East Range, including the roof structure, concrete partitions and feeding troughs.*

*Photos 37-38: Internal views of the southward return to the East Range.*

*Photos 39-42: Internal views of the feeding passage adjoining the west side of the East Range of the foldyard, showing feeding troughs and views of the west wall of the East Range, part of which includes stonework (see esp. Photo. 42).*

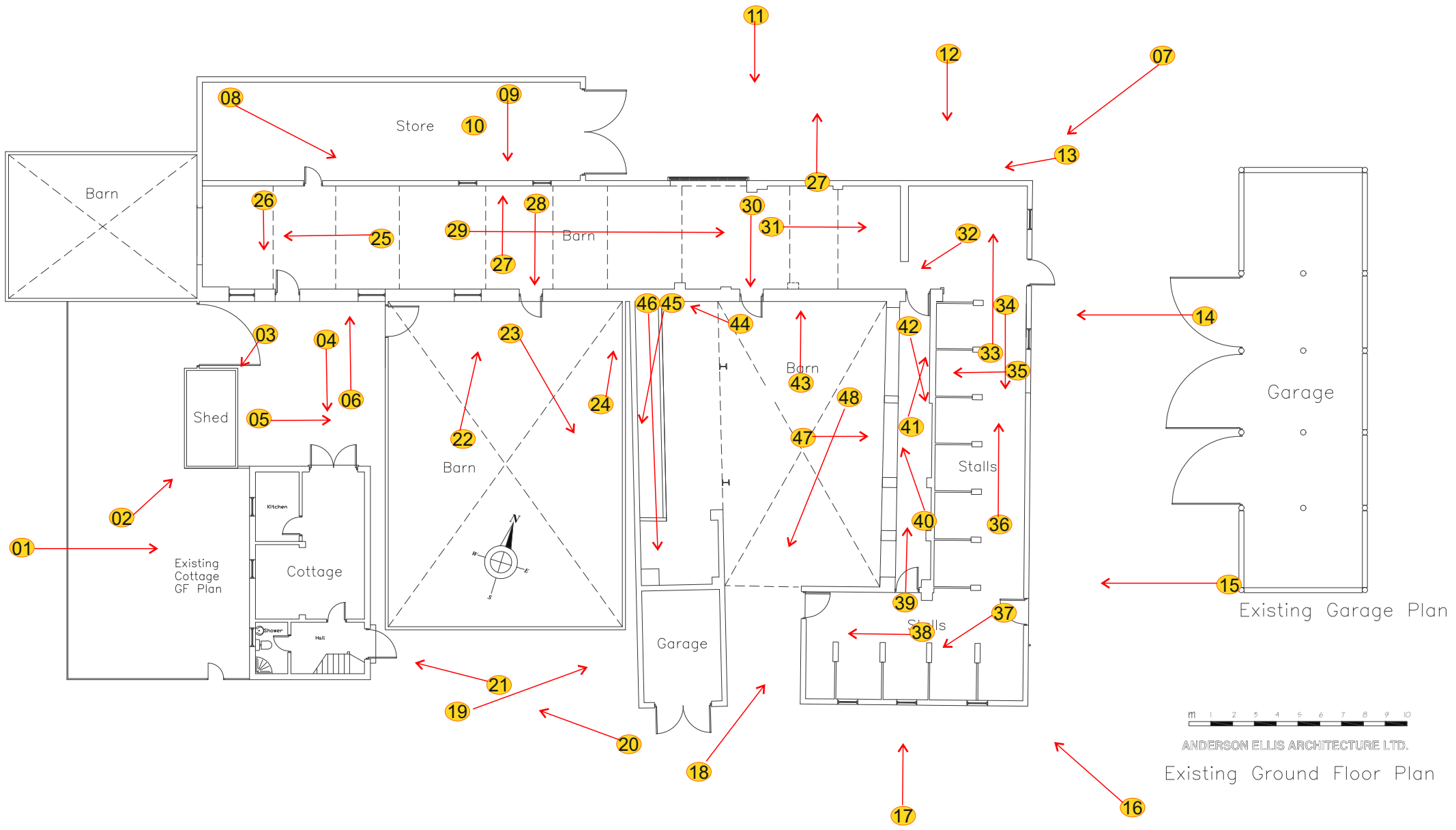
*Photo 43: The south elevation of the North Range viewed through tractors within the (covered) foldyard.*

