

# Evistones Cottage, Rochester

## Historic Building Record

July 2019



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### EXECUTIVE SUMMARY

**Site Name:** Evistones Cottage  
**Address:** Evistones Cottage, Rochester, Newcastle Upon Tyne, NE19 1RY  
**National Grid Reference:** NY 83689 96917  
**Local Planning Authority:** Northumberland National Park Authority  
**Planning Application Number:** 19NP0014  
**County:** Northumberland  
**Statutory Designations:** None  
**Date of Property:** Late 19<sup>th</sup> century  
**Date of Record:** June 2019  
**Report Production:** Liz Humble, Director, Humble Heritage Ltd  
**Location of Archive:** Humble Heritage Ltd with a copy of report held by the Local Planning Authority  
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**Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research and recording, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England.**

A historic building record was required to identify and document any items of archaeological and architectural interest prior to the demolition of the existing dwelling and outbuildings and the construction of a replacement dwelling and replacement outbuildings at Evistones Cottage. This report has been prepared by Humble Heritage Ltd during June-July 2019 on behalf of the owners of the site. It provides a photographic, descriptive, and drawn record of the buildings to be removed.

Evistones Cottage dates from the late 19th century and is believed to have been a Keeper's cottage associated with Evistones House, originally a hunting lodge. Attached to the cottage is a range of outbuildings forming kennels, stores and animal enclosures. There are also nearby modern detached kennels, stores and garage block that will be removed and replaced within the forthcoming redevelopment of the site. This report documents evidence pertaining to the site's origins and history in addition to its current external character and internal spaces.

### INTRODUCTION

- 1.01 This historic building record has been prepared by Liz Humble (MA Cantab., MA Dist., MCIIfA, IHBC), Director, Humble Heritage Ltd, on behalf of the owner of the property.
- 1.02 A copy of this report has been supplied to the owners and Local Planning Authority for their records.

### AIMS AND OBJECTIVES

- 2.01 The aim of the building recording work is to discharge the recording condition applied to the planning permission (application ref. 19NP0014). This work therefore identifies and objectively records, by means of a photographic and descriptive record, any significant evidence for the original and subsequent historical form and functions of Evistones Cottage and associated outbuildings. The record is then to be placed in the public domain through deposition with the Local Planning Authority.

## METHODOLOGY

- 3.01 In line with Condition 9 of the planning permission, the recording methodology that has been employed comprises a Level 2 survey/record in accordance with the Historic England document *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). A Level 2 record is a descriptive one.
- 3.02 The **photographic record** was compiled using a digital Nikon D90 DSLR camera (a 12mp camera) with an 18mm-105mm lens. Photographs have been produced in JPEG format. Floor plans have been annotated, identifying the locations and directions of the accompanying photographs.
- 3.03 Site photography comprises:
- General views of the site in its setting.
  - All exterior elevations of the historic buildings.
  - Interior shots.
  - 1m ranging rods are included in many general and detail shots, sufficient to independently establish the scale of the building / feature.
- 3.04 The **drawn record** comprises the measured survey prepared by Survey Operations with additional annotation as appropriate to aid analysis.
- 3.05 In accordance with Historic England guidelines (*Understanding Historic Buildings* 2016), this **written record** comprises an introductory description followed by a systematic account of the building's origins, development and use. This record includes an account of the evidence on which the analysis has been based. The information contained within the record has, for the most part, been obtained through an examination of the building itself, although Ordnance Survey maps have also been consulted as has the Heritage Statement (Humble, 2018). The written record comprises the following elements:
- Contents page.
  - Introduction and methodology.
  - The site location as a National Grid Reference and in address form.
  - A location map.
  - A note of any statutory or non-statutory heritage designations.
  - The date of the record, the name of the recorder and the location of the archive.
  - A summary of the type, purpose and form of the historic building, its materials, function and possible date(s) with a sequence of development and original and later uses.
  - An account of any fittings, plant or machinery and any evidence for the former existence of demolished structures or removed plant associated with the buildings.
  - Map regression.
- 3.06 License is granted to the owner and the Local Planning Authority to use the material gathered during the project. This report can also be freely copied for planning, development control and research purposes without recourse to the copyright owner. Humble Heritage Ltd retains the right to be identified as the author of all project documentation and reports as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79).

## PLANNING BACKGROUND

4.01 The owners, through their agents Rural Solutions, have obtained planning permission (reference 19NP0014) for the removal and replacement of Evistones Cottage and outbuildings with a detached 2 bed dwelling; and the removal and replacement of the detached single garage and 3-bay garage with an 'L shaped ' building containing a timber store and workshop, 5-bay garage, quad store, kennels, vehicle wash bay and fuel store. The application also successfully sought the change of use of agricultural land to residential curtilage. Humble Heritage Ltd, as specialist historic buildings and archaeological advisors, have prepared this historic building record in order to discharge an archaeological condition (condition 9) that has been placed on the consent.

4.02 Condition 9 of the planning permission states that:

*'Prior to demolition of the Cottage and associated historic outbuildings, a Level 2 Historic Building Record shall be carried out. On completion of the Historic Building record it should be submitted to the Local Planning Authority for it's records.*

*Reason: To ensure the historic significance of Evistones Cottage is recorded by virtue of it being a non-designated heritage asset.'*

## SITE LOCATION

5.01 Evistones Cottage is situated in a rural farming location in Redesdale within the setting of Evistones House approximately 1 mile south of Rochester village, the A68 and the River Rede. The postal address is Evistones Cottage, Rochester, Northumberland, NE19 1RY.

