

FARM BUILDINGS AT LANGLEEFORD, Northumberland

An Historic Building Assessment

July 2018



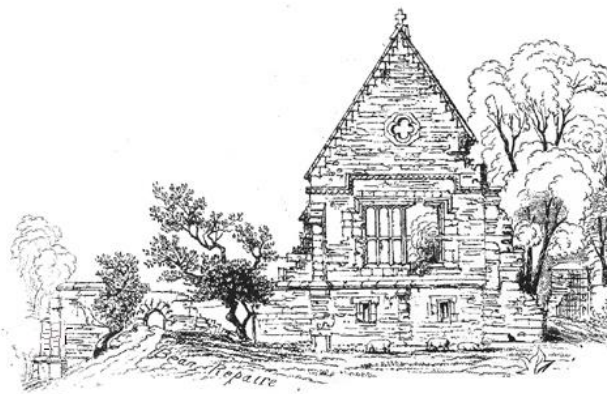
The Buildings from the South

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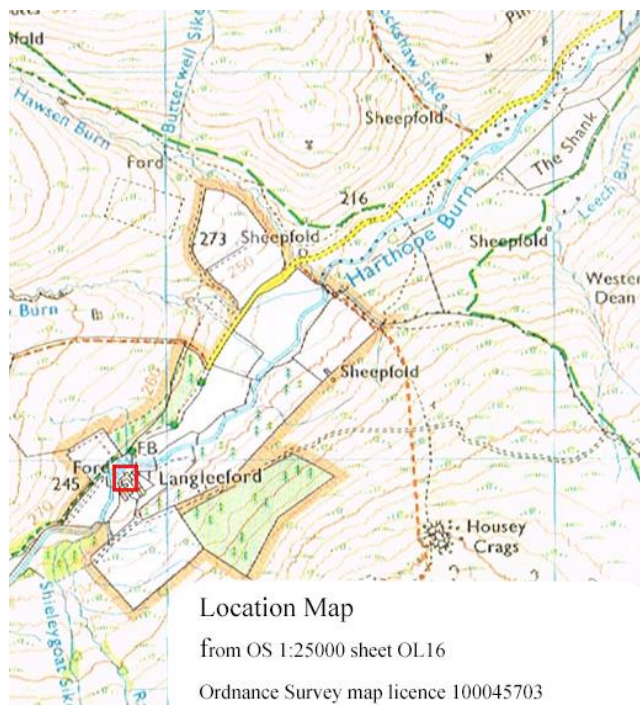


Farm Buildings at Langleeford

Introduction

Langleeford is a remote farm in the Harthope Burn valley, 7.5 km south-west of Wooler in Northumberland.

The farm buildings which are the subject of this report (NGR NT 9489 2196) are situated to the west of the farmhouse, on the south bank of the Harthope Burn and are, like the house, Grade II listed buildings. The main block of building faces towards the house, a little north of east, but for the sake of simplicity in the following account this is taken as east.



Description

The various components of the group are as follows.

The Main Range faces east, and contains a stable and to the north a two-storeyed section (but of the same height; there is no external division between the two parts) containing a byre (now kennels) with a granary above. At the south end of the Main Range is a lower Shed and at the north the narrower Store and Generator House range. Attached to the rear of the Byre/Granary is the lower Cartshed Range, facing onto a yard on the south which has old walling on the west and on the western part of the south side (which lines up with the south end of the Main Range), with a recent pent-roofed open shed backing on the west wall.

Separate from the main group, a little to the north of the Store/Generator House range is an old pigsty with, adjacent to it, two stone piers that carried the south end of a former footbridge across the Burn, which are themselves of some historic interest.

The Main Range

The Main Range has a stable at its south end and two-storeyed section (of the same height) to the north with a byre (now kennels) with a granary above. It is built of roughly-coursed rubble, with large and irregular quoins (particularly in the lower parts of its angles); most of its openings have tooled-and-margined sandstone dressings; the east and north walls have been rendered and whitewashed, and the dressings painted black. The roof is of blue slates.



The Main Range from the south-east.