*Photo 44: Oblique view from the south-east of part of the south elevation of the North Range within the (covered) foldyard, showing stone-built element.*

*Photos 45 & 46: Internal views of the feeding troughs against the west wall of the foldyard West Range, with the internal south wall of the West Range visible in Photo. 46.*

*Photo 47: A section of the feeding troughs bounding the west side of the feeding passage adjacent to the west elevation of the East Range viewed from the west within the (covered) foldyard.*

*Photo 48: View southwards from within the (covered) foldyard.*



**Illus. 06:** Plan of Woogra Farm buildings showing the positions and orientation of photographs taken to satisfy the requirement for a photographic record.



*Photo 01.*



*Photo 02.*



*Photo 03.*



*Photo 04.*





*Photo 05.*



*Photo 06.*



*Photo 07.*



*Photo 08.*





*Photo 09.*



*Photo 10.*



*Photo 11.*



*Photo 12.*



*Photo 13.*



*Photo 14.*



*Photo 15.*



*Photo 16.*





*Photo 17.*



*Photo 18.*



*Photo 19.*



*Photo 20.*



Photo 21.



Photo 22.



Photo 23.



Photo 24.





*Photo 25.*



*Photo 26.*



*Photo 27.*



*Photo 28.*



*Photo 29.*



*Photo 30.*



*Photo 31.*



*Photo 32.*





Photo 33.



Photo 34.



Photo 35.



Photo 36.



Photo 37.



Photo 38.



Photo 39.

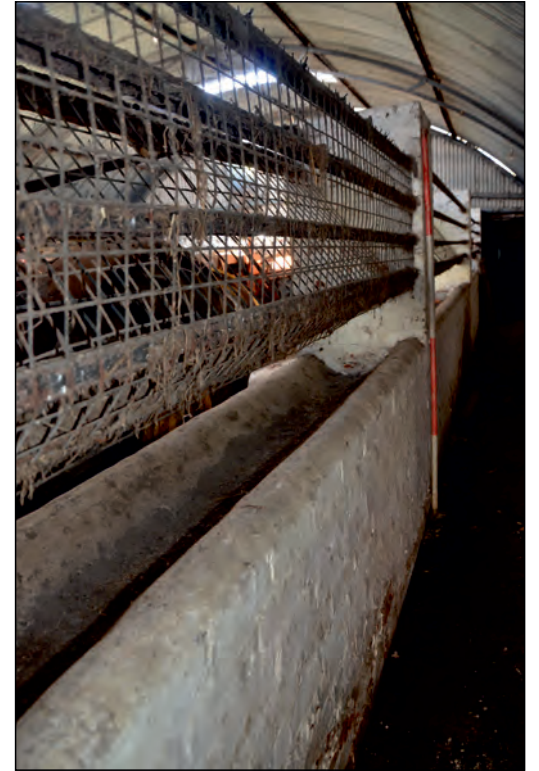


Photo 40.





Photo 41.



Photo 42.



Photo 43.



Photo 44.





Photo 45.



Photo 46.



Photo 47.



Photo 48.