5.02 Evistones Wood and Evistones Plantation provide the immediate physical context and the remains of the medieval village of Evistones lies to the west (**figure 1**). The site is located within a farmstead and farmland in the Northumberland National Park in the Rochester and Byrness parish/district.



Figure 1: Location map (site marked within a red circle)

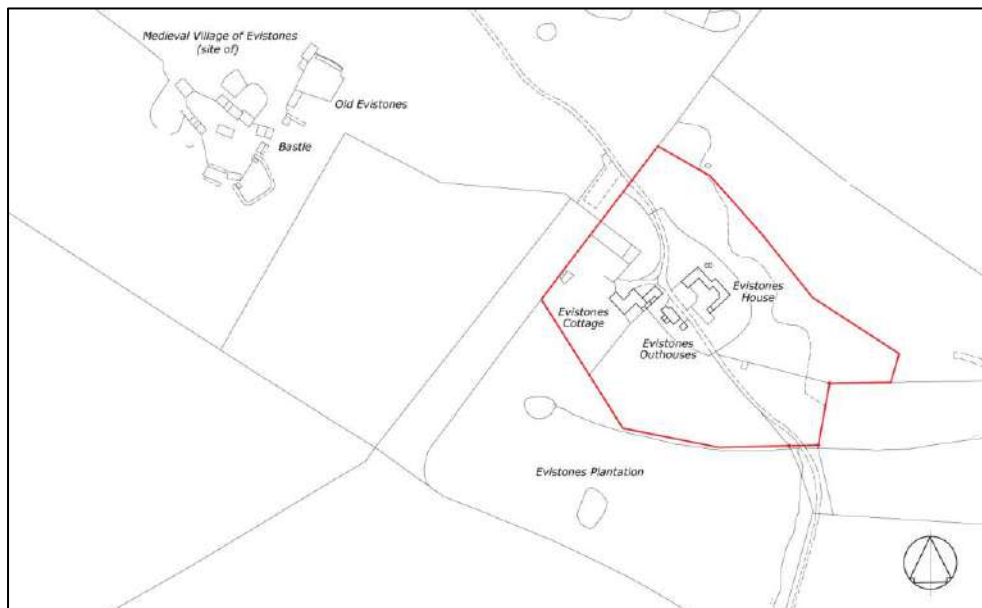


Figure 2: Site location plan

## HISTORICAL ORIGINS AND DEVELOPMENT WITH MAP REGRESSION

6.01 The following information has been summarised from the Heritage Statement (Humble, 2018) and amplified, wherever possible, with information from the fabric analysis undertaken as part of the compilation of this historic building record.

### Origins

6.02 The present-day farmstead at Evistones dates back to the late 19<sup>th</sup> century, although the farmstead is adjacent to the scheduled remains of a medieval and later rural settlement. This latter consists of the ruined walls and earthwork remains of a series of rectangular buildings and at least three bastles. Several phases of occupation are apparent, but the dates of occupation are unclear and neither the list entry for the settlement or its entry in the Northumberland Historic Environment Record (HER) (N8103) or Historic England's PastScape database date its occupation more precisely than the medieval and post-medieval periods. It was clearly disused by the time of the earliest Ordnance Survey map that was published in 1866, where the bastles ('peels' or pele towers) are labelled '*remains of*'. An account in 1827 (Hodgson 1827, 135) described the village as '*deserted*' although it noted that one of the ruined bastles was still used as a cow house. The website *Gatehouse Gazetteer* quotes a 1934 book as stating that the village was built in the 15<sup>th</sup> century and that it was inhabited as late as 1693 (Brown 1934). Such a late date accords well with the relatively high degree of preservation on the site.

6.03 According to the Northumberland HER the present-day farmstead of Evistones (Evistones House) originated as a late 19<sup>th</sup> century shooting lodge (or hunting lodge) and has a datestone of 1878 and the initials 'WCI' above the main door (N14943). There is no HER entry for Evistones Cottage. The full entry for Evistones House reads as follows:

*'A late 19th century shooting lodge, built in 1878. Built of snecked stone with Welsh slate roof. Typical mid-Victorian style with a highly irregular plan. It has a higher two-bay section to the left with a lower 1-1/2 storey section recessed to the right and a separate two-storey staff quarters to the rear linked to the main building by a short single-storey link. The front door has an oddly*

*moulded lintel dated 1878 with a strange two-light overlight under a Tudor arch. Above this the initials WCI. There are gabled roofs with overhanging eaves and two very tall, quite dramatic chimneys. Not an attractive house but a most distinctive one, set on a raised platform with drystone walled edges. (Grundy Grade III).'*

6.04 Both Evistones House and Evistones Cottage were first shown on Ordnance Survey mapping in 1897 (there are no buildings in this location on the earlier 1866 edition – **figure 3** – which depicts Evestones Wood in this location). Pevsner recorded the house as 'A shooting box. Typically Victorian Tudor of 1878' (Pevsner and Richmond 2002, 343).