On the front (east) elevation the stable has a central doorway flanked by two square windows, the southern part-slatted and the northern a 9-pane fixed casement, all in alternating-block surrounds. The byre/granary to the north has a central boarded stable door, above a concrete ramp (the ground falls away to the north, and there is an exposed boulder plinth towards this end of the range). At either end of the byre is a blocked slit vent, with the render painted to simulate a cut-stone surround. Directly above the byre door is an almost square pitching door into the granary, again with an alternating-block surround and a timber lintel at the level of the eaves.



The Main Range (south part) from the west

On the west, towards the yard, the major part of the byre/granary is covered by the Cartshed Range within which there is a doorway (in line with the entrance on the east) with a rebated alternating-block surround (in red sandstone, unpainted) which was presumably originally external; there is a small wall locker adjacent to its south jamb, To the north is a blocked slit vent and there is another slit vent to the south, now just outside the wall of the Cartshed Range, opposite their counterparts in the east wall. The central passage of the Stable has a doorway, probably an insertion, which has a single cut block at the head of each jamb and a cut lintel; a little to the north of it is a thin horizontal timber in the wall 1.8 m above the ground, with a little brickwork both above and below it; it might be the lintel of a small blocked opening, but heavy mortaring in this area makes this unclear. Just above the lintel of the doorway, around a metre below the eaves, is a level course that may mark an earlier wallhead.

The west part of the north gable end of the range is abutted by the later Store/Generator House building, above which are traces of two earlier roof lines. The lower, springing from the present eaves of the added building, is quite steep and may relate to a heather-thatched roof. The other, a little higher up, relates to a higher-level pantile roof to the present building, evident

on a late 19th/early 20th century postcard, which shows that the whole structure had been raised and then reduced back to around its original height.

The south end of the range, above the Shed roof, shows evidence of an earlier steeper gable (probably for a heather-thatched roof), which probably relates to the apparent wall head visible on the west wall.

Internally the Stable has a concrete floor, and three stalls on either side of a central passage; there has been considerable alteration but some stall divisions, of vertical boarding with sloping top rails, survive; the stall fronts and doors have open slatting. The roof is of three bays, having simple collar-beam trusses with iron tie-bars rising from the feet of the principals to the centre of the collar, where they join a third dropping from the apex; there are two purlins on each roof slope, and a further purlin-like timber is set close to the apex in lieu of a conventional ridge.

The Byre/Granary has a similar plan with a central passage, with a series of relatively modern kennels on the south, and to the east of them a wooden stair rising steeply northwards to the granary. There are two heavy transverse beams, on either side of the passage, carrying the axial upright-section sawn joists of the granary floor, but at the north end, c 0.40 m from the end wall, is a third beam set at a lower level, below the present joists, which seems to survive from an earlier phase of the building. There has been a similar tie close to the south end, of which only a short stub end survives on the east (right) and an empty socket on the west wall). At the east end of the south wall (at the foot of the Granary stair) is a recess c 0.60 m wide and high with a timber lintel, of uncertain function. The Granary has a three-bay roof of the same type as the Stable.



The Shed

At the south end of the block is a lower shed, of rubble with unshaped boulders as angle quoins, and a pair of boarded doors under a modern timber lintel. The south wall has a central window with a timber lintel; the upper section of the wall, above the level of the side walls, is rendered and whitewashed; was there originally some form of additional outbuilding protecting the lower wall?

The Store and Generator House

Set back at the north end of the Main Range is the lower Store and Generator House building, built of rubble (whitewashed) with a modern corrugated metal roof. On the east it has a single window with a timber lintel and cut stone sill, and at the north end of the wall a pair of modern boarded doors under a timber lintel, opening into the Generator House.



Main Range from north-east, with Store/ Generator House on right

The north gable end has a central small rectangular window, set oddly on a slight slant, at the level of the side wall eaves, with a projecting slab a little to the east of it. The west wall has a window at its north end and a boarded door further south, both under modern timber lintels.

The Cartshed Range

This fronts south onto a yard, and is built of rubble (lightly whitewashed in parts) with some painted sandstone tooled-and-margined dressings and a blue slate roof. The front elevation has an inserted doorway with a timber lintel at its west end, midway along a segment-arched cart entrance with a good alternating-block surround, and towards the east end a doorway with a rebated alternating-block surround.

At the west end there are full-height quoins at the north-west corner, but only two quoins at the south-west, the masonry running through with the yard wall which continues to the south (see below).



