
WEST CHEVINGTON FARM NORTHUMBERLAND

HISTORIC BUILDING RECORD

JANUARY 2018



Prepared for:
William Jackson
Genesis 1 Ltd

By:
The Archaeological Practice Ltd.
& Peter Ryder

Project code:
AP18/01

Stage:
Final

Compiled by:
RJC

Control:
MJ

Completion date:
12/01/18

WEST CHEVINGTON FARM NORTHUMBERLAND

Historic Buildings Record



Frontispiece: *View of the South covered yard at West Chevington Farm, looking East in January 2018.*

Oasis Project No. thearcha2-318540

CONTENTS

SUMMARY

1. INTRODUCTION
2. DESCRIPTION
3. THE PHOTOGRAPHIC RECORD
4. CONCLUSIONS

APPENDIX 1: Plans and Elevations as existing.

APPENDIX 2. WEST CHEVINGTON FARM BUILDINGS: WRITTEN SCHEME OF INVESTIGATION FOR AN HISTORIC BUILDINGS RECORD. Prepared by The Archaeological Practice Ltd. & Peter Ryder, Historic Buildings Consultant, December 2017.

ILLUSTRATIONS

Cover: *View of the West Range from the north-west.*

Frontispiece: *View of the South covered yard at West Chevington Farm, looking East in January 2018.*

Illus. 01-02: *The location of West Chevington Farm in south Northumberland.*

Illus. 03: *Extract from the 6 inch First Edition Ordnance Survey Plan c.1859 showing West Chevington Farm.*

Illus. 04: *Extract from the 1:2500 Second Edition Ordnance Survey Plan c.1897 showing West Chevington Farm.*

Illus. 05: *Extract from the 1:2500 Third Edition Ordnance Survey Plan c.1923 showing West Chevington Farm.*

Illus. 06: *Extract from the 1:2500 c.1959 Edition Ordnance Survey Plan showing West Chevington Farm.*

Illus. 07: *Plan of West Chevington Farm by Building Design Solutions, amended by Peter Ryder.*

Illus. 08: *North elevation of south range and engine house.*

Illus. 09: *South elevation of south range and engine house.*

Illus. 10: *East elevation of west range.*

Illus. 11: *South elevation of Central Block and South end of East Range.*

- Illus. 12:** *West elevation of East and South-East Ranges.*
- Illus. 13:** *East elevation of East and South-East Ranges.*
- Illus. 14:** *South elevation of North Range.*
- Illus. 15:** *North elevation of North and North-West Ranges.*
- Illus. 16:** *West elevation of North-West and East Ranges.*
- Illus. 17:** *Far East Range, West and East Elevations.*
- Illus. 18:** *The South Range viewed from the north.*
- Illus. 19:** *The Southern Part of the West Range, viewed from the south yard.*
- Illus. 20:** *The Northern Part of the West Range, view of the east side.*
- Illus. 21:** *The Engine House, viewed from the south.*
- Illus. 22:** *The Central Range, viewed from the south-west.*
- Illus. 23:** *The East Range, viewed from the south-east.*
- Illus. 24:** *The South-East Range, south part viewed from the west.*
- Illus. 25:** *The Covered Yards, viewed from the north-west.*
- Illus. 26:** *The North Range, viewed from the south-west.*
- Illus. 27:** *The North-West Range, viewed from the south-east.*
- Illus. 28:** *The Outer East Range, view looking south-east.*
- Illus. 29:** *Plan of West Chevington Farm, with each unit within complex labelled.*
- Illus. 30:** *Key plan showing the location of record photographs at West Chevington Farm, Northumberland.*

SUMMARY

A programme of building recording has been carried out in advance of the proposed redevelopment for residential use of a group of redundant and largely derelict farm buildings at West Chevington Farm, south Northumberland.

The photographic recording was undertaken using colour digital photography. In addition, a measured plan and elevation drawings of the building supplied by the architect was examined with the intention to annotate to correct any errors and show historic phasing, which proved unnecessary. Similarly, efforts were made to research the history and development of the site through locally available historic maps and records. The results of this investigation are outlined below, and the extant structures described.

At first sight the farm buildings appear a complex group with a variety of different fabric types and structural features, but analysis of the West Chevington Tithe Award dated c.1841 and the 1st edition Ordnance Survey plan of c.1859, suggests that the bulk of the present buildings were probably erected in the period 1840-1860, bar the South Range which is of stone and clearly rather earlier than the adjacent ranges. It does seem strange, however, that if the farmhouse, a substantial brick building dating to c.1700, was not accompanied by more extensive buildings before it was more than a century old.

The earliest buildings of the main phase seem to have been built of orange brick, usually in English Garden Wall Bond 1 & 4, with cut sandstone quoins, and some stone rear walls, with raised copings that display characteristic 'tumbling' in their gable ends (which itself usually seems to be typical of 18th rather than 19th century work). The raised copings seem to imply a different roof covering to the present Welsh slates, presumably pantiles. Straight joints show that the rear outshut to the East Range and the two open-fronted stone buildings of the North-West are later additions. Map evidence makes it clear that then two cattle yards in front of the East Range were covered in during the early 20th century, possibly at the same time as there was an extensive remodelling of the buildings in light buff brick (variously termed firebrick, colliery brick or engineering brick). This included the total rebuilding of the northern part of the West Range and the addition of an upper floor to the East Range. This light brick may have been used at several different dates; the underpinning of the arcade, and creation of partition walls in the Outer East Range, which was clearly suffering from structural problems, may be more recent. Map evidence shows that the entry to the farmyards at the west end of the North Range was only created in the early 20th century (between c.1897 and c.1923) by removing the east end of a structure which formerly linked North and North-West Ranges, which was still present on the c.1959 map but had since then been reduced to its rear wall. There was also a building projecting south from it, separating the Northern and North-Western Yards, but during the later 20th century this had been replaced by two big circular metal silos; to the west of this the c.1959 map shows the North-Western Yard as divided into two and covered over.

This is an interesting, though not exceptional, complex of farm buildings reflecting a period of transition in the construction and operation of planned farms in the mid-19th century when horse-power was giving way to steam. A large part of the significance of these buildings lies in the almost complete survival of the complex as constructed by c.1860, but the present, highly dilapidated state of most of the buildings detracts from their importance. However, it is recommended that as much of the historic fabric as possible, as well as the overall ground plan, is retained during their conversion to residential use.

1. INTRODUCTION

1.1 Project Background

West Chevington Farm (NZ 22893 97283) is the largest group of buildings in the small hamlet of West Chevington, situated 2.8km south-west of Red Row and 3.3km north-west of Widdrington Station in south Northumberland. The steading, part of a mixed livestock and arable farm, comprises six main ranges of farm buildings and a grade II listed farmhouse located to the south of the steading, with two formerly-associated cottages located to the north-east of the main buildings and six others to the north-west, on the opposite side of the main C114 highway.



Illus. 01-02: The location of West Chevington Farm in south Northumberland.

The agricultural land surrounding the farm steading was utilised for the Maidens Hall Open Cast coal extraction site operated by UK Coal and now restored to agricultural land. The steading, together with adjacent cottages and principal farmhouse, were unaltered during the period of this open cast operation, with Assured Shorthold tenants occupying the existing dwellings and the buildings becoming, to a large extent

redundant. More recently there has been ad hoc occupancy and use of some of the buildings by occupants of the farmhouse and by nearby smallholders, but the buildings have become dilapidated and ruinous being largely redundant for modern agricultural purposes.

Given the dilapidated state and redundancy of the farm buildings, Northumberland County Council Planning Department gave permission in 2015 (15/02908/FUL) for the *Demolition of dilapidated modern farm buildings and creation of 9 no. new dwellings by conversion and alteration of existing buildings, new build sections and new garaging and associated sewage treatment plant*. The present report on historic buildings recording has been requested by Northumberland County Council as a condition of this permission, the work to be carried out in advance of the redevelopment of the buildings for residential use. With respect to the condition on recording, the Northumberland Assistant County Archaeologist stipulated that the production of an archaeological record of the standing buildings should be carried out by a recognised historic buildings specialist in order to identify and record any historically-significant features of the building complex.

1.2 Historic Background

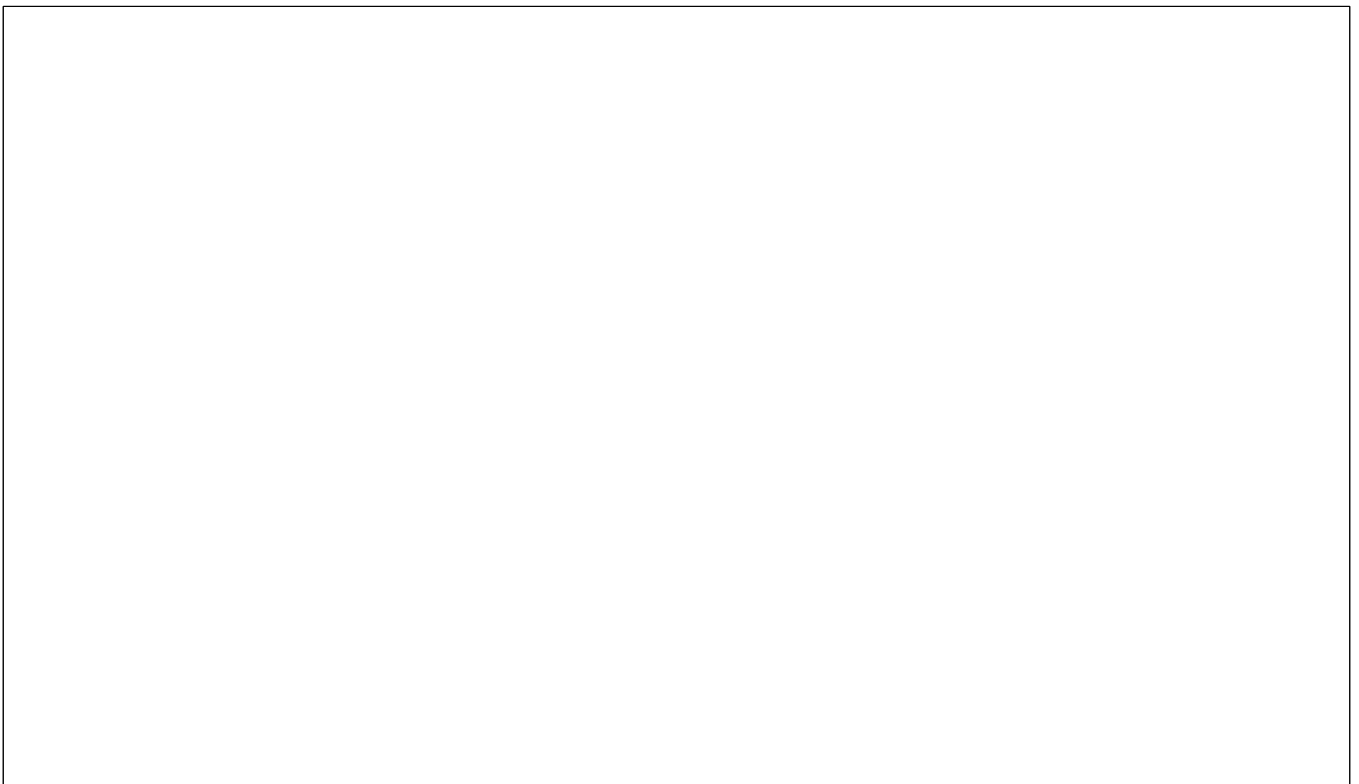
The buildings are not listed themselves, but are associated with the Grade II-listed West Chevington Farmhouse, which is of later 17th century date. The buildings are arranged around two yards, with two outlying ranges; they are constructed of stone and a variety of types of brickwork, and clearly represent several constructional phases mostly of 19th and 20th century dates. It is proposed to remodel the buildings internally while retaining their overall form, although some new openings will be made.