6.05 A 2006 newspaper article ('History brings pride of place', *Evening Chronicle*, 2 September 2006) reported the sale of the Evistones Estate and included a number of historical details, seemingly based on the account of the estate's then owner Dr Anthony James, a descendant of the family who owned the estate from 1842 onwards. According to the article, the land came into the ownership of the County Durham Ellison family around 1800. Cuthbert Ellison, 'one of the richest commoners in England', had five daughters but no sons. One daughter, Sarah, married Sir Walter James in 1842 and the Evistones Estate was part of her inheritance. Evistones House was built in 1860 by Sir Walter James as a 'lodge-style house'. The article states that the house was extended in 1878 (which accords with the datestone above the door). It is therefore likely that the 'WCI' initials recorded in the HER entry are actually 'WCJ' for W[alter] [?] J[ames]. In the article Evistones Cottage is identified as a Keeper's cottage of Victorian date, but no more precise date is recorded and there is no date stone. The site is first shown on the 1897 Ordnance Survey map (**figure 4**).

6.06 A boiler house with stone chimney and a water tank structure above was built attached to the end of the northern part of the cottage before 1897. Other later (20<sup>th</sup> century) additions to the cottage include both porches to front and side entrances and the kitchen extension. The cottage has been modernised internally in the mid-late 20<sup>th</sup> century and this probably included the kitchen extension, insertion of ground floor bathroom and some replacement doors, aga to parlour, some skirting boards and both external doors.

6.07 The outbuildings have also seen some renewal such as the doors to the kennels and concrete floors and plyboard ceilings within, the renewed hay barn, and the roof structure and loft to the cart shed.

6.08 In 2012 planning permission was granted for the construction of a three bay garage and dog kennel on land to the southwest of Evistones House (southeast of Evistones Cottage) and this stands today.



Figure 3: Extract from the 1866 Ordnance Survey map (surveyed 1863 at 1:10560 scale). The farmstead has yet to be built with the site occupied by Evestones Wood



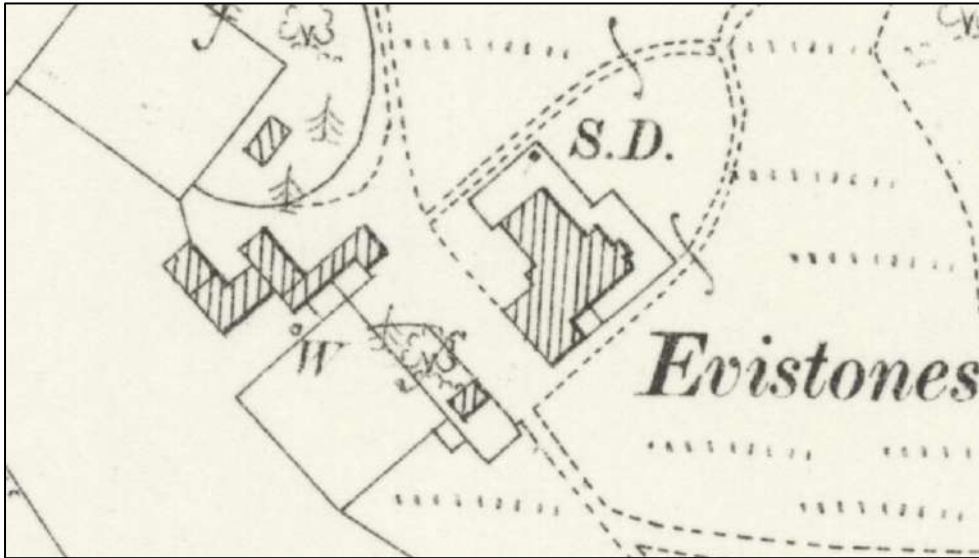


Figure 4: Extract from the 1897 Ordnance Survey map (surveyed 1896 at 1:2500 scale). Both Evistones House and Evistones Cottage and outbuildings are shown within Evistones Wood and Evistones Plantation. There are two enclosed yard areas flanking Evistones House with a further walled yard to the rear of the cottage and outbuildings

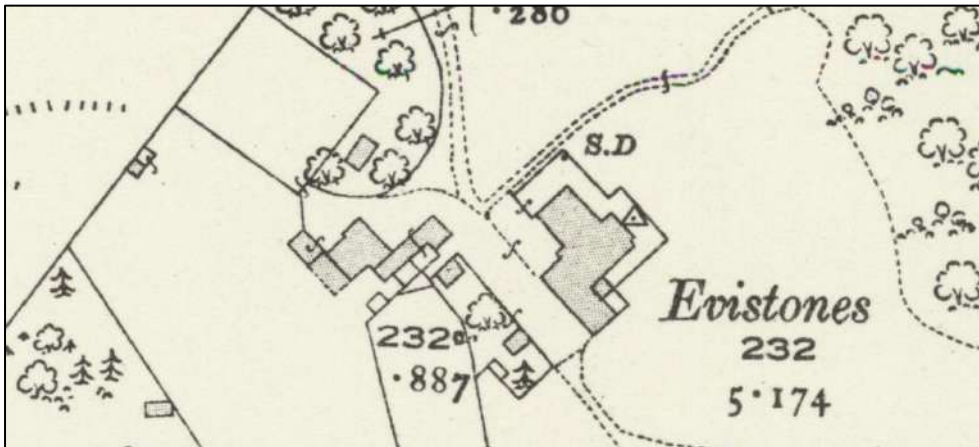


Figure 5: Extract from the 1923 Ordnance Survey map (surveyed 1921 at 1:2500 scale)

