

**HOME FARM  
SWINTON GRANGE  
SWINTON  
NORTH YORKSHIRE**

**HISTORIC BUILDING ASSESSMENT**

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## 1. INTRODUCTION

This report describes and assesses the buildings of Home Farm, Swinton Grange, Swinton, near Malton.

Home Farm and its extensive outbuildings were visited by the author on 16<sup>th</sup> August 2018 when all areas of the site were available for inspection. None of the buildings is listed or in a Conservation Area although the site lies within an Area of Outstanding Natural Beauty. Such Areas were designated following the passing of the National Parks and Access to the Countryside Act of 1949; legislation which was reformulated in the Countryside and Rights of Way Act of 2000. The legislation places a general duty on all relevant authorities to '*have regard to the purpose of conserving or enhancing the natural beauty*' of an AONB. Specific policies are described in Paras 115 and 116 of the National Planning Policy Framework of 2012. Of particular relevance is the emphasis placed in the NPPF on the preservation of cultural heritage. As will be seen the heritage value of many of the surviving buildings at Swinton Home Farm is high in spite of late C20 alteration and neglect. The potential enhancement of the site in relation to its place in the AONB is therefore an important factor in its future.

On the basis of historic map and other evidence, described below, three principal phases of work at Home Farm have been identified:

<b>Phase I</b>	<b>C18</b>
<b>Phase II</b>	<b>c.1904</b>
<b>Phase III</b>	<b>Later C20</b>

Normally in an assessment of this kind the historic development of the site would be described phase by phase. However, given the number of individual buildings at Home Farm, and the similarity in their patterns of development, it will be simpler in this case to provide the information in the form of a gazetteer. A key plan appears below (Fig. 1).

The principal elevation of Home Farmhouse and the more important farm buildings face slightly west of south but in what follows they will for convenience be described as facing south.

## 2. HISTORIC MAP EVIDENCE AND BACKGROUND

A search was carried out among printed OS sheets to establish dates of construction and alteration of the principal buildings on site. The earliest available printed map is the 1854 6" OS which shows the existing house and its north yard of domestic outbuildings but unfortunately at too small a scale to be useful. However, the 1892 1:2500 OS repeats exactly the same information; clearly little change, if any, had taken place in the intervening period.

### 2.1 1892 - 1:2500 OS

This map (Fig 2) shows the existing farmhouse and its north courtyard of outbuildings. The house, here identified as Swinton Cottage (the name under which it had previously appeared in the 1852 OS), has the same footprint as it has today but without, of course, the late C20 addition in the re-entrant angle between the main range and the rear range. To the north of the house, on the opposite side of a small service yard, is a double line of outbuildings. The northern range of buildings still exists (although largely re-built in Phase II) but the southern side is represented now only by its east wall. This acts as a screen wall to the yard. To the south of the house, a walled garden is shown. On the face of it this also survives intact but in fact this is not the case: in 1892 the garden was longer in the north-south direction than it is today. It was significantly shortened in Phase II. A small building aligned east-west is shown abutting the west wall of the garden and a pond appears outside the garden to the south-east of the house.

It will be noted that in 1892 there were no other outbuildings associated with the property. It therefore seems highly likely that Swinton Cottage was not a working farm but an isolated dwelling-house.

### 2.2 1911 - 1:2500 OS

By 1911 the situation, and the function, of Swinton Cottage - now re-named Home Farm - had changed dramatically (Fig 3). The house itself appears to have remained unaltered in plan; but the north service yard had been partly infilled with a possibly lightweight open structure while the walled garden had been reduced in area. On the north side of the access lane, to the north of the house and yard, two semi-detached houses had been built: these are Anna Cottages, dated by an inscribed stone to 1904.

Immediately to the west of Anna Cottages, a very large rectangular block is shown. This is the existing livestock block containing yards, cow houses, stables, and stores which in 1911 formed the heart of a substantial working farm centred around the former Swinton Cottage. From the east end of the north side of this block extends a short north range (a wagon shed) which survives and a narrow and much longer west range, which does not survive.

To the south of the rectangular block of sheds is a number of buildings nearly all of which can be identified with existing structures: in particular the pig sties (Building 5); a north/south range to the west of the pig sties and parallel to them which was probably a milking shed and dairy (Building 3); another range of lean-to buildings against the west side of the domestic service yard (Building 6); and various minor buildings immediately to the west of the walled garden (including the surviving Building 7). One of these - the southernmost - is the building shown in the same position in 1892, now demolished.