1.3 Recording Methodology

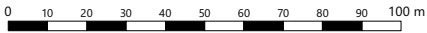
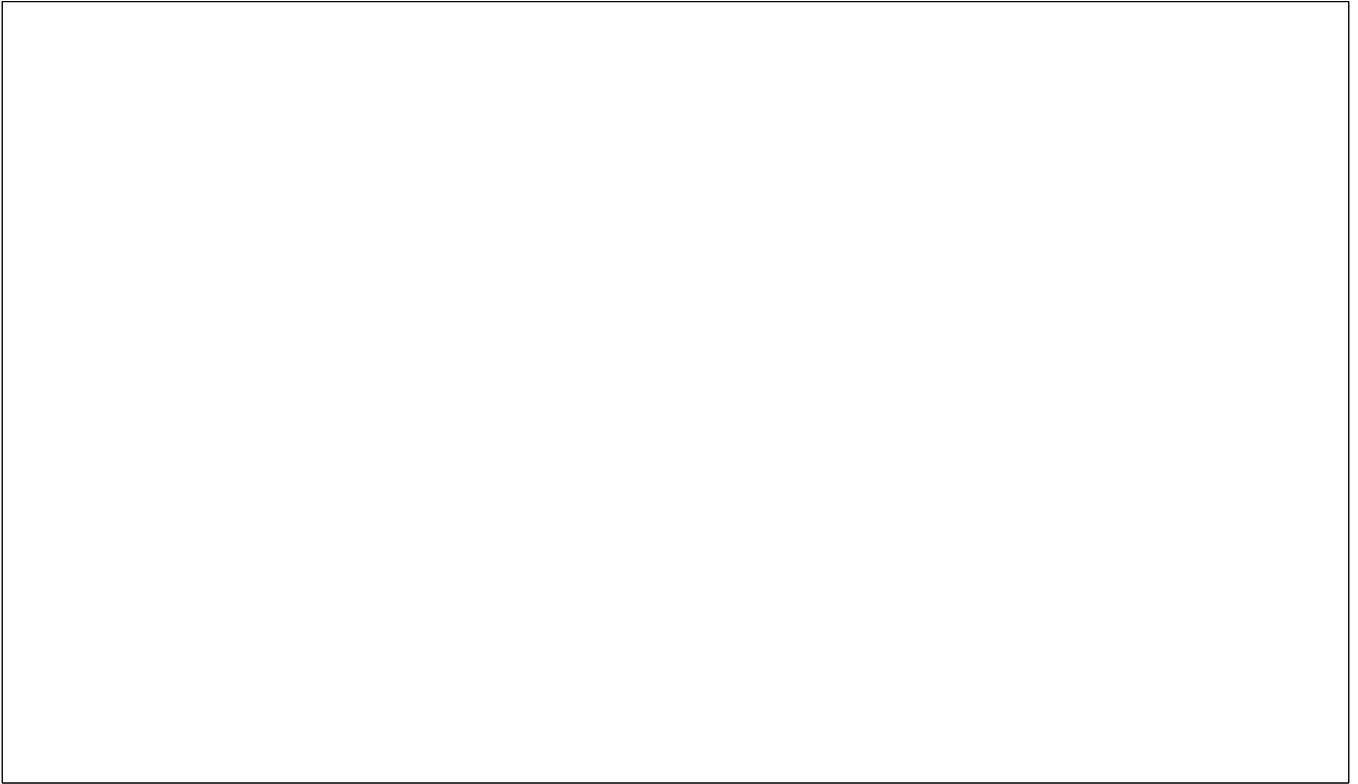
The current photographic recording of West Chevington Farm was undertaken in December 2017 using colour digital photography. All elevations were photographed as far as possible face-on and from a consistent height and perspective. Where possible, all record photographs included a scaled ranging pole. 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.



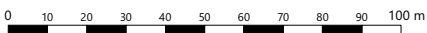
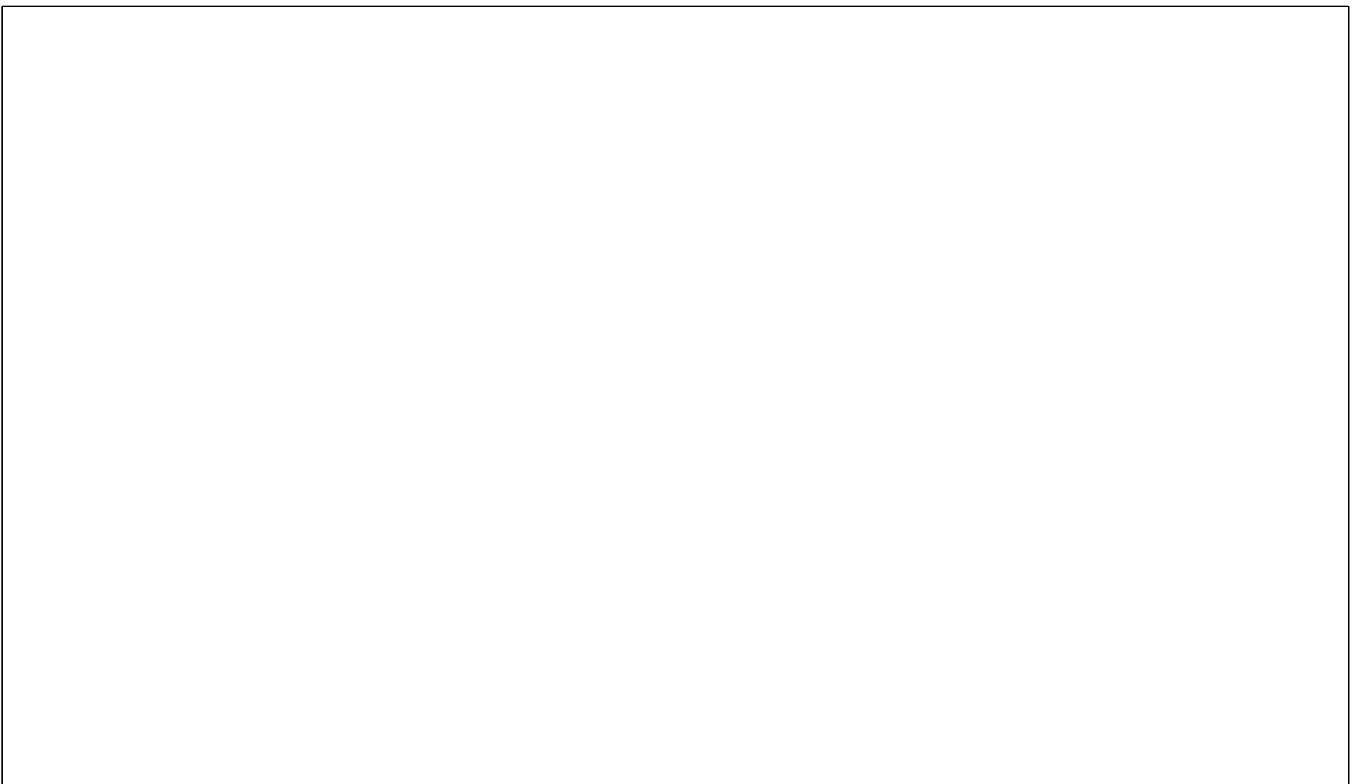
Illus. 03: Extract from the 6 inch First Edition Ordnance Survey Plan c.1859 showing West Chevington Farm.



Illus. 04: Extract from the 1:2500 Second Edition Ordnance Survey Plan c.1897 showing West Chevington Farm.



Illus. 05: Extract from the 1:2500 Third Edition Ordnance Survey Plan c.1923 showing West Chevington Farm.

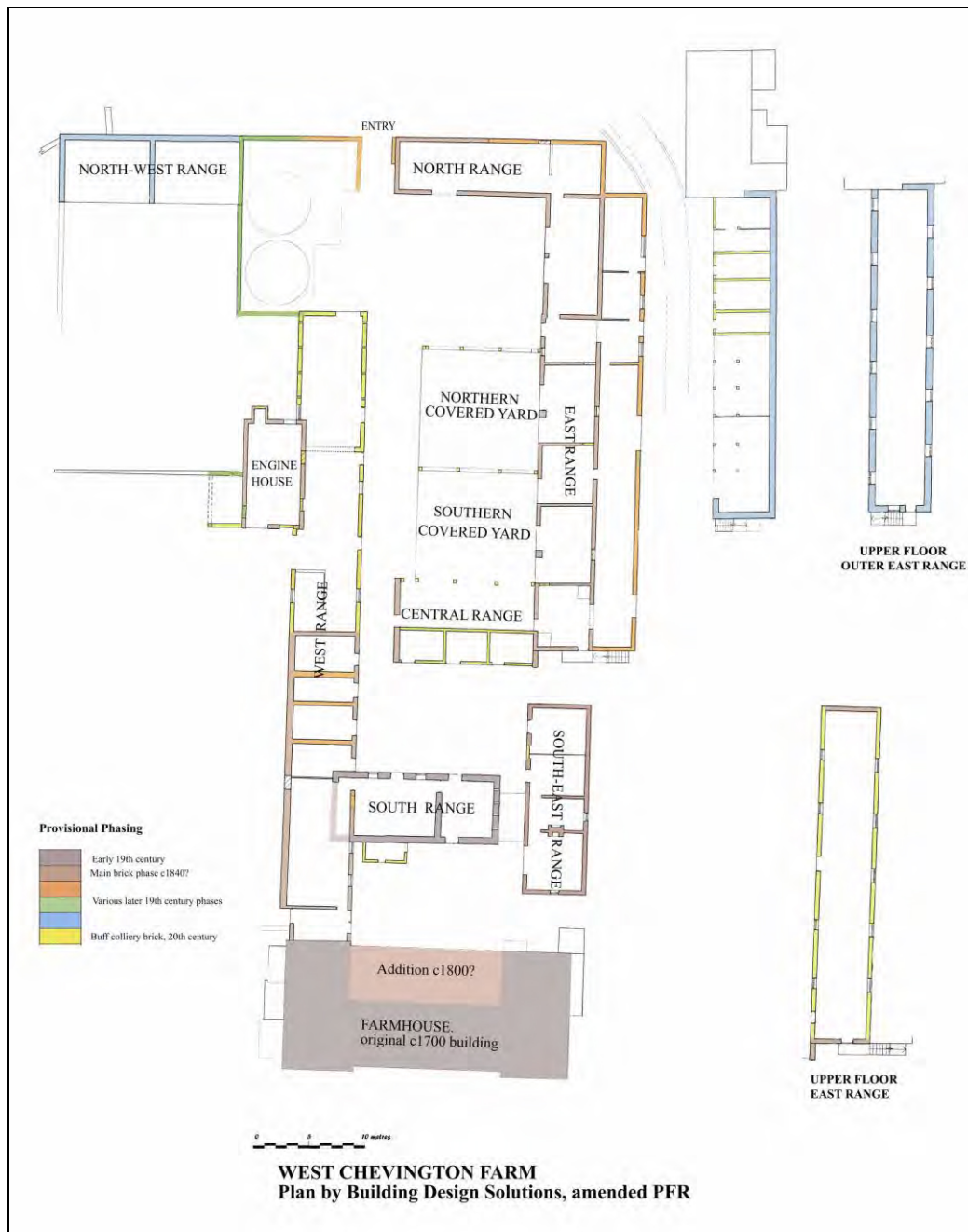


Illus. 06: Extract from the 1:2500 c.1959 Edition Ordnance Survey Plan showing West Chevington Farm.