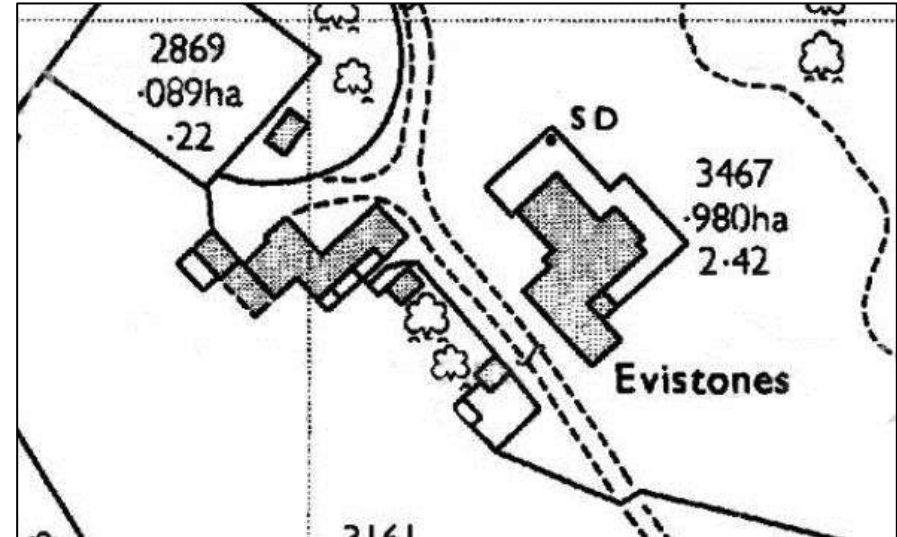


Figure 6: Extract from the 1979 Ordnance Survey map (1:2500 scale)



Figure 7: Evistones, 1987 (HER 14943 entry). This view of the cottage and stables/kennels range in 1987 remains the same in its essentials today



## SITE DESCRIPTION

### Statutory Designations

- 7.01 Whilst there are no listed buildings within the site or its immediate surroundings, Evistones estate is regarded as being a non-designated heritage asset by the Local Planning Authority. In the Historic Buildings of the National Park report by John Grundy, Evistones House is listed as being Grade iii, there is however no mention of Evistones Cottage. The remains of the medieval village of Evistones to the north-west of the site is a Scheduled Monument.

### Site Description, Layout & Materials

- 7.02 The site known as Evistones is located within open countryside approximately 1 mile south of Rochester village. The site comprises two dwellings - Evistones House and Evistones Cottage, including its adjoining outbuildings and a detached store and modern three bay detached garage/store/kennels which are set around an irregularly shaped courtyard area and access track which passes through the site south east to north west. The site is surrounded by established woodland to the west and south and ancient woodland to the north and east.
- 7.03 The cottage is an irregularly designed two storey sandstone building with a Welsh slate roof. The outbuildings are generally made of stone and comprise a former cart shed, stables, kennels and stores. There is also an early extension comprising boiler house with chimney and water tank above. There is a later hay barn nearby. The cottage dates from the late 19th century and is believed to have been a Keeper's cottage associated with Evistones House, originally a hunting lodge built in 1878.
- 7.04 The plan-form at the complex is irregular, perhaps reflecting the specialised nature of the origins as a hunting lodge and Keeper's cottage rather than a traditional farmstead. It is perhaps closest to a loose courtyard complex. Courtyard plans are common in Northumberland. There are no working yard areas but areas of hardstanding are present around buildings and provide access drives/parking areas.