It is plain from the 1911 map that a radical change in function, accompanied by intensive development, took place on the site between 1892 and 1911. The similarity of the fabric of these new agricultural buildings to the dated fabric of Anna Cottages suggests that all the work was carried out in about 1904 (see below).

### 2.3 1928 - 1:2500 OS

By 1928 further enlargement had taken place, although to what extent the new buildings were in fact only open timber sheds (some of which survive) is unclear (Fig 4). The north service yard to the house appears to have been infilled and a pump is shown while the north/south ranges south of the block of cattle sheds (Building 4) have been extended. In particular the supposed milking shed (Building 3) has received a west range at its north end. This was a domestic building containing a small WC and a large cooking and dining area; it was for use presumably by the farm workers and in particular by those working in the dairy. To the north of the cattle sheds, the long narrow range has been enlarged and a completely new building added at the north west corner of the site. Finally, the circular pond to the south east of the farmhouse had apparently been filled in, although its footprint survived.

### 2.4 1973 - 1:2500 OS

The chief difference here, and the one which must have made the greatest difference to the occupants, is the arrival of a 'filter tank' in the field to the north east of the farm (Fig 5). Modern plumbing had arrived at Swinton Home Farm. In the north west corner of the site there is a larger building (presumably the existing steel framed shed) with silos to the west; while the infill buildings between the pig sties and the supposed milking shed has been removed. The milking shed itself has been extended to the south. The extension of concrete blockwork under a monopitch roof survives. The outline of the pond has entirely disappeared. The map shows that by 1973 the farmstead had reached its present day extent.

### 2.5 *Background to the development and enlargement of the agricultural buildings*

Clearly the agricultural buildings at Home Farm are not in the Ryedale vernacular tradition. Inspection of the fabric has shown that they combine mass-produced materials with large-scale centralised planning and that the intention of the designers and builders was to accommodate livestock production on a very large scale. This was presumably carried out to benefit the Swinton Grange estate of which Home Farm now formed an integral part.

It seems certain that the farm buildings were constructed according to theories which had first been laid down in the middle of the C19 when, with the encouragement of Prince Albert, agricultural engineers had begun to look at contemporary factory practice as a model for constructing farm buildings on scientific principles. Although later in date than most the large central block at Swinton Home Farm is a direct descendant of such Victorian model farms. These characteristically comprised the following standard elements:

- A spacious rectangular plan for cowsheds with storage and processing on the north side, livestock in sheds to the south, and horse and implement sheds to either side;
- A farmhouse set in one corner – often the south-west corner – for privacy and fresh air;

- A power source: usually steam but occasionally water (at Swinton there were first stationary engines and then electric motors);
- A logical progression through the farm buildings of materials from feeds to manure, usually in tubs working on tracks, sometimes with turntables, and assisted where possible by gravity;
- The rigorous control of animal waste and a corresponding emphasis on the importance of manure.

In addition, as at Swinton, there were often separate buildings housing pigsties, milking parlours, byres, and loose boxes. The buildings were generally given an industrial character by their large scale and the deliberate choice of imported non-local building materials. This also happened at Swinton.

It is often the case that Victorian landowners not only sponsored the development of these model farmsteads on their properties but took great pride in them; sometimes contributing to the literature on what was regarded as a cutting-edge development, and describing their own properties and methods in detail. Home Farm clearly functioned as an estate farm to Swinton Grange – hence the change of name – and although time has not allowed an investigation into the detailed circumstances of its construction the large-scale south elevation of the cattle sheds (Building 4), in particular, speaks volumes for the confidence and optimism of its owners.

### 3. THE DEVELOPMENT OF THE BUILDINGS

The Key Plan (Fig 1) should be referred to for identification of the numbered items in this gazetteer.

#### 3.1 *Building 1 - Home Farmhouse and its domestic outbuildings*

On the basis of a good deal of surviving internal detail it is possible to date this building to about 1800. However, some anomalous blocked openings in the principal elevation (disguised externally by render) suggest that this may be the date of a refurbishment of an older property.

Home Farmhouse is constructed of coursed and occasionally squared limestone rubble with brick dressings. It is of two stories with a small basement and an attic room under a king post roof with double side purlins. The plan is a simple one, typical of its period: there is a main range with the entrance front facing south (Fig 6), and a rear service range. Behind the balanced but asymmetrical south elevation lie two principal rooms with a stair hall between them. A large kitchen takes up the ground floor of the rear range. The first floor plan mirrors that of the ground floor (with inserted C20 bathrooms over the rear range kitchen) while a further flight of the main stair gives access to an east attic room lit by a small sliding sash window in the east gable.