2. BUILDING DESCRIPTION

2.1 INTRODUCTION

West Chevington Farmhouse is a substantial brick building of c.1700 and a grade II listed building; at its rear are an extensive group of old farm buildings (not listed). The long East/South East and West Ranges enclose a yard which has been sub-divided by other structures; a small southern yard is situated between the South and Central Ranges, and a much larger northern yard is partly occupied by a pair of covered cattle yards backing onto the East Range. The Engine House is set at the rear of the West Range. The line of the North Range is continued beyond the north entry by the North West Range on the north side of a small north-western yard. The Outer East Range lies parallel to the East Range, and adjoins at its north end a pair of cottages which are outside the scope of the survey.



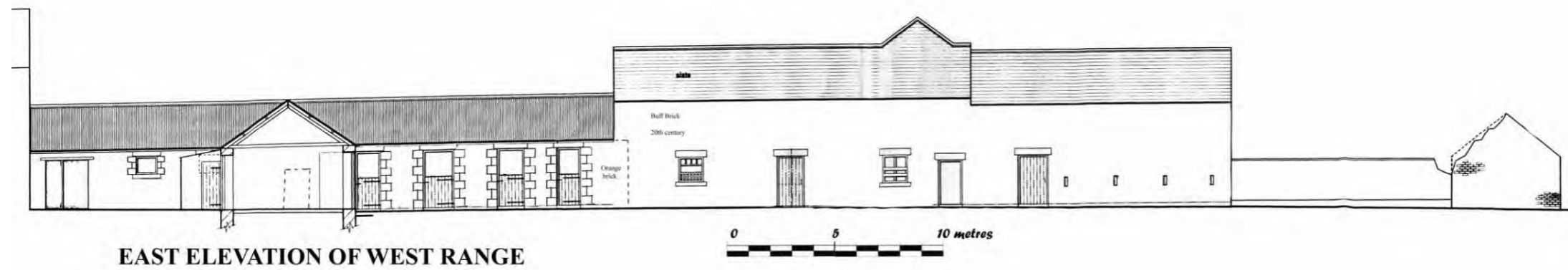
Illus. 07: Plan of West Chevington Farm by Building Design Solutions, amended by Peter Ryder.



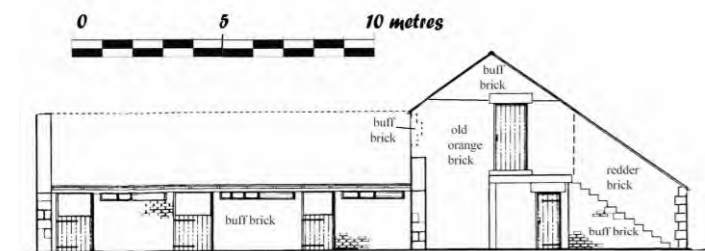
Illus. 08: North elevation of south range and engine house (scale 1:250).



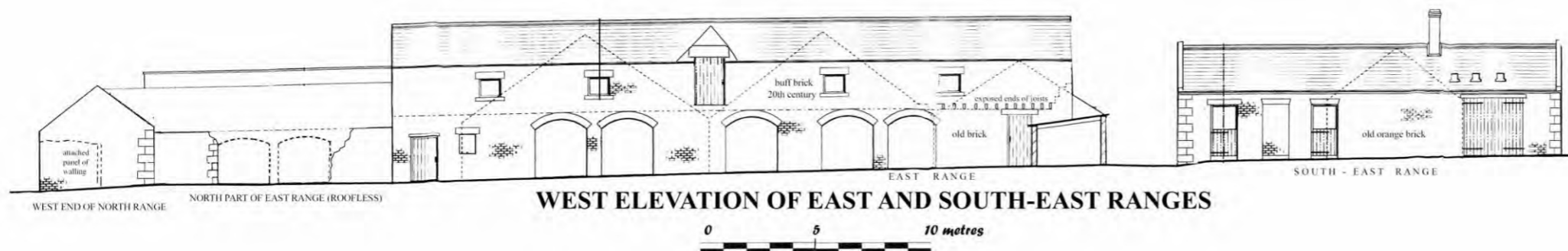
Illus. 09: South elevation of south range and engine house (scale 1:250).



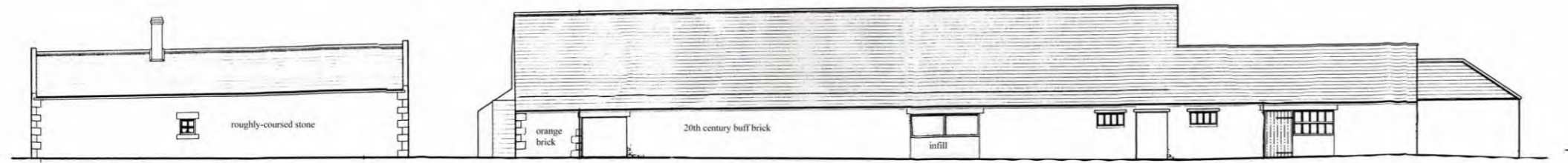
Illus. 10: East elevation of west range (scale 1:250).



Illus. 11: South elevation of Central Block and South end of East Range. (scale 1:250).

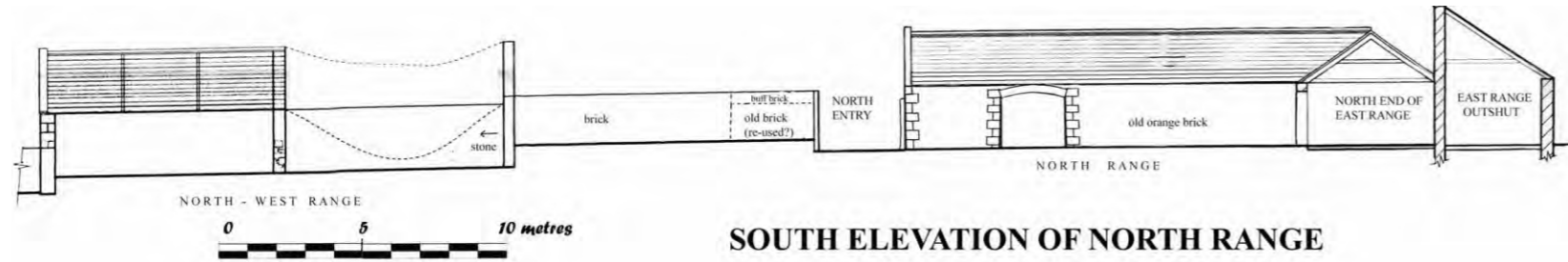


Illus. 12: West elevation of East and South-East Ranges (scale 1:250).



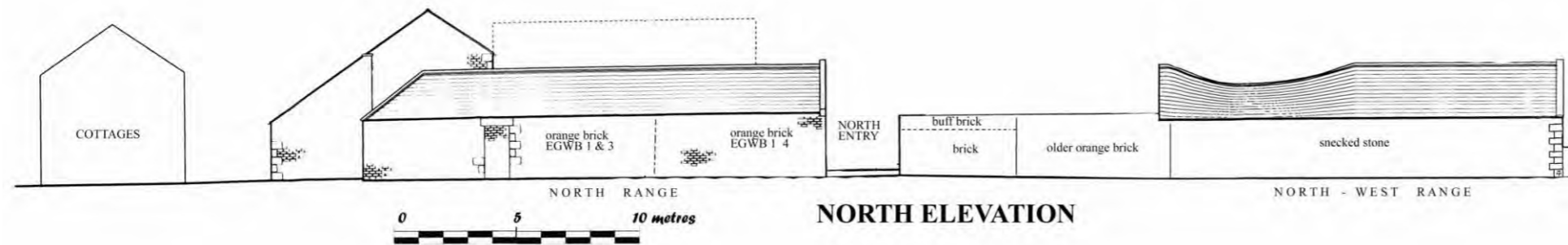
EAST ELEVATION

Illus. 13: East elevation of East and South-East Ranges (scale 1:250).



SOUTH ELEVATION OF NORTH RANGE

Illus. 14: South elevation of North Range (scale 1:250).



NORTH ELEVATION

Illus. 15: North elevation of North and North-West Ranges (scale 1:250).



WEST ELEVATION

Illus. 16: West elevation of North-West and East Ranges (scale 1:250).



FAR EAST RANGE, WEST AND EAST ELEVATIONS

Illus. 17: Far East Range, West and East Elevations (scale 1:250).

2.2 THE SOUTH RANGE (see *Illus. 08-09, 18*)

On the south side of the southern yard is the single-storeyed South Range which is built of coursed roughly-squared stone, with quoins and alternating-block surrounds to its openings, which have a rough pecked tooling; the roof is of modern corrugated tiles. The larger western compartment has a door with a window on both sides and the unlit eastern a single door. At its west end the north wall of the range continues for c 2 m inside the adjacent South- West Range, suggesting that the South Range is the older and that its original west end, and the west end of its south wall, have been removed.



Illus. 18: The South Range viewed from the north.

To the east the range ends short of the South East Range and there has formerly been an open entry from the farmhouse to the south, although a relatively recent wooden structure has been built within it, obscuring much of the west end of the South range and the central part of the west elevation of the South-East Range. In the east end of the South Range to the north of this structure are a series of four slit vents, low down, and higher up near the north end a small blocked square-headed window.

The south side of the range, facing the garden behind the farmhouse is of neatly-coursed and squared stone (partly hidden by small outbuilding in buff brick with an asbestos roof); towards the east end there is a boarded door in a stone alternating-block surround, its dressings being set slightly proud of the wall.

The interior of the range is divided into two compartments. The eastern compartment has two stalls, with a brick partition between them, set against the east wall, with a passage to the west between an opposed pair of doorways (that on the south now blocked). The western compartment has had stalls as well but the partitions have been removed; the floor is concrete and there is a boarded door at the north end of the west wall, into the south compartment of the South-West Range. The internal walls are all plastered and the roof is of five bays (two over the eastern compartment and three over the western) which have principal rafter trusses with collars set low, halved and bolted on to their east faces, carrying two levels of purlins and a square-set ridge.

2.3 THE WEST RANGE: SOUTHERN PART (see *Illus. 10, 19*)

The west range is in two parts, a single-storeyed southern section (which extends south beyond the South Range and links to the farmhouse) and a two-storeyed northern part which incorporates the Engine House in the centre of its west wall.



Illus. 19: The Southern Part of the West Range, viewed from the south yard.

The southern part of the range is of old orange brick (English Garden Wall Bond 1 & 4) with cut stone dressings, except for the rear wall which is faced in roughly-coursed stone; there is a corrugated asbestos roof. Its northern part has an elevation towards the yard that has four doors, each in a rough alternating-block surround which are set slightly proud of the wall; there is some evidence of alteration, the third door having a rebate cut into the central section of its lintel. Its southern part appears to be of one build with the Farmhouse; at its south end is a broad opening (now divided into a window and a door) that has an old stone lintel over its original north part (the door); further north are two windows in neat tooled-and-margined alternating-block surrounds, the second hard up against the south wall of the South Range.