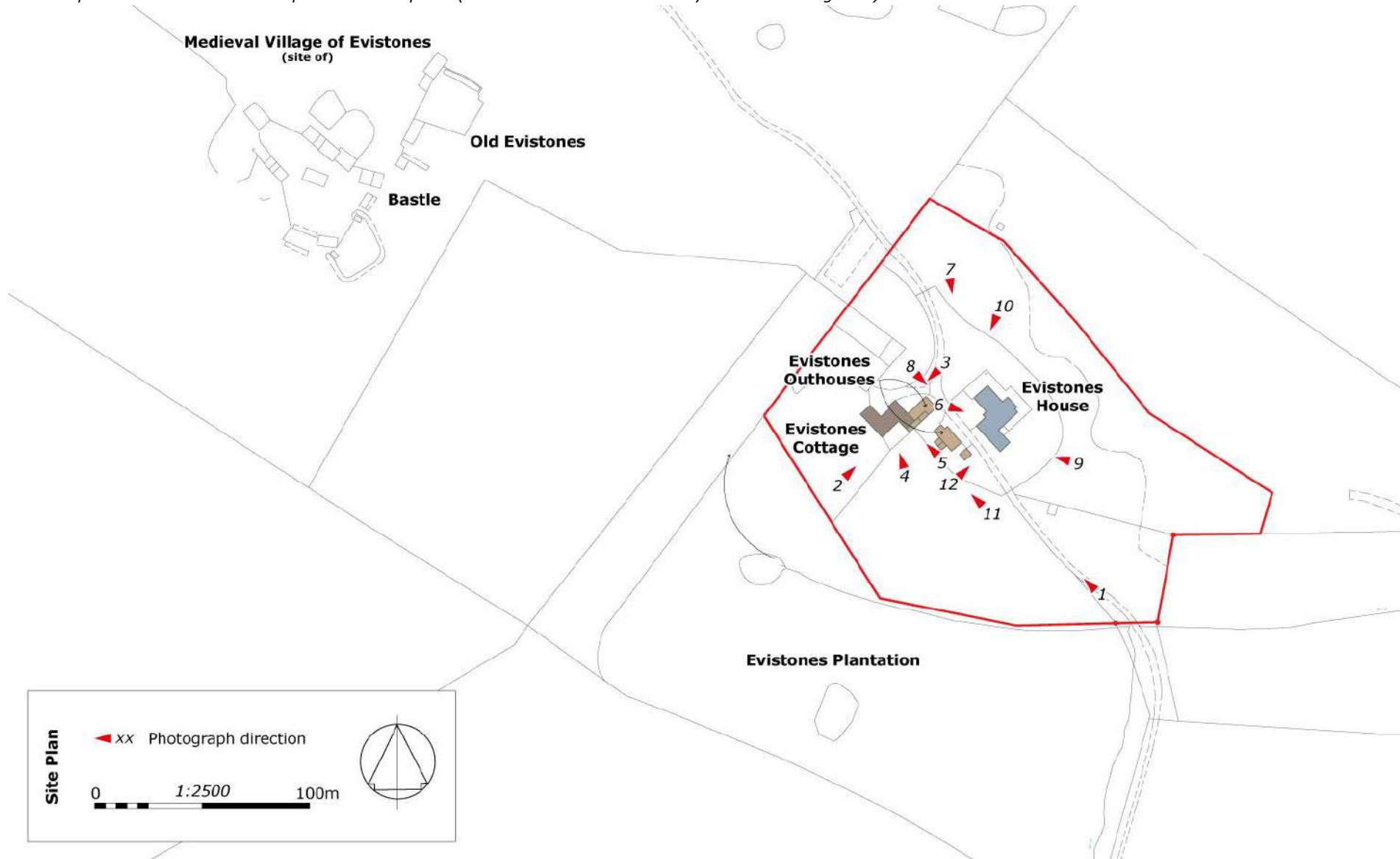
### Evistones Cottage

- 7.05 Evistones Cottage is a two storey stone built residential dwelling with attached barn/garage, and outbuildings. Currently vacant, it is a late 19th century building thought to have been built as a keepers cottage. The roofs are a combination of pitched/hipped/mono-pitched construction, overlain with blue grey Welsh slate. A sandstone chimney stack protrudes through the main central ridge and out over the south facing gable wall. There are three chimney stacks serving the main dwelling. These are of stone construction, and match the external walls. Clay pots are provided to all stacks. The rainwater gutters are mostly of cast iron. Generally, the external walls are coursed sandstone with dressed lintels, sills and quoins. The windows are timber framed sliding sash, with some fixed side lights at ground floor level and dormer windows.
- 7.06 Internally, the ground floor comprises a ground bearing concrete slab with accommodation forming a kitchen entered via a porch, a sitting room, a living room and a bathroom with a further porch providing access to the hallway. The bathroom was formed from a once larger room. The upper floor is formed from suspended timber construction with three bedrooms. The ceilings throughout the building are mostly the original lath and plaster construction, with the exception of some plasterboard, or timber boarding.
- 7.07 Internal historic features survive occasionally within the cottage and include one ground floor stone fireplace surround and adjacent cupboard, several four panel doors in moulded architraves – including to each bedroom – and most first floor skirting boards. Overall though the cottage was much modernised during the mid-late 20<sup>th</sup> century.
- ### Outbuildings: Materials, Functions & Character
- 7.08 An adjoining stone built annexe incorporates kennels, stable, stores, hayshed and garage. There is also a boiler house containing a brick copper and with a stone chimney. There is a water tank above.
- 7.09 The hay barn is a timber framed structure, comprising timber posts, beams and roof trusses. The external walls are of timber framing/cladding. The roof is of hipped construction, which is also overlain with blue grey Welsh slate. The timbers are generally 20<sup>th</sup> century renewal.