## 3. CONCLUSIONS & RECOMMENDATIONS

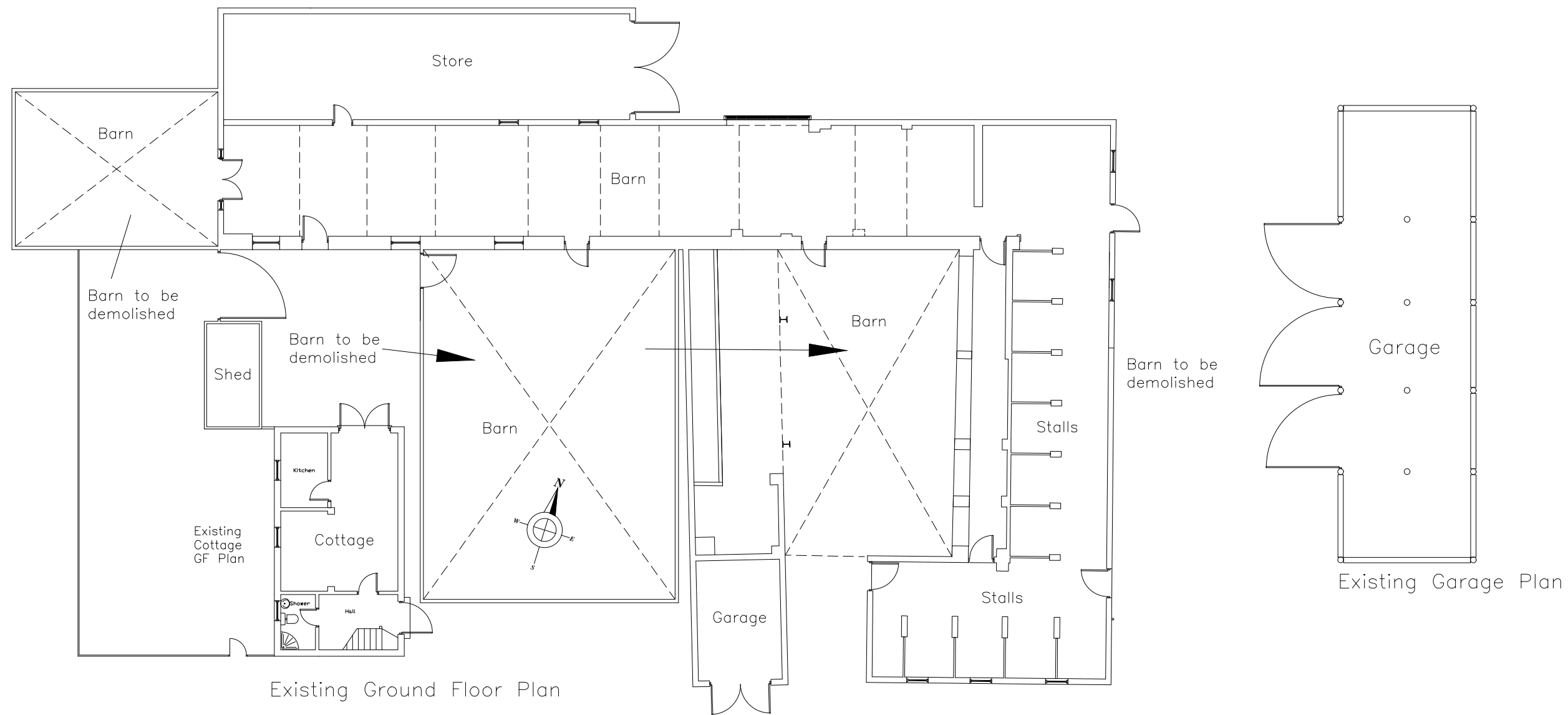
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### 3.1 Summary of architectural survival

Though altered and with some additions, the basic plan of surviving farm buildings at Woogra Farm remains largely unaltered since the mid-19<sup>th</sup> century. However, while the buildings remain standing, some are in an increasingly poor condition and retain few exceptional features of interest. In general, the buildings are typical of early-mid-19<sup>th</sup> century date in a region where better examples of their type survive, making them of no more than local importance.

### 3.2 Recommendations

No recommendations are made with respect to further recording or preservation of the site. However, the retention of the buildings is considered desirable.