At the north end of the rear elevation it appears as if the original angle quoins have been removed when the northern part of the range was added (or rebuilt); further south there is a blocked doorway with an alternating-block surround.

Interior

The four compartments into which the doors open are divided by thin walls (which rise only to eaves level) which are clearly secondary, butting up against the side walls and constructed in a larger brick of more recent character. The roof has collar-beam trusses with the collars halved in from the north, carrying the levels of purlins, the upper set so high so as to constitute a form of ridge. The walls are painted black to c 1.2 m and white above that. The internal face of the rear (west) wall is in similar brick to the front wall. The third compartment from the south has the base of an old stone trough set against its north wall and the north wall of the fourth (the end wall of the two-storeyed northern part of the range) is in thinner old brick.

The southern part of the range is entered either by a door from the west end of the South Range, or an external doorway near the south end of its east wall. The main compartment has two small windows on the east, with to the north of them, set close to the doorway into the South Range, a lower blocked doorway with a timber lintel. At the west end of the south wall is a stable door into the small end compartment of the range, containing a doorway on the east into the yard behind the farmhouse. The roof of the main compartment is of six bays with collar-beam trusses, their collars bolted on from north and three levels of purlins, the uppermost set close together so as to form in effect a ridge. The southernmost compartment has two more bays of a roof of the similar type.

2.4 THE WEST RANGE: NORTHERN PART

The two-storeyed northern part of the range is itself in two parts, the northern having its roof at a slightly lower level than the south. It is largely built in pale buff brick of earlier-20th century character, in English Garden Wall Bond 1 & 3, with cut stone dressings and a Welsh slate roof. The southern has a central stable door under a cut stone lintel, between two windows with cut stone lintels and sills; at the north end of this part is a second doorway. The northern lower part of the range has a taller and wider doorway and a range of four slit vents, low down, with a series of slots higher up that must relate to the roof of some adjacent structure. Its north end has a cart entrance under a heavy timber lintel, formerly fitted with a sliding door; the north-west corner of the range sits on top of the west end of an older brick wall which extends some distance to the west. The west elevation of the northern section of the range is divided into two by the projecting Engine House. To the south of this there is a large cart entrance which is clearly an enlargement of an earlier opening as some big alternating stone blocks survive on the lower two-thirds of its north jamb. Above the present timber lintel is a broad window with a tooled-and-margined stone lintel; further south is a window (a 20th century casement) in a stone alternating-block surround.



Illus. 20: The Northern Part of the West Range, view of the east side.

North of the Engine House and set close to it there is a doorway with a stone lintel, and beyond that four slit vents at a low level, like those in the east wall. From the north-west corner of the range a ruinous brick wall extends westwards; this is 2.5 m high with an

arched cement coping; after a few metres it returns north to join the west end of the North-West Range.

Interior

The internal walls of the range are in old orange brick, clearly re-used as there is the occasional course of buff brick. The southern part of the range has had an upper floor, now removed (the sockets for its upright-section beams survive) ; above is a band of cement on the wall, suggesting that the upper floor served as a granary; such cementing is common in granaries, to prevent gaps against the wall in which dust and chaff could accumulate. The lower part of the south wall is in older brick than the remainder of this part of the range, and seems to represent the north end of the earlier single-storeyed southern part of the range; it has a blocked opening low down, east-of-centre, which has a projecting sill, and set right-of-centre a little higher another blocked opening, as well as a blocked doorway at the west end of the wall, cut across by the (removed) floor. The three openings on the east – doorway and flanking windows – have relieving arches above their internal lintels.

Inside the range, close to the east wall of the Engine House, is a surviving piece of farm machinery consisting of two tall boxed-in structures, then northern of which can be seen to enclose a vertical belt to which small scoop-like receptacles are fixed, suggesting that it may have been some form of grain or feed elevator.

c 2m north of the doorway in the east wall there are large sockets in both side walls for a heavy transverse beam. Flush with the north jamb of the second doorway a cross-wall has been cut away, except for a rather precarious stepped arch of brickwork carrying the roof timbers and forming the step-down between the two sections of roof, both of which have roofs of close-set collared rafter pairs, without any longitudinal timbers. The northern part of the range has sockets for a light upper floor or loft.

2.5 THE ENGINE HOUSE

This structure clearly pre-dates the rebuilding of the northern part of the East Range, and is in older orange brick in English Garden Wall Bond 1 & 3, with a Welsh slate roof. On the south there is a widened opening, now with a timber lintel, beneath a segmental arch which at first looks like a relieving arch but may have been the head of an earlier opening; east of this and hard up against the wall of the adjacent range there is a blocked doorway. Beyond the wall continues for another metre or so, as the Engine House projects internally in the rebuilt range, and in this section there is a straight joint, not immediately interpretable; higher up the south-east angle of the structure has some large stone quoins. At first floor level on the south there is a blocked window – more easily visible internally – directly above the present doorway, and east of that a window with a tooled-and-margined stone lintel.

The west side of the Engine House has a broad gable, of old orange brick to the level of the side wall and then more modern buff brick in the gable. At first-floor level there is a part-slatted window set slightly north-of-centre in an opening with a tooled-and-margined stone lintel.

There has been a later building attached to the southern half of this wall, in 20th-century buff brick, with a broad opening under a timber lintel in its south wall, infilled in more recent orange brick. The wall seems to show the line of a pent roof, before a more recent heightening in orange brick, although the west wall seems to show traces of a gabled roof to this structure, or perhaps a predecessor in the same position. The west wall of the pent-roofed building has gone; lower brick walls continue the lines of its end walls some distance to the west.

On the north of the Engine House there is a projecting chimney stack, set back a little way from the north-west corner, with slightly tapering sides which rises to c 2m above

the Engine House eaves and then has a slightly-projecting flat-topped stone coping. On its north side is a tall ragged opening infilled with smooth-faced orange brick of no great age. East of the stack is a ground floor window with a stone lintel.



Illus. 21: The Engine House, viewed from the south.

Interior

Inside the Engine House the east wall survives intact, projecting a little into the adjacent West Range. Its internal face shows two doorways, both with timber lintels and both partially infilled with more modern brick. A little above and to the north of the southern is an opening, apparently for a drive shaft from the engine to the thresher within the main body of the range, and above the south jamb of the northern is what looks to be the scar of a cut-away cross wall. North of the northern door is a vertical pair of stub ends of projecting beams. At first floor level in the same wall is a first-floor doorway hard up against the south end of the wall. On the north there is a tall ragged opening into the stack, with relatively recent blockwork facing its north wall, with to the east another cut-away cross wall and then a window opening with a renewed lintel and more blockwork above it. At the south end of the west wall is a blocked doorway with a timber lintel. Two large cross girders at a level half way up the first floor window on the west look like later insertions. The roof structure is of collared rafter pairs.

2.6 THE CENTRAL RANGE (see Illus. 11, 22)

Set between the small southern yard and the two covered yards, this is attached to the East Range and stops short of the West Range, allowing access between the yards. Its gabled west end is in old orange brick (English Garden Wall Bond 1 & 4) with cut stone quoins and dressings, and has a central doorway. The north side of the range was open, carried on a series of square stone piers; it is not clear what the original arrangement was on the south; it may have been similar but has been replaced by a series of three loose-boxes opening to the south, built in buff brick and with a pent roof sloping down from south to north, with their rear wall set just south of the central axis of the original range.



Illus. 22: The Central Range, viewed from the south-west.

2.7 THE EAST RANGE (see *Illus. 12-13, 23*)

Apart from a section at its north end this is a two-storeyed range; its ground floor and parts of its gable ends are of old brick largely in stretcher bond, a continuous outshut on the west is later browner brick, and the upper floor is light buff brick of earlier 20th-century character; the roof is of Welsh slates.



Illus. 23: The East Range, viewed from the south-east.

The front (west) face of the range, partly concealed by the two covered yards, has a boarded door near each end, a window a little south of the northern door, and five segmental-headed arches – two pairs and a single – between, whilst on the upper floor are two groups of three windows, with stone lintels and sills, and a central pitching door with a heavy stone lintel under a gablet. On the ground floor the door near the south end of the wall opened on the axis of the Central Range and above it, and within the gabled roof-line of the range, the ends of the close-set upright-section joists which carry the upper floor of the range are exposed in the wall face (as they are at the rear within the outshut).

The south end of the range is of the older orange brick up to eaves level, but the gable in the later buff brick. It has an external stair, in buff brick, rising to a boarded door with a roughly tooled-and-margined lintel; a second door, to the ground floor, beneath the stair, looks like a secondary insertion. On the east is a straight joint between the original end wall and the added outshut, which has heavy squared stone quoins (now toppling out of the wall) at its south-east corner.

The north end of the roofed part of the range shows the remains of tumbling for an earlier and lower gable, with below it the gabled roof-line of the single-storeyed north end section of the range. This is now quite ruinous; towards the yard it seems to originally have had a pair of arches but only the outer jambs survive, the northern having some old alternating blocks (and the springing of its arched head. Its rear wall, still in old brick (English Garden Wall Bond 1 & 4) is much taller than the single-storeyed range, and with an additional heightening of a metre or so in 20th-century buff brick it now rises to the level of the eaves of the main section of the range. It has various rows of sockets, suggesting the roof of this part had been remodelled more than once.

To the rear the outshut, clearly an addition, has oldish brick (English Garden Wall Bond 1 & 4) in its south end and on the east as far as the south jamb (with old stone dressings) of a broad opening which is set opposite the segmental arch in the west wall. The remainder of the wall is in 20th-century buff brick; further north is a broad cart entrance later converted into a window, and then two doorways and three low windows (metal-framed casements) in the sub-divided northern section.

Interior

The ground floor of the two-storeyed section of range is divided into four compartments, all with ceilings of sawn upright-section transverse joists. The southernmost has an interesting old brick floor, with a raised concrete step in front of a blocked doorway at the west end of the north wall. There is a doorway on the west into the Central Range, and on the east a broader segmental arch (all in stone), with an external rebate, opening into the rear outshut. The next compartment has a pair of arches now opening into the Southern Covered Yard, and the following one a single arch, with a doorway opposite in the east wall. The fourth compartment has a pair of arches and a blocked door at the east end of its north wall, as well as a trapdoor into the granary above. The north wall has a thin course of stone c 1 m above the floor, and higher up a series of features which might be blocked slit vents or sockets for a joisted ceiling at a lower level. The south wall here is clearly secondary, being butted up against the front wall. The fifth and last compartment has a door on the west and a large sliding door into the outshut on the east; there is a partially-blocked door at the west end of the north wall into the ruinous northern section of the range.

The upper floor of the range is reached by the external stair at the south end; its boarded floor (with a series of trapdoors) is in poor condition and its walls are rendered; the roof structure (like that over the two-storeyed part of the West Range) is of close-set collared-rafter pairs.