The Cartshed Range from the south

The rear (north) elevation has a single boarded door, in an alternating-block surround, towards its east end.

Internally the range is divided into two parts, a long western section and a smaller compartment, with its floor at a lower level, at the east end. Each has a roof of the same type, the former of six bays and the latter of two – the trusses have two levels of collars (the lower only just above the eaves) with a single purlin on each roof slope, and a ridge board. The two eastern trusses over the main part have substantial posts standing against the internal face of the south wall, to additionally proper their tie-beams.

In the cross wall that divides the two sections of the range is a simple central doorway without cut dressings, under a timber lintel.

The Yard Wall

The west wall of the yard, c 1.8 m high, continues the line of the west end of the Cartshed Range to the south for just under 10 m (with a plain opening, now without any lintel, close to the range), then returns east for c 7 m. A modern lean-to open shed has been built inside it. There are alternating quoins (like those at the north-west corner of the Cartshed Range) at the south-west corner, but part of the south wall seems older, built of larger cobbles and slightly curved in plan. Late 19th and early 20th century maps show this as forming the rear wall of a kennel block, now demolished. To the east this wall lines up with the south end of the Main Block, but any continuation has been completely removed.

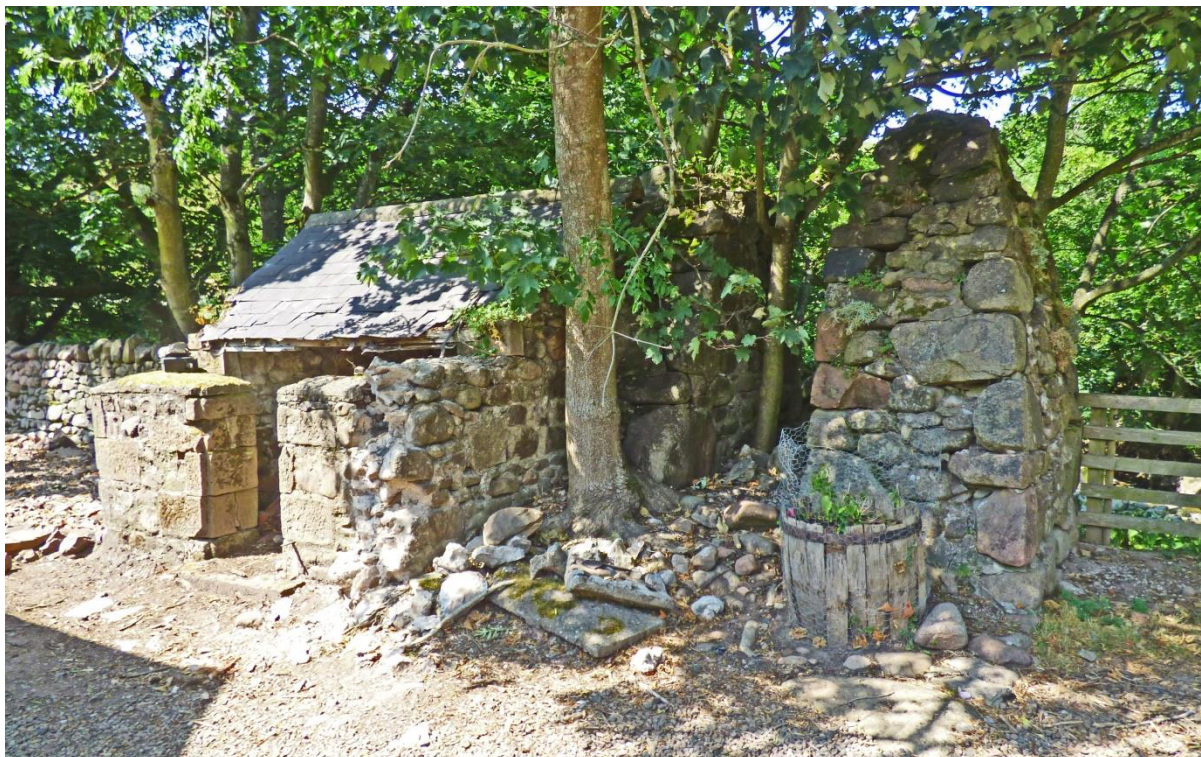


The group from the south-west – Southern Yard Wall, incorporating remnant of former kennels, in centre

The Bridge and Pigsty.