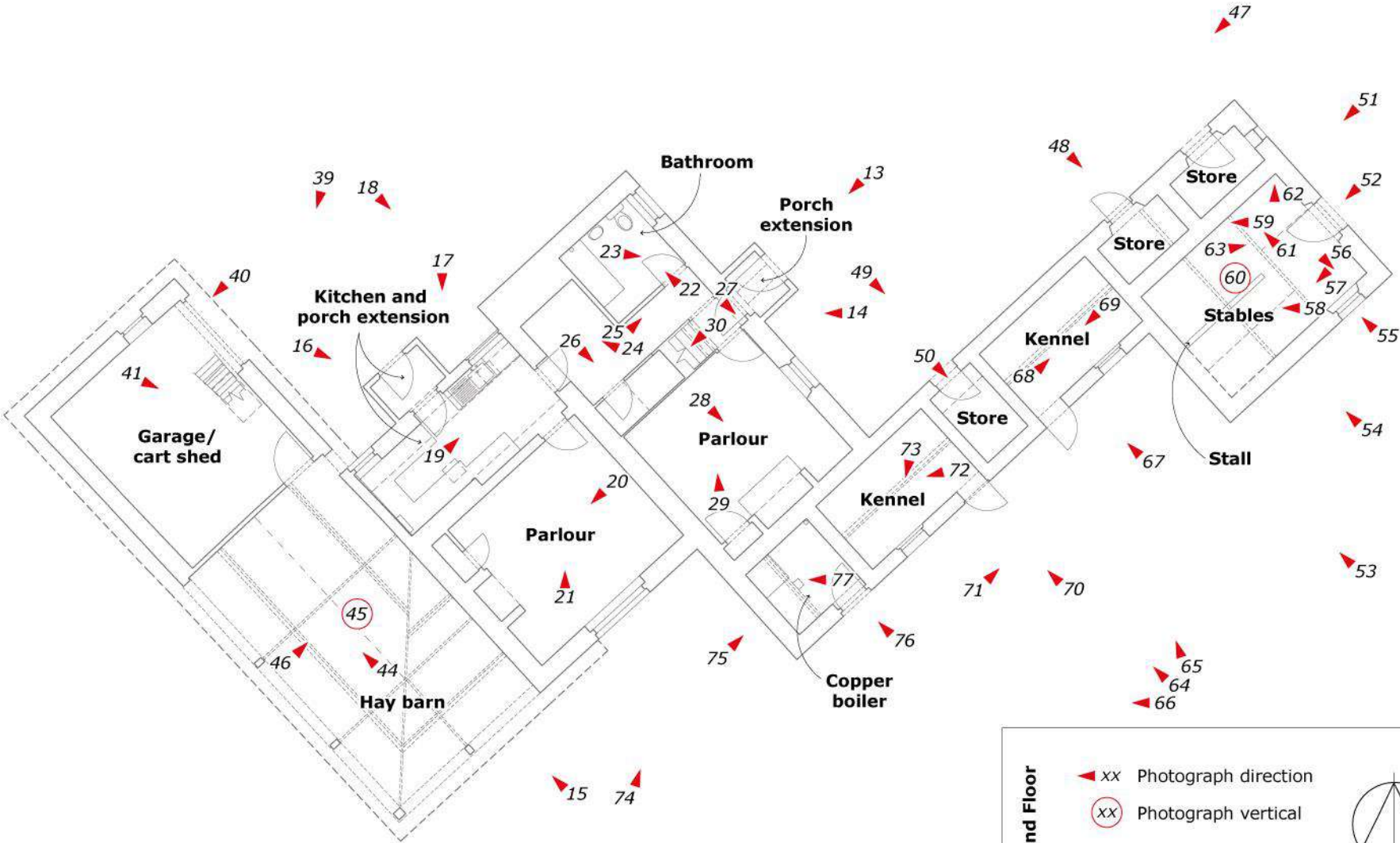
- 7.10 The outbuildings are also of traditional construction and attached to the eastern section of the main house. The roofs are a combination of duo/mono pitched construction, all overlain with blue grey Welsh slate. External and internal dividing walls are of solid stone construction. The floors are formed in concrete and the kennels have modern ply board ceilings.
- 7.11 The modern garage has a roof overlain with blue grey slates that breaks upwards to a gablet over the central bay. The walls are of a solid sandstone construction. There are modern kennels at the rear.

## PHOTOGRAPHIC RECORD

The site was photographically recorded by Liz Humble on the 25 June 2019 using the survey by Survey Operations as a base. The photographs below capture the main elements of the site and viewpoints are shown on these photo location plans (annotation has been added by Humble Heritage Ltd)



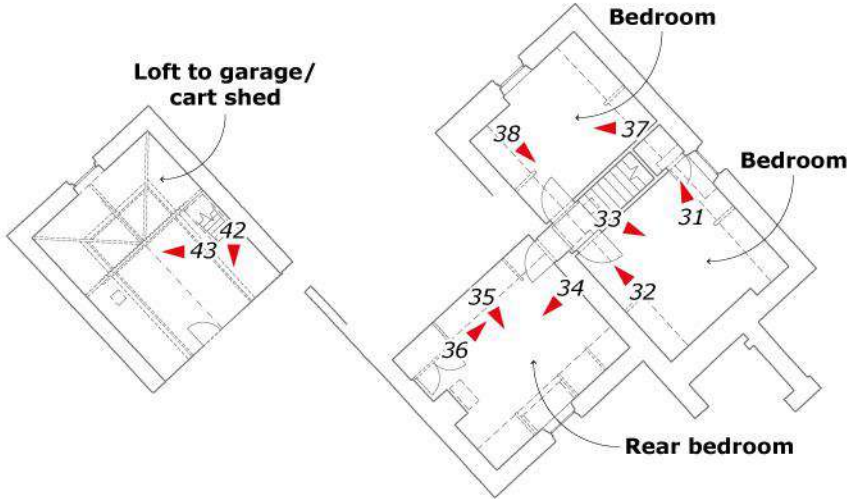




**Ground Floor**

- ◄ xx Photograph direction
- ⊙ xx Photograph vertical

0 1:150 5m



**First Floor**

▲ xx Photograph direction

0 1:150 5m

### General Exterior Views of Site and Wider Complex



1. Approach to Evistones with Evistones House most prominent in foreground



2. Looking north-east from field towards hay barn and cart shed (left) and modern kennels/garaging with Evistones House to rear (right)



3. View to front of Evistones Cottage with stables, kennels and stores range to left



4. South elevation of Evistones Cottage with hay barn (left) and water tank (right)





5. Kennels with enclosed yards (centre), stables (right), water tank (left), south elevation



6. Evistones House from yard, looking towards south and west elevations



7. Looking south-east towards Evistones House and modern garaging



8. Evistones House (left) and modern garaging (right)





9. East elevation of Evistones House with datestone '1878' over doorway



10. View to Evistones Cottage north-east front from garden to Evistones Hse



11. Looking west with modern kennels in foreground and water tank and east elevation of cottage and hay barn in background