The interior of the outshut (now ruinous) is open for most of the length of the two-storeyed section of the range, although there is a smaller compartment in line with the northernmost in the main range, and beyond that two in the outshut to the ruinous northern section of the range. On the west of the outshut the wall of the main range can be seen to be of old brick to half height; in addition to the two doorways further north there are two openings with top-hung wooden shutters and in the later upper section are a number of low windows, with timber lintels, opening into the outshut roof. Of the three compartments at the north end, the southernmost has a panel of blue-and-white tile on the north wall above the base of what may have been a stove. The three compartments are linked by doors close to the east end of their dividing walls, and the northern has an old stone bench set against the southern portion of its west wall.

2.8 THE SOUTH-EAST RANGE

The Southern Yard can be entered from the east at its north-east corner; to the south of this open entry is the single-storeyed South-East Range and to the north the much longer two-storeyed East Range. The South-East Range is built of orange brick in English Garden Wall Bond 1 & 3, with roughly tooled-and-margined stone quoins, except for the rear wall which is of coursed roughly-squared stone; it has a Welsh slate roof with a brick ridge stack, with a stepped cap, around a third of the way from the south end. At the north end of the west elevation (towards the yard) there is a doorway, then to the south a blocked door with a flat-arched lintel, and a second door in an altered opening, perhaps also originally a window, which also has a flat-arched head; then comes a stable door again with a flat-arched head, in an opening that looks to have been widened towards the north, and finally a pair of boarded double doors under a timber lintel.



Illus. 24: The South-East Range, south part viewed from the west.

The south end of the range has a central window, under a soldier lintel, and a slit in the gable, which has tumbled-in brickwork. The north end of the range also has a tumbled gable and a blocked slit in the gable. The rear elevation is featureless except for a single small window and there is another single window in the south end, towards the farmhouse.

Interior

The northern compartment of the range has a boarded door (under a long timber lintel) at the west end of its south wall, and timber lintels to the three openings on the west. Its roof is of five bays, with king-post trusses carrying two levels of purling and a ridge board. The central compartment is a narrow one, with doorways at the west end of both side walls and also one on the west; it is lit by the small window on the east, and has on the south a chimney breast with an interesting old fireplace with a plain stone surround and what looks like a piece of panelling re-used as a sort of mantel-piece above it. The larger southern compartment, entered by the double doors on the west, has had a fireplace, now removed, on the north; its roof is of four bays, the trusses having two levels of collars and carrying two levels of purlins and a diagonally-set ridge.

2.9 THE COVERED YARDS

Map evidence shows that there were two walled yards here before they were covered over in the earlier 20th century; their walls, of roughly-coursed stone and c 1.2 m high, remain, with piers in buff brick raised on top of them to carry the roof structure of the yards, which consists of three bays (the outermost bay over the northern yard now fallen) of scissor-braced trusses; each has had four trusses, the innermost set against the wall of the East Range. There is no south wall to the Southern Yard, where the trusses are now set on the stone piers on the north side of the Central Range. The missing outer truss of the Northern Yard was carried on the north by a double pier of white brick, which still stands.



Illus. 25: The Covered Yards, viewed from the north-west.

2.10 THE NORTH RANGE (see *Illus. 14, 26*)

This is a single-storey range, its front wall, west end and the western half of its north wall are in old orange brick (English Garden Wall Bond 1 & 4) and the east end and eastern half of the north wall in larger brick (English Garden Wall Bond 1 & 3); there are stone quoins and dressings and a Welsh slate roof. Towards the yard there is a

single opening, set west-of-centre, a segmental arch with alternating jambs of stone and a head of two courses of brick. The west gable end, which lies adjacent to the entry to the yard from the road on the north and has now lost its coping, seems to have had a projection or thickening on its northern part, which has been roughly cut back – this may be a remnant of a structure built against it, destroyed when the northern entry into the yard was formed. The roof is hipped at its east end; the north wall has a blocked doorway with an alternating-block surround.



Illus. 26: The North Range, viewed from the south-west.

Interior

Inside the range the walls are now largely rendered and whitewashed. There is a large opening near the east end of the south wall into the ruinous northern section of the East Range. The roof is of nine irregular bays, with collar-beam trusses which have their collars halved in from the east, and carry two levels of purlins and a diagonally-set ridge.

2.11 THE NORTH-WEST RANGE (see Illus. 15-16, 27)

On the west of the northern entry to the yard is an old brick wall (English Garden Wall Bond 1 & 3) c 2m high, that has been heightened in yellow brick; it returns westward alongside the road, with a straight joint after c 5 m with thinner and probably older orange brick (in the same bond) beyond. This links to the north-east corner of the North-West Range which consists of a pair of buildings which seem to have had open fronts facing south onto the small North-West Yard. Its east gable end is in brick, and part of the same L-plan wall linking to the north-west corner of the West Range. The remainder of the buildings are of roughly-coursed snecked stone of later-19th century character, with tooled-and-margined quoins and the roofs of Welsh slates, with a ridge of ceramic tiles. The roof of the eastern structure – of four bays with simple collar-beam trusses, carrying two purlins on each slope and a diagonally-set ridge -is now in a state of collapse whilst the similar roof of the western is more or less intact, except that its lower purlin on the south has been replaced by a circular-section pole, probably so that the roof could be retained after the collapse of the original wall-plate or arcade. The west end wall shows substantial quoins; the gable coping has been lost, other than its

southern footstone which is shaped and notched to take the first coping slab. Roughly-tooled snecked squared stone tooled and margined quoins at NW corner of NW range.



Illus. 27: The North-West Range, viewed from the south-east.

2.12 THE OUTER EAST RANGE (see Illus. 17, 28)

This adjoins the south end of the pair of cottages, and is of two storeys, being built of roughly-coursed rubble with crudely tooled-and-margined quoins and dressings. The front has a long arcade of eleven bays of timber posts carrying pads which support the timber plate, above which there are six windows, originally slatted, in alternating-block surrounds, some now blocked. Parts of the lower arcade are infilled, usually in white brick, or concealed by metal sheeting. Some at least of this infill seems to be a response to structural failure.



Illus. 28: The Outer East Range, view looking south-east.

The south end of the range has a stone external stair rising to a boarded door into the granary, to the west of which is a slatted window in an opening with an odd canted head. The rear wall has five windows to the granary, similar to those on the west but all now blocked.

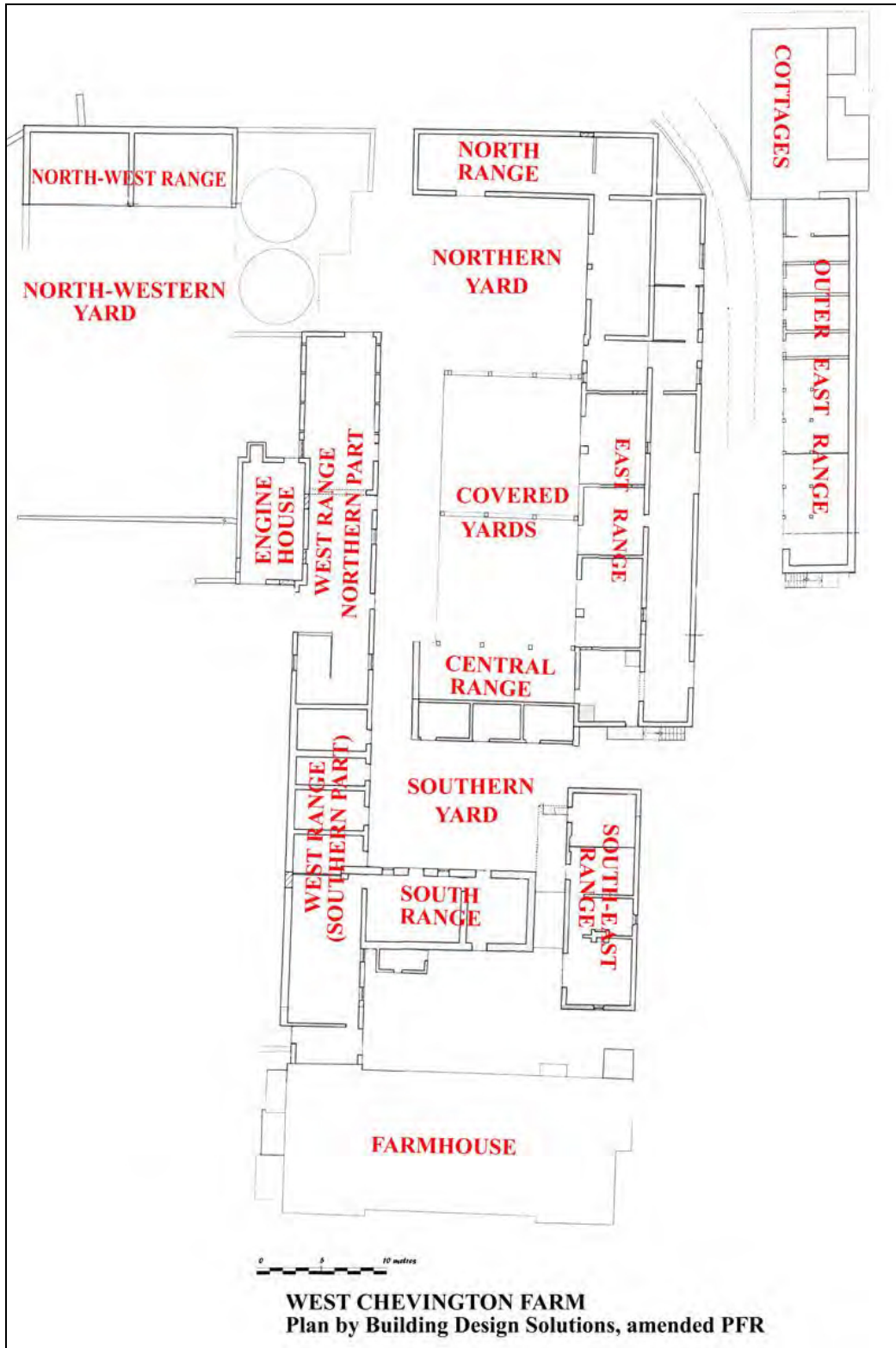
Interior

The ground floor has a longitudinal beam set west-of-centre, carried on a series of timber posts in line with those in the front wall, or where there are partition walls (all in buff brick) on pilasters. There is a boarded partition (with a door towards its west end) between the first and second bays, whilst the next three bays are divided by walls of buff brick, and are open to the roof; south of this are two three-bay sections, with a horizontally boarded partition between them.

The first-floor granary extends over the southern six bays of the range, with a wall of buff brick dividing off the northern section which was only accessible by ladder from below; the floor is now unsafe. The eleven-bay roof of the range has collar-beam trusses with the collars bolted on from the south, carrying three levels of purlins, with a ridge set diagonally carried between the overlapped ends of the principals.

3. THE PHOTOGRAPHIC RECORD

The photographic recording was undertaken in December, 2018 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 photographs are listed below with the individual elements of the buildings names according to the scheme set out in the attached plan (*Illus. 29*):



Illus. 29: Plan of West Chevington Farm, with each unit within complex labelled.

Photographic Record (*Keyed to Illus. 30, below*):

Photo. 01: Outer East range looking SE.

Photo. 02: Outer East Range; West side, North end.

Photo. 03: Outer East Range; West side, centre.

Photo. 04: Outer East range; interior view of bay 4.

Photo. 05: Outer East range; South part arcade.

Photo. 06: Outer East Range; West side, South part.

Photo. 07: Outer East Range; SW corner.

Photo. 08: Outer East Range viewed from the south-west.

Photo. 09: Outer East Range, South end.