3 m north of the north end of the Store/Generator House building is an interesting pair of structures which although relatively minor form an integral part of the historic farm building group. A pair of lozenge-plan piers, each c 2

by 1.5 m at ground level, taper as they rise to a height of c 3 m. Only c 0.60 m apart, they formerly carried the wooden walkway of a footbridge, at a little above ground level; from their tops ran the chains from which the bridge was suspended. The piers are of rubble, with large boulders used as quoins. An old postcard shows the bridge intact; it seems to have been removed in the mid-20th century when it was replaced by the present road bridge a little to the east.



Bridge piers and Pigsty from south-east

Apparently built onto the western bridge pier (which forms the northern part of its east wall) and backing onto a rubble boundary wall is a rubble pigsty with a pent blue slate roof ending short of the south wall, leaving a small exercise yard, its central opening being rebated for an external gate.

Discussion

The oldest building on the site appears to be the Main Range, the rectangular block containing the Stable and Byre/Granary, which would appear to have originated as a building of rubble, with rough boulder quoins, side walls around a metre lower than at present and steep gables, perhaps indicating the use of heather hatch. The only original features to survive are the slit vents at each end of the side walls of the Byre, and the transverse beam near the north end

of the Byre indicating an upper floor at a lower level. Although nothing particularly diagnostic survives, a date in the later 18th century seems likely

The other two parts of the range the Shed to the south and the Store/Generator House to the north, are of similar construction (without cut quoins or dressings), and the latter has evidence of having had a steep and presumably thatched roof, so they are probably only a little later.



Old postcard, late 19th or early 20th century, showing the Store/Generator House range before its latest re-roofing, and the former footbridge.

In the 19th century the Main Range was remodelled, its side walls being raised and roof pitch reduced, so that it was covered by slates (as at present) or perhaps pantiles. The openings on the east (and Byre doorway on the west) were re-formed and given tooled-and-margined sandstone dressings. Possibly at the same time the block to the north (Store/Generator House) was heightened and given a pantile roof, as shown by a late 19th or early 20th century postcard.

It is not clear when the attached range to the west (Cartshed Range) was built; a c 1897 Ordnance Survey map shows a narrower structure here, the present more substantial block only appearing on the 3rd edition map of c1920. It is built of the usual rubble, but with tooled-and-margined quoins and dressings – although these are similar to those of the remodelled Main Range, it is probably later because it covers the west doorway of the Byre/Granary that looks originally to have been external.

There have been further changes during the 20th century. The kennel block which backed onto the south side of the walled yard has gone (to be replaced by the kennels now within the Byre) and the Store/Generator House range has been reduced to something like its original height and given a new metal roof.

Summary

Langleeford is a highly picturesque old farm with high landscape value. The farmhouse is reported to be of late 18th century date, remodelled in the 19th century, and as might be expected the buildings demonstrate a similar two-phase structural history. In their earliest phase they were vernacular structures very typical of the area, with walls of local rubble (with no imported cut dressings) and probably heather-thatched roofs. As often they were brought up to date in the later 19th century with the roofs being replaced in pantile or slate, and new openings given cut sandstone surrounds; the Cartshed Range may even be as late as the early 20th century, but is still of standard Victorian character.