Existing Ground Floor Plan

Existing Garage Plan



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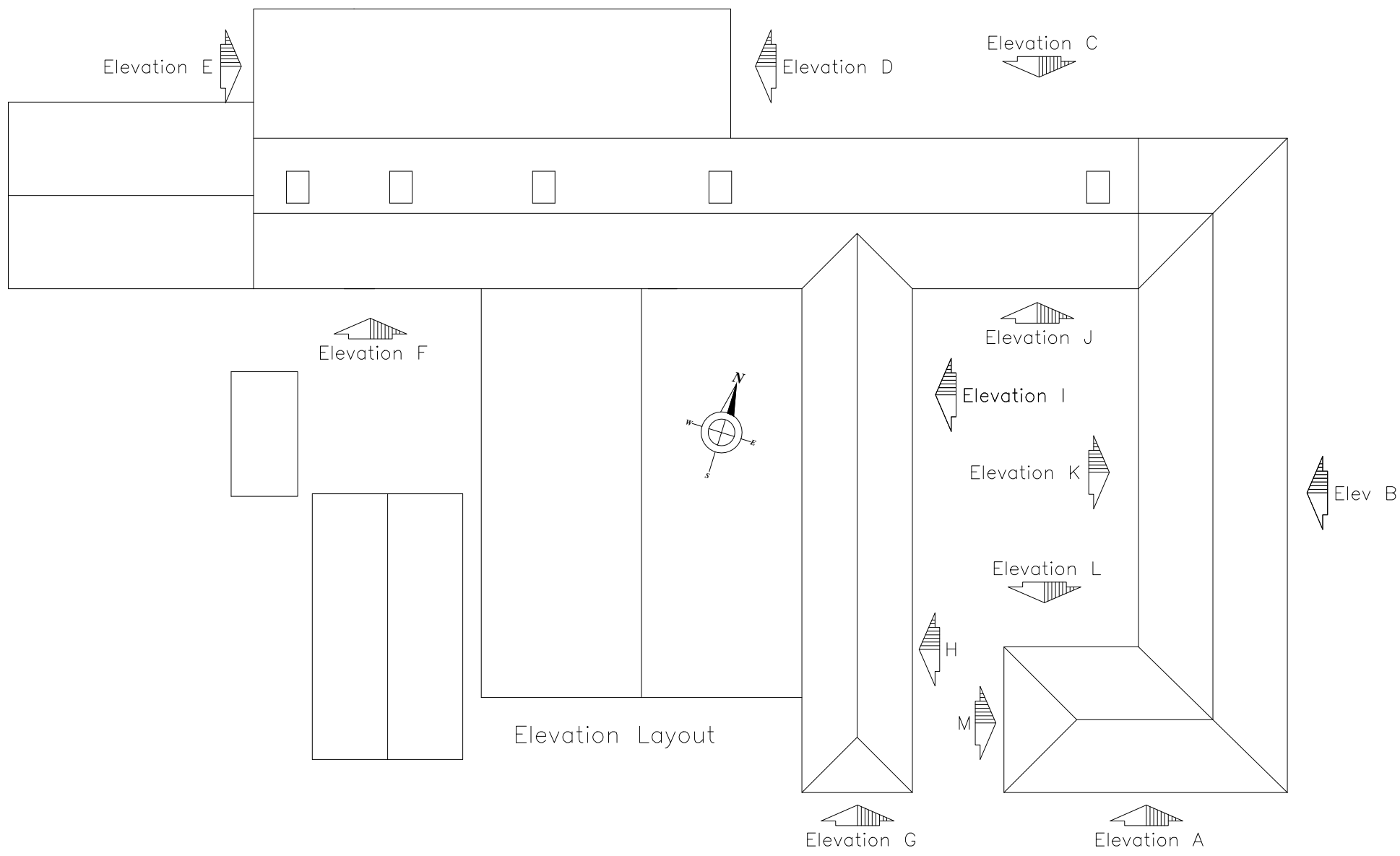
Conversion of Barns & Outbuildings  
 into Dwellings @ Woogra Farm  
 Bishopton, Stockton-on-Tees.TS21 1HQ

for Mr & Mrs Swinbank

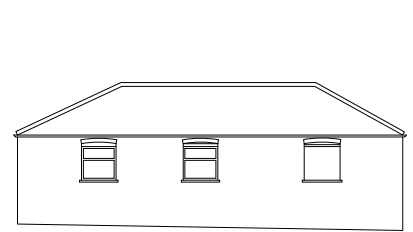
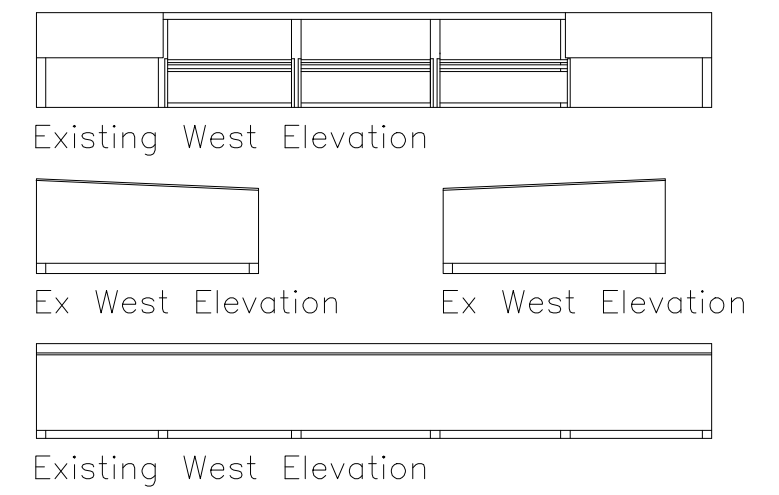
Existing Plan