Photo. 10: Outer East Range; East side, North end.

Photo. 11: Outer East Range; East side, centre.

Photo. 12: Outer East Range from the SE.

Photo. 13: East Range viewed from the SE.

Photo. 14: East Range; East side, South part.

Photo. 15: East Range; East side, central part.

Photo. 16: East Range; East side, North part.

Photo. 17: East Range Outshut, looking South.

Photo. 18: East Range Outshut; South end looking W.

Photo. 19: East Range Outshut; looking North.

Photo. 20: East Range Outshut; door on West side.

Photo. 21: East Range Outshut; hatch on West side.

Photo. 22: East Range Outshut; door at North end.

Photo. 23: East Range Outshut; Southern of the North rooms, North wall.

Photo. 24: East Range Outshut; central of the North rooms, looking North.

Photo. 25: East Range Outshut; Northern of the North rooms, looking North.

Photo. 26: East Range Outshut; Northern of the North rooms, looking South.

Photo. 27: Outer East Range granary; looking North.

Photo. 28: Outer East Range granary; looking NW.

Photo. 29: East Range; North end viewed from the North.

Photo. 30: North Range; East part viewed from the North.

Photo. 31: North Range; West part viewed from the North.

Photo. 32: N Range viewed from NNW.

Photo. 33: North Range viewed from NW.

Photo. 34: Entrance passage through the North Range; East side detail.

Photo. 35: North Range viewed from SW.

Photo. 36: North Range viewed from the South.

Photo. 37: North Range, looking East.

- Photo. 38: North Range, looking West.*
- Photo. 39: East Range; North part from the West.*
- Photo. 40: East Range; North part, looking North.*
- Photo. 41: East Range; North part, looking South.*
- Photo. 42: East Range viewed from NW.*
- Photo. 43: East Range; North compartment looking East.*
- Photo. 44: Yards looking AS.*
- Photo. 45: East Range viewed from West 1.*
- Photo. 46: East Range; centre North compartment, looking North.*
- Photo. 47: East Range; centre North compartment looking South.*
- Photo. 48: Centre Range, North side.*
- Photo. 49: East Range viewed from West 2.*
- Photo. 50: East Range; centre compartment looking East.*
- Photo. 51: East Range; centre compartment looking West.*
- Photo. 52: East Range; centre South compartment looking East.*
- Photo. 53: East Range viewed from West.*
- Photo. 54: Centre Range view looking West.*
- Photo. 55: Centre Range; door at East end.*
- Photo. 56: East Range; South compartment looking South.*
- Photo. 57: Centre Range view looking South.*
- Photo. 58: Centre Range viewed from SW.*
- Photo. 59: Centre Range viewed from South.*
- Photo. 60: East Range view of South end.*
- Photo. 61: East Range; South end from East.*
- Photo. 62: East Range view looking North.*
- Photo. 63: East Range view looking NW.*
- Photo. 64: East Range; view of granary door.*
- Photo. 65: South Yard, view looking SW.*
- Photo. 66: SE Range; view of North end.*
- Photo. 67: SE Range viewed from NE.*
- Photo. 68: SE Range; view of East side.*
- Photo. 69: SE Range view from SSW.*
- Photo. 70: SE Range; view of South part from West.*
- Photo. 71: SE Range view from SW.*
- Photo. 72: SE Range; South compartment looking NE.*
- Photo. 73: SE Range; view of centre compartment fireplace.*
- Photo. 74: SE Range; North part from West.*
- Photo. 75: SE Range; North compartment looking SW.*
- Photo. 76: SE Range; North compartment door threshold.*

- Photo. 77: SE Range; North compartment looking East.*
- Photo. 78: South Range viewed from North.*
- Photo. 79: South Range; East compartment looking South.*
- Photo. 80: South Range; East compartment looking North.*
- Photo. 81: South Range; view of North centre window.*
- Photo. 82: South Range; West compartment looking East.*
- Photo. 83: South Range; West compartment looking North.*
- Photo. 84: South Range; West compartment looking West.*
- Photo. 85: South Range; view of South side.*
- Photo. 86: West Range; view of South part of East side.*
- Photo. 87: West Range; view of window at South part of East side.*
- Photo. 88: West Range; South part East side looking NW.*
- Photo. 89: West Range; South end compartment.*
- Photo. 90: West Range; South part South compartment looking North.*
- Photo. 91: West Range; South part from South Yard.*
- Photo. 92: East Range; South part, 3rd compartment from South looking West.*
- Photo. 93: West Range; South part blocked door on West.*
- Photo. 94: West Range; South part Northernmost compartment looking West.*
- Photo. 95: West Range; North part from SE.*
- Photo. 96: West Range; North part East side 1.*
- Photo. 97: West Range; North part East side 2.*
- Photo. 98: West Range; North part East side 3.*
- Photo. 99: West Range; North end.*
- Photo. 100: West Range viewed from NW.*
- Photo. 101: West Range; North part viewed from NW.*
- Photo. 102: Engine House viewed from North.*
- Photo. 103: Engine House viewed from NW.*
- Photo. 104: Engine House viewed from West 1.*
- Photo. 105: Engine House viewed from West 2.*
- Photo. 106: Engine House; blocked door on West side.*
- Photo. 107: Engine House; South window.*
- Photo. 108: Engine House viewed from SSW.*
- Photo. 109: Engine House viewed from South.*
- Photo. 110: West Range; North part looking North.*
- Photo. 111: West Range; North part detail of wall.*
- Photo. 112: West Range; North part East wall.*
- Photo. 113: West Range; North part looking South 1.*
- Photo. 114: West Range; North part looking South 2.*
- Photo. 115: West Range; North part interior East wall door.*

Photo. 116: West Range; North part South end.

Photo. 117: West Range; North part South end from West.

Photo. 118: West Range; North part South end looking SE.

Photo. 119: West Range; South part West wall 1.

Photo. 120: West Range; South part West wall 2.

Photo. 121: West Range; South part West wall 3.

Photo. 122: West range; South end from West.

Photo. 123: Engine House view looking North.

Photo. 124: Engine House view looking NE.

Photo. 125: Engine House view looking SE.

Photo. 126: Engine House view looking South.

Photo. 127: Engine House view of West wall.

Photo. 128: NW Range viewed from South.

Photo. 129: NW Range viewed from SE.

Photo. 130: North Yard view looking NE.

Photo. 131: Wall West of North entrance.

Photo. 132: NW Range viewed from North.

Photo. 133: NW Range viewed from NW.

Photo. 134: Covered yards looking East.

Photo. 135: South covered yard view looking East.

Photo. 136: South end of East Range North part.

Photo. 137: North covered yard view looking North.

Photo. 138: Covered yards viewed from NW.

Photo. 139: Engine House and West range.

Photo. 140: House north frontage viewed from the NW (N.B. Not strictly part of the formal record but included for reference).



Illus. 30: Key plan showing the location of record photographs at West Chevington Farm, Northumberland.



1 Outer E range looking SE



2 Outer E Range W side N end



3 Outer E Range W side centre



4 Outer E range bay 4 interior



5 Outer E range S part arcade



6 Outer E Range W side S part



7 Outer E Range SW corner



8 Outer E Range from SW



9 Outer E Range S end



10 Outer E Range E side N end



11 Outer E Range E side centre



12 Outer E Range from SE



13 E Range from SE



14 E Range E side S part



15 E Range E side centre



16 E Range E side N part



17 E Range Outshut looking S



18 E Range Outshut S end looking W



19 E Range Outshut looking N



20 E Range outshut door on W



21 E Range outshut hatch on W



22 E Range Outshut door at N end



23 E Range Outshut S of N rooms N wall



24 E Range Outshut centre of N rooms looking N



25 E Range Outshut N of N rooms looking N



26 E Range Outshut N of N rooms looking S



27 Outer E Range granary looking N



28 Outer E Range granary looking NW



29 E Range N end from N



30 N Range E part from N



31 N Range W part from N



32 N Range from NNW



33 N Range from NW



34 N Entry E side detail



35 N Range from SW



36 N Range from S



37 N Range looking E



38 N Range looking W



39 E Range N part from W



40 E Range N part looking N



41 E Range N part looking S



42 E Range from NW



43 E Range N compartment looking E



44 Yards looking AS



45 E Range from W 1



46 E Range centre N compartment looking N



47 E Range centre N compartment looking S



48 Centre Range N side



49 E Range from W 2



50 E Range centre compartment looking E



51 E Range centre compartment looking W



52 E Range centre S compartment looking E



53 E Range from W 3P2670206



54 Centre Range looking W



55 Centre Range door at E end



56 E Range S compartment looking S



57 Centre Range looking S



58 Centre Range from SW



59 Centre Range from S



60 E Range S end



61 E Range S end from E



62 E Range looking N



63 E Range looking NW



64 E Range granary door



65 S Yard looking SW



66 SE Range N end



67 SE Range from NE



68 SE Range E side



69 SE Range from SSW



70 SE Range S part from W



71 SE Range from SW



72 SE Range S compartment looking NE



73 SE Range centre compartment fireplace



74 SE Range N part from W



75 SE Range N compartment looking SW



76 SE Range N compartment door threshold



77 SE Range N compartment looking E



78 S Range from N



79 S Range E compartment looking S



80 S Range E compartment looking N



81 S Range N centre window



82 S Range W compartment looking E



83 S Range W compartment looking N



84 S Range W compartment looking W



85 S Range S side



86 W Range S part E side



87 W Range S part window on E



88 W Range S part E side looking NW



89 W Range S end compartment



90 W Range S part S compartment looking N



91 W Range S part from S Yard



92 E Range S part, 3rd compartment from S looking W



93 W Range S part blocked door on W



94 W Range S part Nmost compartment looking W



95 W Range N part from SE



96 W Range N part E side 1



97 W Range N part E side 2



98 W Range N part E side 3



99 W Range N end



100 W Range from NW



101 W Range N part from NW



102 Engine House from N



103 Engine House from NW



104 Engine House from W 1



105 Engine House from W 2



106 Engine House blocked door on W



107 Engine House S window



108 Engine House from SSW



109 Engine House from S



110 W Range N part looking N



111 W Range N part detail of wall



112 W Range N part E wall



113 W Range N part looking S



114 W Range N part looking S 2



115 W Range N part interior E wall door



116 W Range N part S end



117 W Range N part S end from W



118 W Range N part S end looknig SE



119 W Range S part W wall 1



120 W Range S part W wall 2



121 W Range S part W wall 3



122 W range S end from W



123 Engine Ho looking N



124 Engine Ho looking NE



125 Engine Ho looking SE



126 Engine Ho looking S



127 Engine Ho W wall



128 NW Range from S



129 NW Range from SE



130 N Yard looking NE



131 Wall W of N entry



132 NW Range from N



133 NW Range from NW



134 Covered yards looking E



135 S covered yard looking E



136 S end E Range N part



137 N covered yard looking N



138 Covered yards from NW



139 Engine Ho and W range



140 House north frontage from the NW _

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 THE DEVELOPMENT OF THE GROUP.