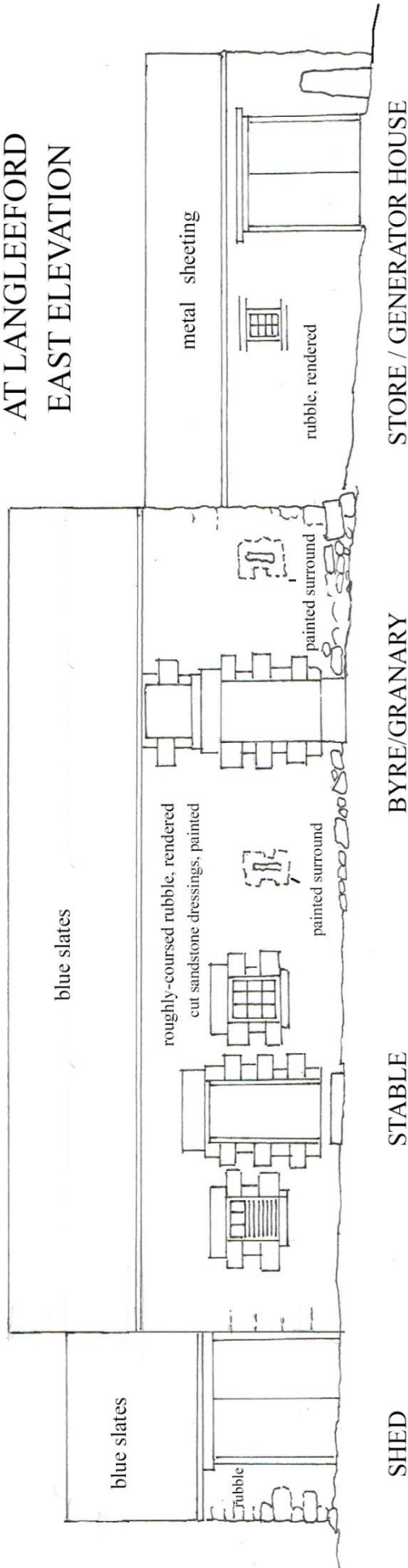
The buildings are attractive and interesting, although there are no features which can really be classed as of outstanding importance; the best features are the front (east) elevation of the Main Range, unaltered for a century or so, and its instructive gable ends with their evidence of earlier roof-lines.

Peter F Ryder, July 28 2018

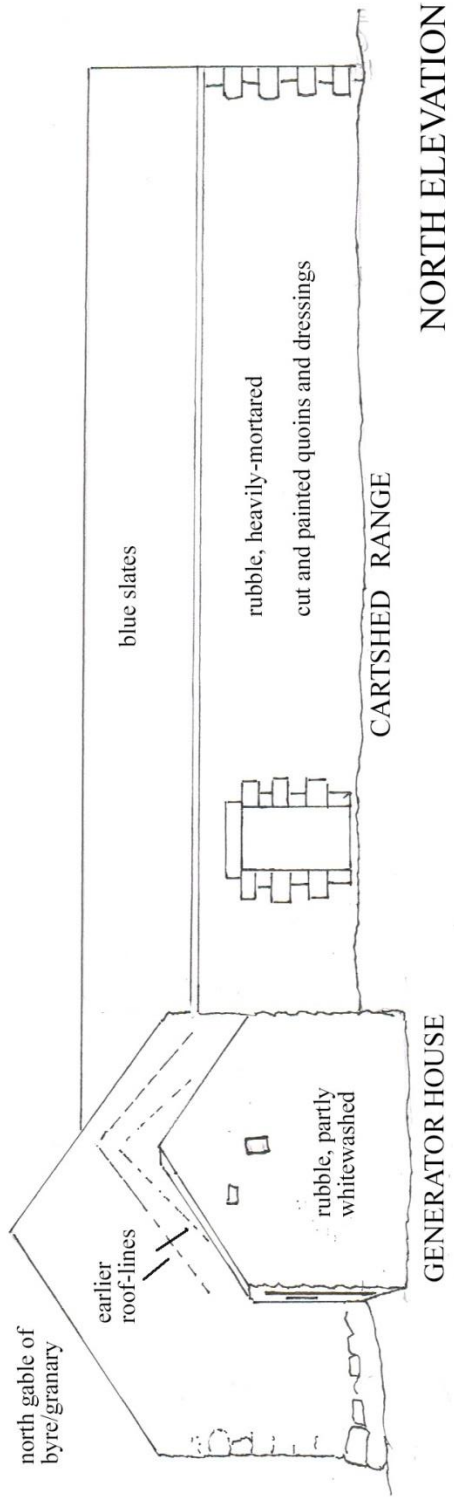


FARM BUILDINGS AT LANGLEEFORD
 Provisional Phased Plan
 Peter Ryder July 2018 after provided survey