12. Detached outbuilding, looking north towards Evistones House



### Evistones Cottage: Exterior



13. North-east front with two over two sash windows, dormer window and later porch (1m x 1m scales)



15. Hay barn (left) with dormer window over ground floor sashes to cottage, south elev



14. Detail of porch extension with original stone surround to original entrance opening visible (1m x 1m scales)





16. Kitchen and porch extension to north-west elevation



18. North-west gable with one sash window and projecting bargeboards with finial



17. Render applied to part of kitchen extension. Stone chimney

## Evistones Cottage: Interior



19. Modern kitchen extension with modern fixtures, fittings and decoration



21. Modern four panel timber door to rear parlour



20. Rear parlour with exposed timber ceiling joists and 20<sup>th</sup> century brickwork surround to Aga that has replaced the original chimneybreast and fireplace. 20<sup>th</sup> century dado rail

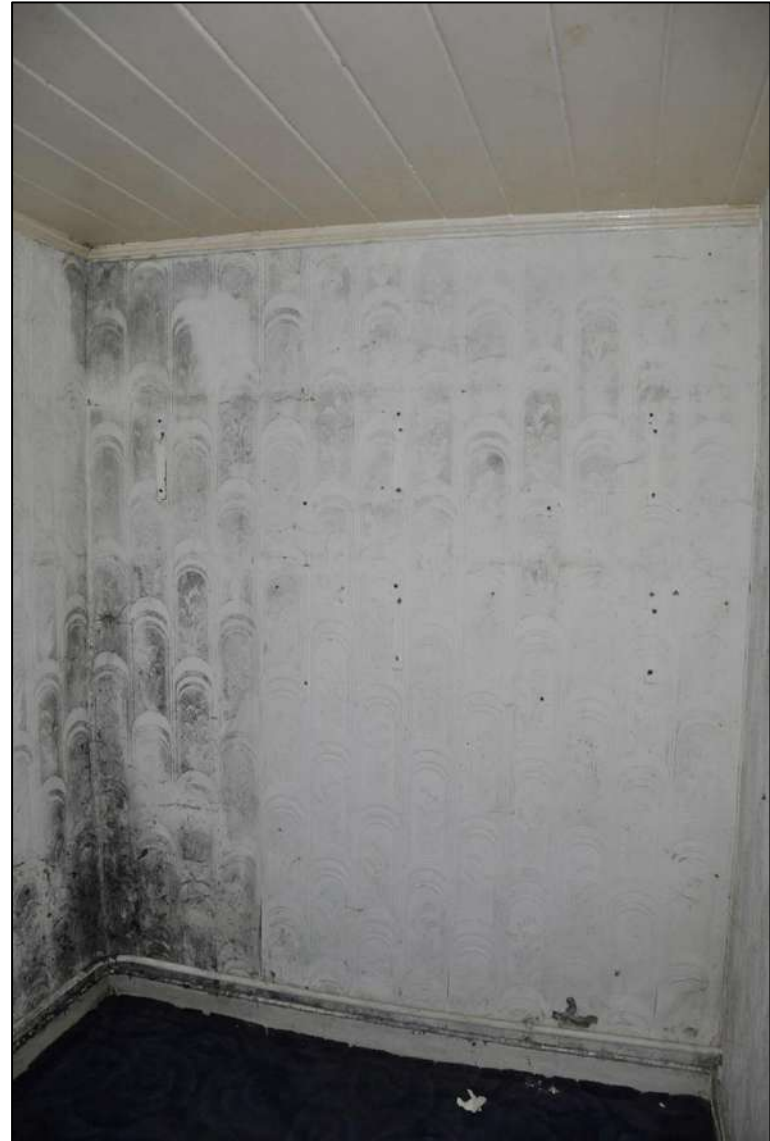


22. Modern bathroom subdivided a former larger ground floor room. Note timber boarded ceiling that continues across what is now the adjacent hallway





23. Original or early four-panel door to bathroom, resited here when bathroom formed



24. Note timber boarded ceiling continues across bathroom and hallway





25. Modern front door with lobby area to staircase to first floor (1m scale)



26. Historic, probably original, vertical boarded door with strap hinges set within staircase structure to enclose cupboard within