At first sight the farm buildings appear a complex group with a variety of different fabric types and structural features, and it is some surprise that one finds the 1st edition Ordnance Survey 6":1 mile map (surveyed in c.1859) showing the buildings as having very much the same footprint as at present. The only earlier cartographic depiction traced, at an sufficiently large enough scale to be of use, is the map accompanying the West Chevington Tithe Award dated c.1841 (*Woodhorn Archive ref DT 487 M*) which shows the farmhouse (as a U-plan building with projecting rear wings – the pace between them has been largely infilled by a more recent block) and a single east-west building set a little to the north. This may not be an accurate survey in the same manner as the OS map (and also that it may have been surveyed some years before the stamped date) but nevertheless it would seem to imply that the bulk of the present buildings post-date it and were probably erected in the period 1840-1860, bar the South Range (which fits very well with the single detached structure shown on the Tithe Award) which is of stone and clearly rather earlier than the adjacent ranges. It does seem strange if the farmhouse, a substantial brick building dated to c.1700, was not accompanied by more extensive buildings before it was more than a century old.

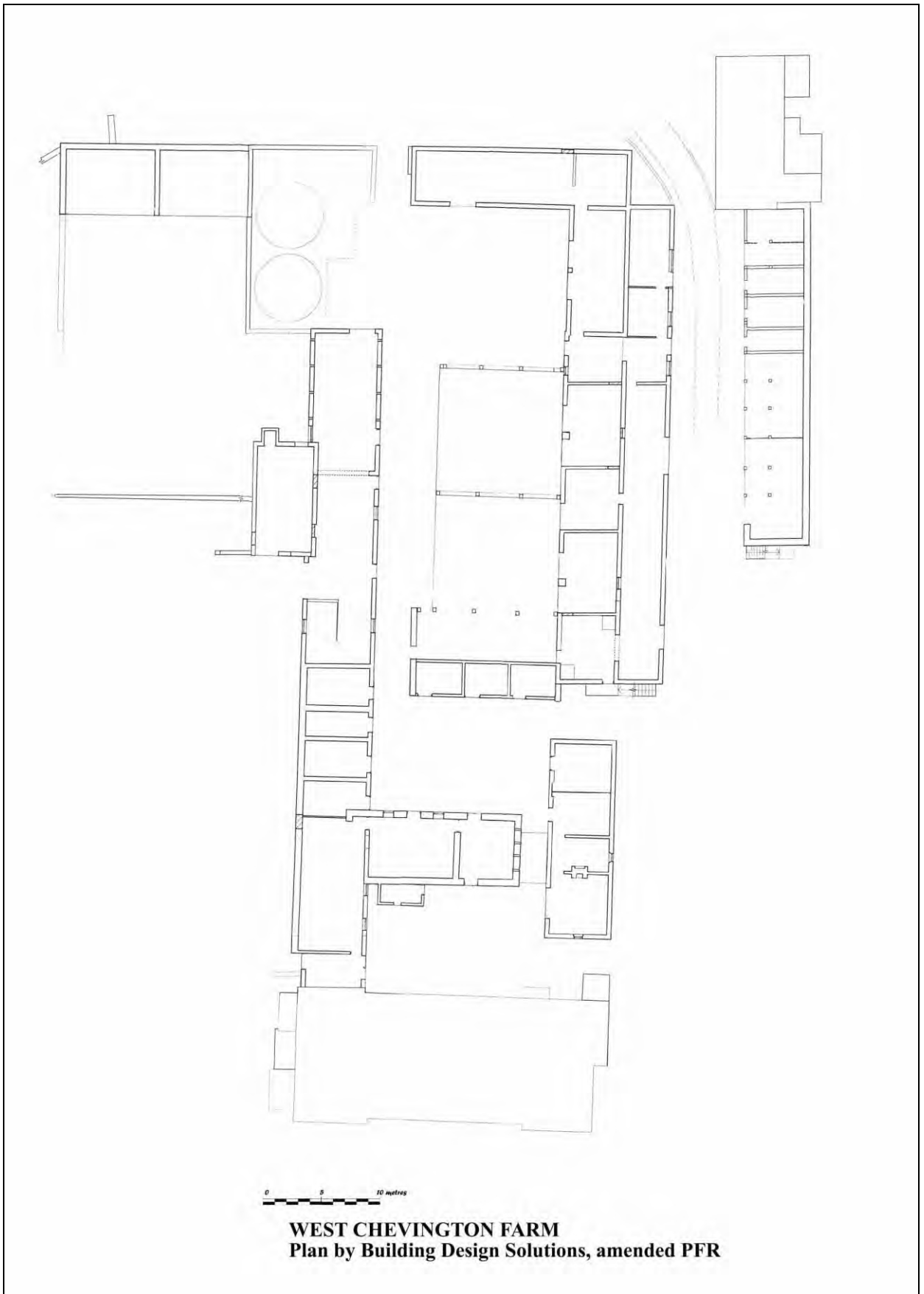
The earliest buildings of the main phase seem to have been built of orange brick, usually in English Garden Wall Bond 1 & 4, with cut sandstone quoins, and some stone rear walls, with raised copings that display characteristic 'tumbling' in their gable ends (which itself usually seems to be typical of 18th rather than 19th century work). The raised copings seem to imply a different roof covering to the present Welsh slates, presumably pantiles. Straight joints show that the rear outshut to the East Range and the two open-fronted stone buildings of the North-West are later additions. Map evidence makes it clear that then two cattle yards in front of the East Range were covered in during the early 20th century, possibly at the same time as there was an extensive remodelling of the buildings in light buff brick (variously termed firebrick, colliery brick or engineering brick). This included the total rebuilding of the northern part of the West Range and the addition of an upper floor to the East Range. This light brick may have been used at several different dates; the underpinning of the arcade, and creation of partition walls in the Outer East Range, which was clearly suffering from structural problems, may be more recent. Map evidence shows that the entry to the farmyards at the west end of the North Range was only created in the early 20th century (between c.1897 and c.1923) by removing the east end of a structure which formerly linked North and North-West Ranges, which was still present on the c.1959 map but had since then been reduced to its rear wall. There was also a building projecting south from it, separating the Northern and North-Western Yards, but during the later 20th century this had been replaced by two big circular metal silos; to the west of this the c.1959 map shows the North-Western Yard as divided into two and covered over.

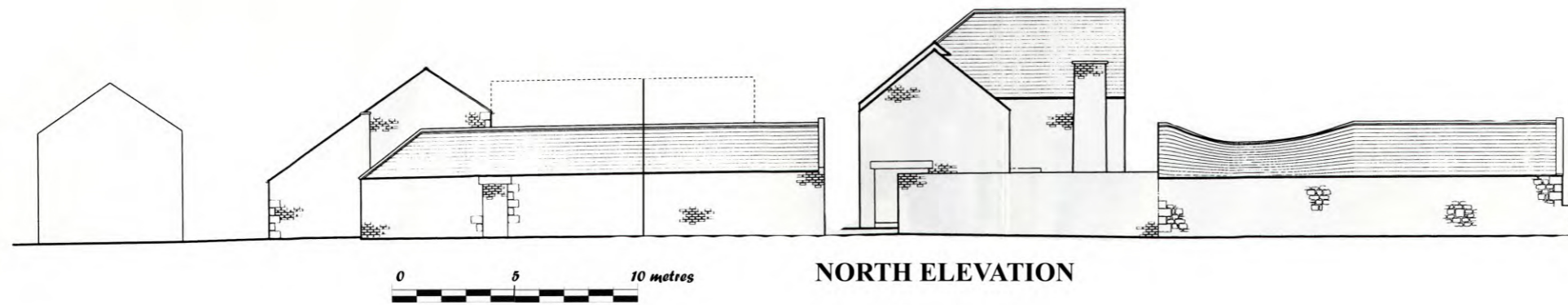
This is an interesting, though not exceptional, complex of farm buildings reflecting a period of transition in the construction and operation of planned farms in the mid-19th century when horse-power was giving way to steam. A large part of the significance of these buildings lies in the almost complete survival of the complex as constructed by c.1860, but the present, highly dilapidated state of most of the buildings detracts from their importance.

4.2 RECOMMENDATIONS

It is recommended that as much of the historic fabric as possible, as well as the overall ground plan, is retained during their conversion to residential use.

APPENDIX 1: Plans and Elevations as existing.





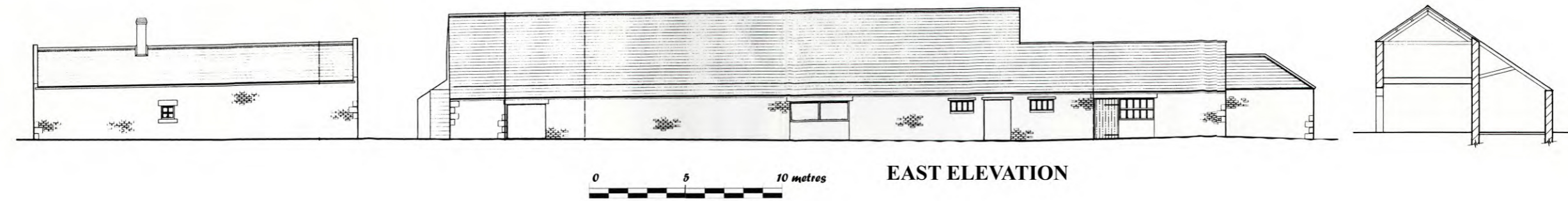
NORTH ELEVATION



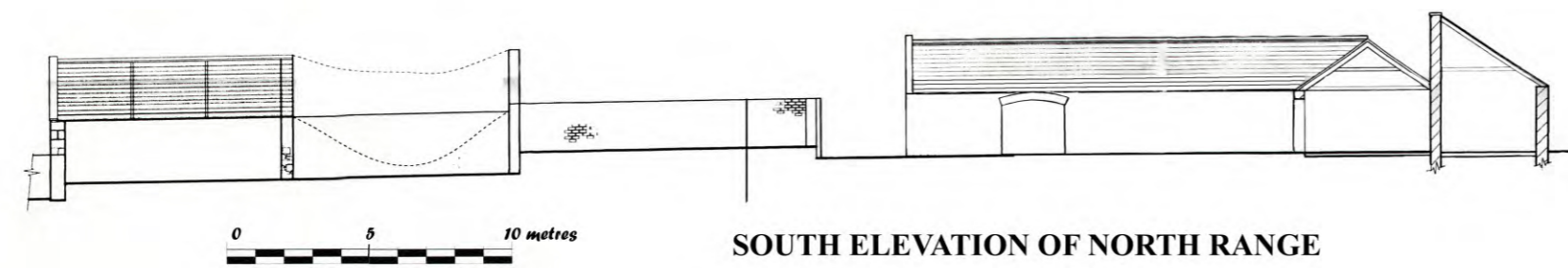
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



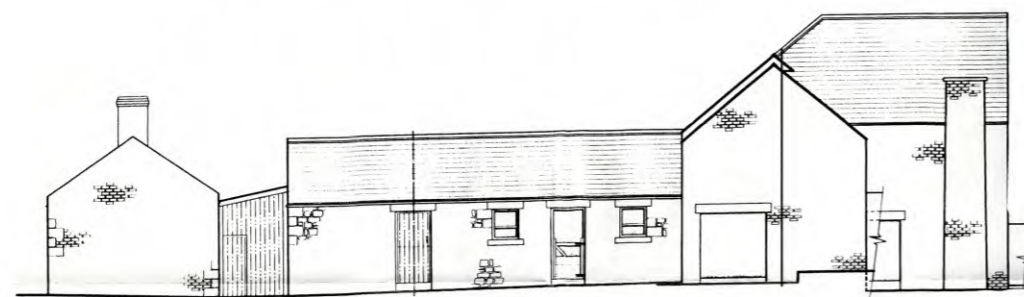
SOUTH ELEVATION OF NORTH RANGE

BD Building Design Solutions	
Simon S Beesby BSc(Hons) MRICS FRAV 01670 786091	
Client	UK Coal Ltd
Job	West Chevington
Title	Existing Elevations
Dwg. No.	155760-F
Date	Sep 2011
Rev.	
Scale	1:250@A3