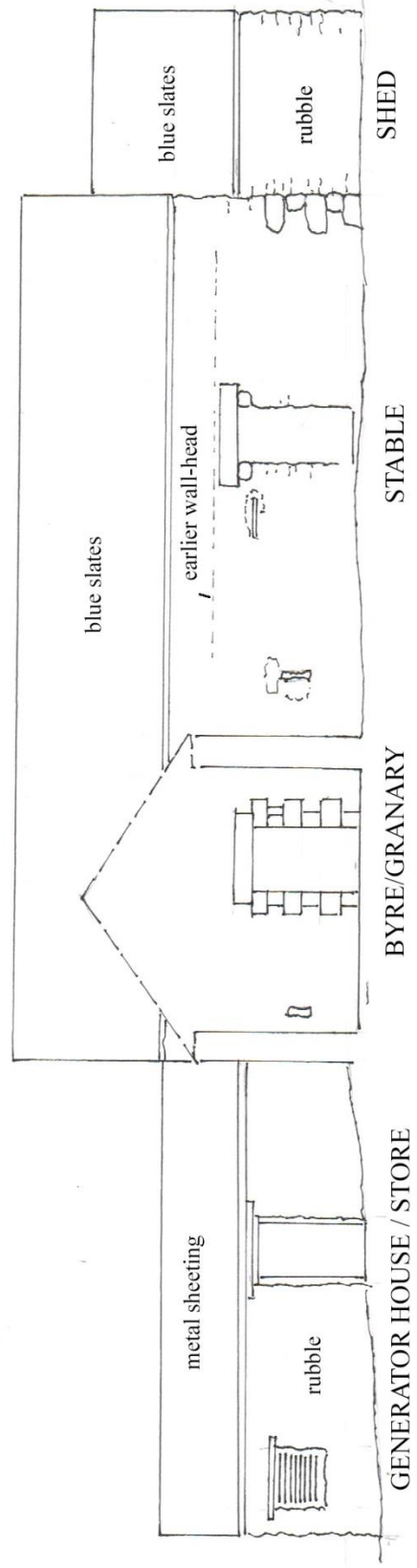
FARM BUILDINGS
AT LANGLEEFORD
EAST ELEVATION



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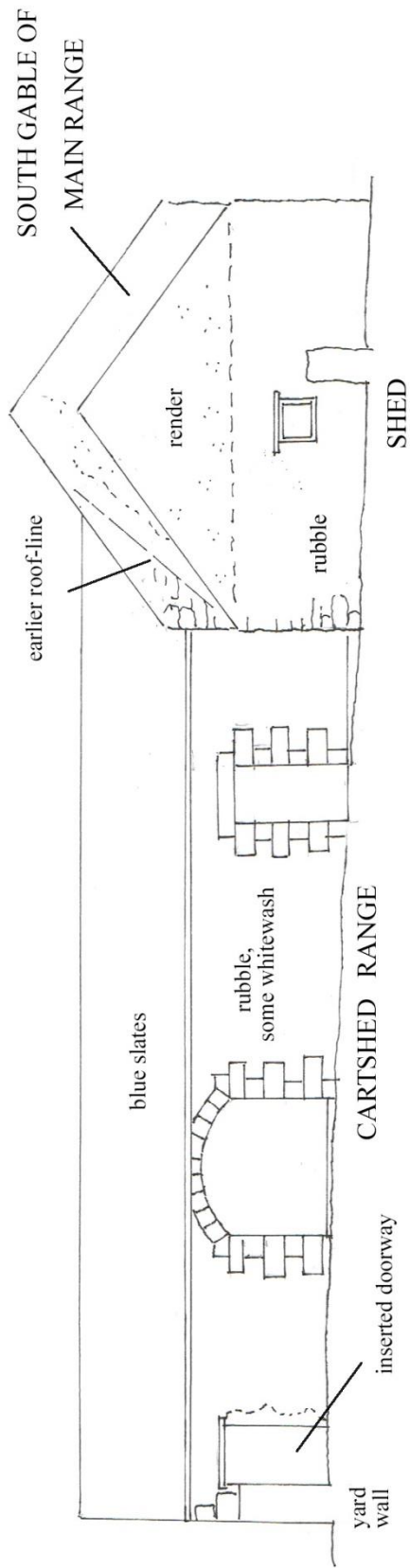
NORTH ELEVATION



WEST ELEVATION OF MAIN RANGE

FARM BUILDINGS AT LANGLEEFORD





LANGLEEFORD FARM BUILDINGS
SOUTH ELEVATION OF CARTSHED RANGE

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