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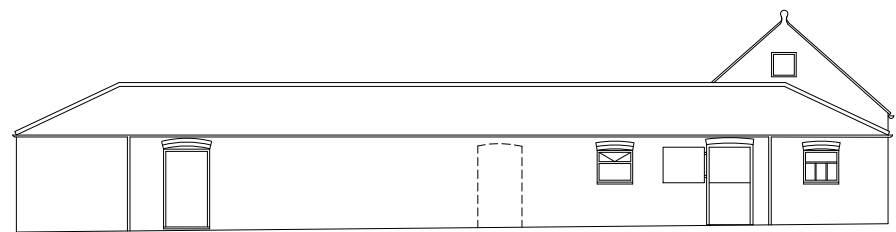




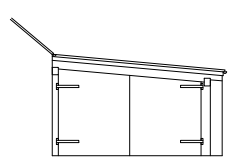
Existing Garage Elevations



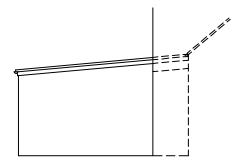
Elevation A



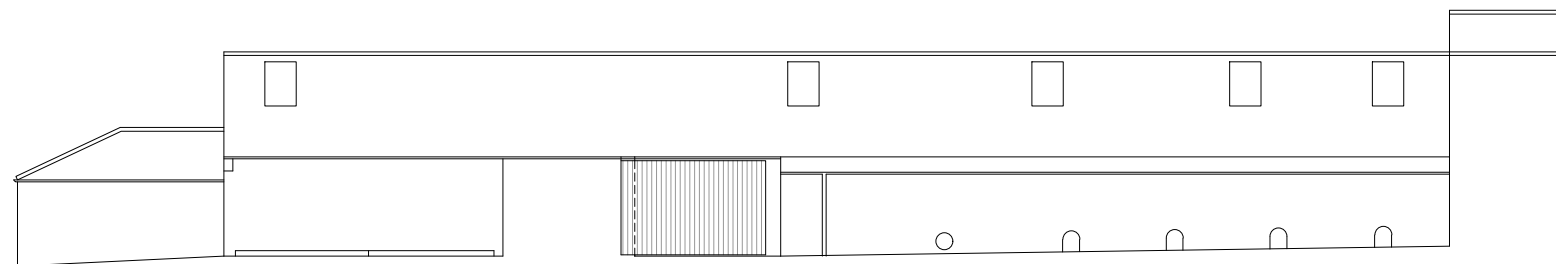
Elevation B



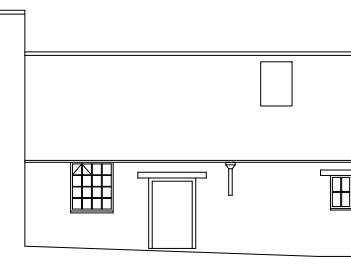
Elevation D



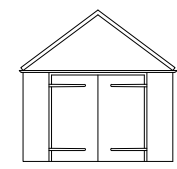
Elevation E



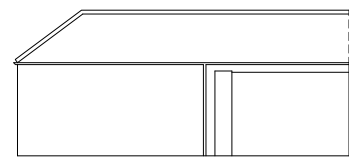
Elevation C



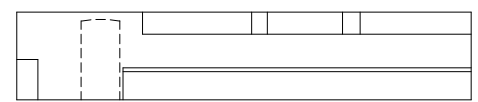
Elevation F



Elevation G



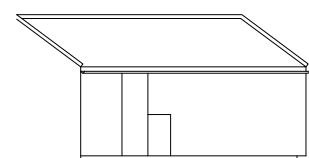
Elevation H



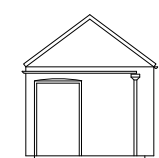
Elevation I



Elevation K



Elevation L



Elevation M



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Conversion of Barns & Outbuildings  
 into Dwellings @ Woogra Farm  
 Bishopton, Stockton-on-Tees.TS21 1HQ

for Mr & Mrs Swinbank

Existing Elevations

scale 1:200

date May 16

15568 - 02

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