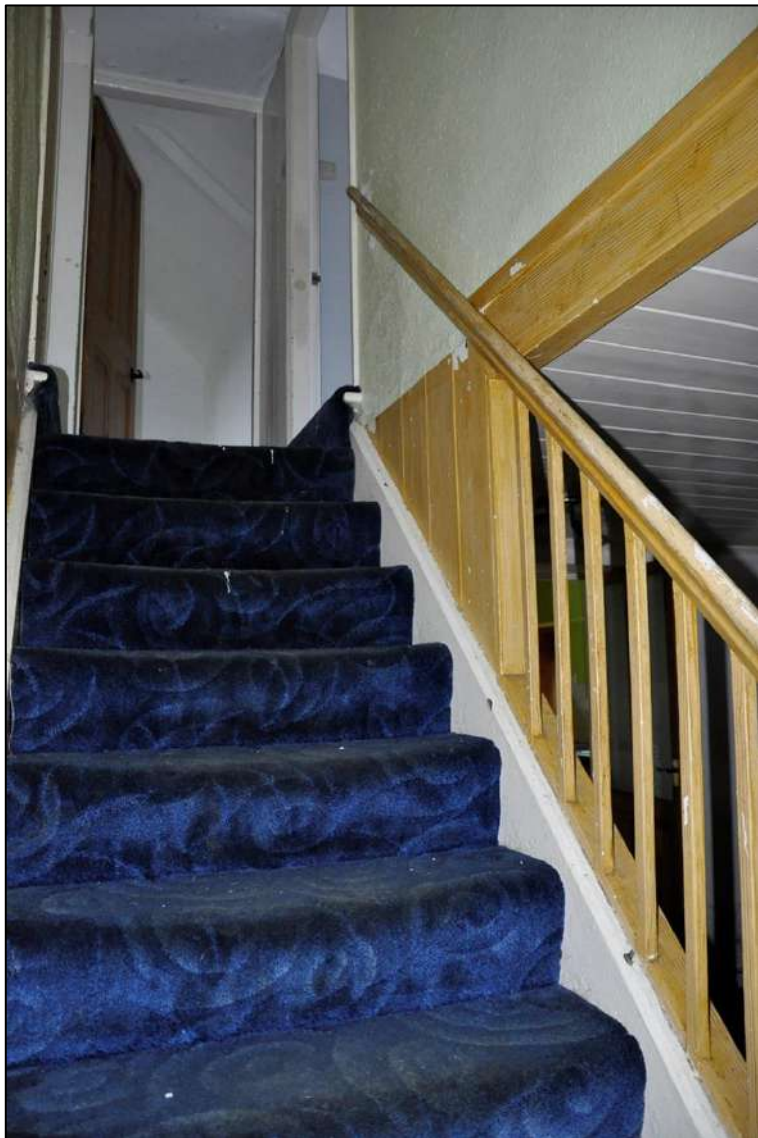
27. Four-panel door in moulded architrave, probably original, to front parlour



28. Plain stone surround to parlour fireplace (fireplace missing) with adjacent four panel cupboard door with moulded architrave, all likely original components, front parlour



29. Four panel door with sash window. Modern skirting and radiator, front parlour



30. Staircase to first floor with stick balusters and closed tread, altered over time



31. Four panelled cupboard door in moulded architrave, sash window, moulded skirting boards to front (eastern) bedroom





32. Original four-panel door set in moulded architrave, front (eastern) bedroom, first floor



33. Fireplace removed and opening blocked, front (eastern) bedroom



34. Chimneypiece, blocked fireplace, rear bedroom



35. Detail of dormer window, rear bedroom, first floor



36. Original four-panel door set in moulded architrave, rear bedroom



37. Sash window, front (western) bedroom, first floor



38. Original four-panel door set in moulded architrave, front (western) bedroom



## Garage/Cart Shed



39. North-west elevation to cart shed with wide opening



40. Part surviving historic flagstone threshold to cart shed opening



41. Original or early timber plank partition wall and door to later hay barn, south-east



42. First floor timber south-east wall with hay loft opening. Loft floorboards renewed at a lower level (see original level under door)



*43. King post truss, loft. Much of roof has been renewed*



## Hay Barn



44. Modern hay barn with king post roof, looking towards timber partition to cart shed



45. Detail of hay barn roof with king posts. Note redundant loft door to cart shed





*46. Quoins mark south-west elevation of cottage with later kitchen extension (rendered wall), viewed from hay barn*

## Stables and Stalls



47. North-west elevation of stables, kennels and stores with three openings under a dual pitched slate roof



48. Stone surround to vertical boarded hatch door to store with strap hinges (1m scale)



49. Stone surround and chamfered lintel to store (1m scale)



50. Detail of vertical boarded door to store with ventilation hole. Interior is lined with modern timber shelving with a partially exposed lathe and plaster ceiling





51. North gable end to stable with stone surrounds to entrance and small window



53. South-east elevation to stables with ventilated timber window (1m x 1m scale)



52. Detail of entrance to stable with centrally hinged vertical plank door with horseshoe denoting former function (1m scale)





54. South-east elevation to stables with ventilated timber window (1m x 1m scale)



56. Internal view of window in plate 55. Note partially surviving timber reveals



55. Window detail to south-east elevation (1m x 1m scale)





57. Trough against wall and central stall within stable. Lime render to walls



58. Detail of timber stall divider



59. Gate post to former stall gate (gate does not survive)



60. Dual pitched principal rafter roof structure, largely boarded with floorboards to create a small loft



61. Hooks to north-west wall. Note painted wall decoration below





62. Detail view of painted diamond decoration under hooks



63. Interior view of vertical boarded entrance door



## Kennels



64. South-east elevation of kennels with central dividing store and front yards



65. South-east elevation of kennels and stables



66. South-east elevation of kennels with water tank and cottage to left



67. Entrance to northern kennel with modern door and glazed window





68. Internal view with modern timber kennel structure bed, lime plaster to rubblestone walls and modern concrete floor. Ceiling hidden above plyboard



69. Internal view looking towards entrance



70. Southern kennel. Note ventilated window and modern door with smaller opening for use by dogs





71. Detail of enclosed front yards with railings atop stone walls. Concrete floor surface



72. Interior of southern kennel, same as northern kennel with exception of blocked opening or recess at low level



73. Detail of window viewed from inside kennel

**Boiler House and Water Tank**

74. Cottage with attached water tank and boiler house



75. Quoins mark end of cottage with boiler house, chimney, water tank extension





76. Entrance to boiler house with vertical plank door set in stone surround. Lintel not chamfered in contrast to original lintels



77. Brick copper within boiler house





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