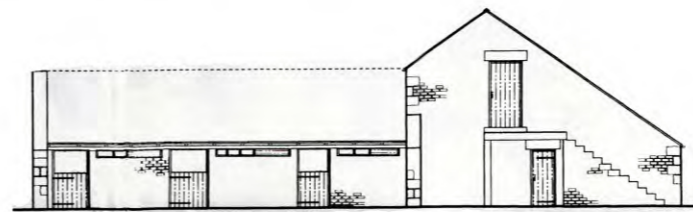




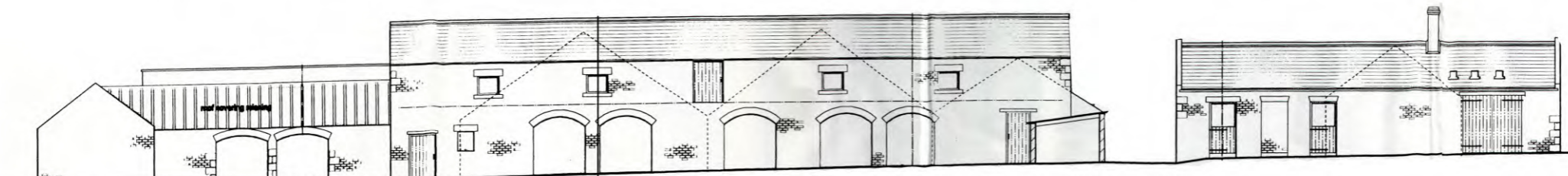
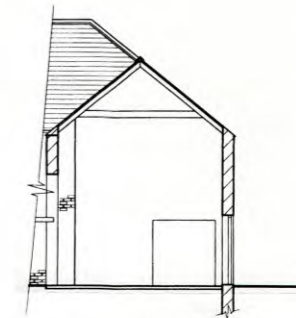
EAST ELEVATION OF WEST RANGE



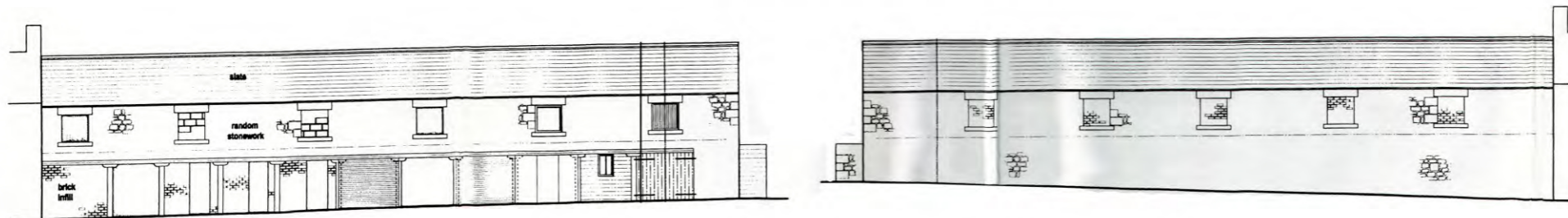
NORTH ELEVATION OF SOUTH RANGE AND ENGINE HOUSE



SOUTH ELEVATION OF CENTRAL BLOCK AND SOUTH END OF EAST RANGE



WEST ELEVATION OF EAST AND SOUTH-EAST RANGES



FAR EAST RANGE, WEST AND EAST ELEVATIONS

		Building Design Solutions Simon S Beeby BSc(Hons) MRICS FAW 01670 786091	
		Client	UK Coal Ltd
Job	West Chevington		
Title	Existing Elevations		
Dwg. No.	155760-F	Rev.	
Date	Sep 2011	Scale	1:250@A3



APPENDIX 2.

WEST CHEVINGTON FARM BUILDINGS: WRITTEN SCHEME OF INVESTIGATION FOR AN HISTORIC BUILDINGS RECORD. Prepared by The Archaeological Practice Ltd. & Peter Ryder, Historic Buildings Consultant, December 2017.

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

1.1.1 This document is provided as a written scheme of investigation, or project design, for a programme of historic buildings recording at West Chevington, in order to mitigate the impacts of development works on the upstanding masonry of these buildings.

1.1.2 The buildings are not listed themselves, but are associated with the Grade II-listed West Chevington Farmhouse, which is of later 17th century date. The buildings are arranged around two yards, with two outlying ranges; they are constructed of stone and a variety of types of brickwork, and clearly represent several constructional phases mostly of 19th and 20th century dates. It is proposed to remodel the buildings internally while retaining their overall form, although some new openings will be made.

1.1.3 With respect to the current planning proposals, the Northumberland Assistant County Archaeologist has stipulated that a condition of work carried out on the historic standing building is an archaeological record of the standing buildings which should be carried out by a recognised historic buildings specialist in order to identify and record any historically-significant features of the building

2 METHOD OF BUILDING RECORDING

The programme of building recording will be carried out to the standards of an *English Heritage* (EH) Level 2 historic buildings record, following the guidelines issued by *EH* in 2006 and will comply with the standard guidelines issued by *Northumberland Conservation* for the recording of farm buildings.

2.1 General

2.1.1 The Field Investigation will be carried out by means of Archaeological Record.

2.1.2 All work will be carried out in compliance with the codes of practice of the Institute of Field Archaeologists (IFA).

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.

2.1.4 The developer has provided a set of floor plans and external elevations of the buildings, which can be modified or annotated to include any features identified as important, either during advance examination or during monitoring of works in progress. Specifically, this will include any previously unrecognized features or features made apparent during stripping or other internal or external works will also be recorded appropriately.

2.1.5 An appropriate control network for the survey of any archaeological remains revealed will be established.

2.1.6 The survey control network will be related to the OS grid.

2.1.7 The survey control network and the position of recorded structures, will be located on a map of an appropriate scale (1:2500 or 1:500)

2.1.8 At least one absolute height value related to OD will be recorded for each archaeological context.

2.1.9 All processing, storage and conservation of any artefacts recovered will be carried out in compliance with the relevant IFA and UKIC (United Kingdom Institute of Conservation) guidelines.

2.1.10 Portable remains will be removed by hand; all artefacts encountered will be recovered.

2.1.11 Written descriptions. Minimum recorded details will consist of the following: a unique identifier; The National Grid reference of the building and details of listing or scheduling; the date when the record was made and the name of the recorder and an objective description of the structures. Also included will be a summary of the building's plan, type and purpose, materials used in construction and so far as is possible, the date of construction and of phases of subsequent development.

2.1.12 All staff must be suitably qualified and experienced for recording historic buildings and a curriculum vitae will be supplied if requested to the Northumberland Conservation for approval prior to work commencing. Furthermore, all staff will familiarise themselves with the archaeological background of the site and with the work required, and must understand the projects aims and methodologies.

2.2 Drawn Record

2.2.1 The report will show the form and location of any structural features of historic significance, using scale plans of floor plans if appropriate. Drawn sections should illustrate the vertical relationships within the buildings.

2.2.2 Areas of modern disturbance should be noted on plans and/or elevations as this will help to identify areas where impact on historic fabric can be reduced in future applications within the buildings

2.2.3 Accurate scale plans and section drawings should be drawn at 1:50, 1:20 and 1:10 scales as appropriate. Architect's plans and elevations will be used, providing that they at a recognisable planning scale and show sufficient structural detail. Any additional features and any discrepancies found on site must be amended on the plan.

2.2.4 The recorded buildings should be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area.

2.3 Photography

2.3.1 Any features of archaeological note will be recorded on using digital photography. A system will be used for identifying the archaeological features photographed. The record will include, in addition to detailed views of specific features, the context of the feature and the relationship of the feature and its context to the wider setting and, where appropriate, to other buildings, sites or viewpoints. Therefore, both

general photographs of the interior and exterior of the building and detailed shots of fabric, fixtures and/or fittings that will be affected by the proposed development will be included.

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

2.3.3 Digital photographs will be taken using a camera of at least 10 megapixels using a Single Lens Reflex to take photographs in TIFF format or JPEG (Joint Photographic Experts Group) format with the camera set for the largest image size with least compression. JPEG will be converted to TIFF before they are deposited with the HER and ADS archive.

2.3.4 The positions of the record photographs will be placed in the context of the buildings complex as a whole by providing a plan of their locations and record photographs of the features in relation to other buildings and features.

3 ANALYSIS AND REPORTING OF RECOVERED DATA

3.1 Following the completion of the Field Investigation and reporting, an archive (the Site Archive) containing all the data gathered during fieldwork will be prepared.

3.2 Following completion of the Field Investigation, a full report will be prepared collating and synthesizing the structural, artefactual and environmental data relating to each agreed constituent part of the evaluation works.

4. PRODUCTION OF FINAL REPORT

4.1 Copies of the report will be provided within two months of the completion of fieldwork to the Client and Northumberland County Archaeologist (for consideration and deposition in the HER). An additional digital copy of the report will be lodged with the Northumberland County HER.

4.2 One bound copy of the report will be provided to the Planning Authority, with each page and heading numbered. Any further copies required will be produced electronically. The report will include as a minimum the following:

The report will include as a minimum the following:

1. Planning application number, OASIS reference number and an 8 figure grid reference
2. A location plan of the site at an appropriate scale of at least 1:10 000
3. A location plan of the extent of the site. This must be at a recognisable planning scale, and located with reference to the national grid, to allow the results to be accurately plotted on the Historic Environment Record
4. Plans and elevations of the building, cross-referenced in the text
5. A summary statement of the results
6. A detailed description of the results
7. Photographs of the building including both internal and external shots and detailed photographs of significant fabric, fixtures and fittings
8. An appendix comprising a register of all colour transparencies and black and white prints
9. A copy of this brief

Any variation to the above requirements should be approved by the planning authority prior to work being submitted

4.3 Following completion of the analysis and publication phase of the work, arrangements will be made to deposit the Site Archive and the Research Archive with the designated repository within 6 months of the end of the fieldwork. Additionally, a copy shall be offered to the National Monuments Record (NMR).

4.4 Should the results of the work merit full publication, a paper on the findings will be offered to an appropriate regional or national journal, such as *Archaeologia Aeliana*, while summary reports of the project will be prepared for inclusion in the appropriate Notices, Annual Reviews, Northumberland Archaeology (the Northumberland County Council Annual Reports Series), etc.

5. ARCHIVING

5.1 ADS - The Archaeological Contractor will carry out online archiving of the digital record photographs with Archaeological Data Services (ADS), York.

5.2 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 County Archaeologist. 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 to or incorporation of the final report (see 3.4) into the HER.

6. TIMESCALE & PERSONNEL

6.1 Timescale

The Archaeological Practice will require advance notice of at least five working days in order to ensure attendance on site.

6.2 Following the completion of on-site work, further time will be required to produce an appropriately illustrated report on the work, as detailed above.

6.3 Personnel

The building recording and monitoring work will be carried out by Richard Carlton and Peter Ryder.