The basement is a small storage chamber with a brick paved floor and a deep embrasure to a south light; it is reached by a stone winder stair entered from the rear range. All these arrangements are entirely typical of a small C18 house. By 1892 the house had been extended by two bays to the west: the extension is of two stories and on the same scale as the house. This extension is now a shell, with some large inserted modern openings, and is wholly rendered on the garden front: its original purpose is unknown but it was probably domestic.

Home Farmhouse retains some stylish internal features including a closed string stair with stick balusters and a delicate turned newel supporting a slender ramped handrail. There are several hobgrate fireplaces (Fig 7; including two Forest pattern hearths), ornamented surrounds, six panelled doors and moulded window architraves. There is a late C19 register-plate fireplace in the south west ground floor room which was plainly the principal room in the house.

The service yard now contains only one intact range - that on the north side. This has a later (Phase II) carriageway through it and houses loose boxes or stables, a laundry (with intact boiling copper complete with timber lid), and a small added boarded-out room at the east end. The main range has lofts over while the range shown to the south on the 1892 OS is now represented only by a remodelled and lowered east gable which acts as a screen wall to the yard.

In Phase II some minor refurbishment and refenestration works were carried out in and around the house. The south east ground floor room received a new chimney breast into which a Phase I Forest pattern hob grate was re-set; while the outbuildings were largely rebuilt, reroofed and refitted. This is also the date at which the walled garden (originally constructed of similar materials to the house itself) was reduced in size and given a south wall of red engineering brick.

In Phase III the large kitchen hearth was rebuilt in concrete blockwork to take an Aga and the west end of the attic opened up for storage with the loss of the struts of the truss. A new block

was built in the re-entrant angle between the main and rear range. A south porch was added and large openings under C20 lintels were made in the walls of the west extension. The main stair was partly underbuilt.

### 3.2 *Building 2 - Anna Cottages*

This pair of semi-detached houses was constructed in 1904 on the evidence of a date stone in the centre of the south elevation. The houses are built of red engineering brick (in English garden wall bond 5 + 1) under pantiled roofs with raised, coped gables (Fig 8). The cottages are symmetrically planned: each house has a side door to a stair lobby, beyond which is the front room, the most important room in the house: with a large fireplace to match. There are minor rooms and service rooms to the rear, and in the rear range, and a single central stack serving both properties. The upper floor mirrors the ground floor. There are 16 pane sashes to the principal (south) elevation and some lesser windows and replacement windows to the sides and rear. Internally they were plainly but attractively detailed with tiled floors and register-plate fireplaces. They are set in their own private gardens and were presumably intended for farm managers and their families.

### 3.3 *Building 3 - Shed with stalls*

This building aligned north-south is constructed of red engineering brick under a pantiled roof with raised, coped gables. It has bolted king post trusses with side purlins (Fig 11).

The building formerly held stalls for cattle and was almost certainly a milking shed: an interpretation supported by the use throughout of brown glazed brick in the interior (Fig 10: indicating a new awareness of hygiene and cleanliness) and by the good natural lighting provided by high-level cast-iron framed windows with sliding ventilators. The principal (east) elevation has a symmetrical elevation of three bays, each bay with a door opening flanked by windows (Fig 9). There are oculus ventilation openings to each gable.

In Phase III (later C20) this building was extended twice. The earlier addition, made between 1911 and 1928, was a short east/west range added at the north end of the west elevation. It had its own door in the north elevation. This single storey block is domestic in character: most of it is taken up by a large room with a Myton cooking-range flanked by cupboards, while at the east end, separated by a lightweight boarded partition, is a WC compartment. Brown paint finishes survive in a number of places. This building was presumably intended to accommodate workers in the dairy although it is possible that other outside workers had their meals here.

The later C20 work is a three bay extension to the south of the main range and on the same axis. This is constructed of concrete blockwork under a monopitch roof of profiled asbestos sheeting. Its construction required the removal of the lower part of the Phase II south gable. Another smaller opening under a C20 lintel was made in the north gable. Subsequently the stalls have been stripped out and a new concrete floor laid.

### 3.4 *Building 4 - Cattle Sheds*

This large group of connected sheds was constructed in about 1904 as the heart of the new, industrially planned, farmstead. Like all the other buildings added at this date it is constructed

of red brick under pantiled roofs although some re-roofing work has been carried out at a later date.

The building is symmetrically planned around a central north-south range with north and south cross ranges and end ranges. The central range is a large covered cow shed (Fig 14) and was originally flanked by open yards to east and west (Fig 15). The north range was used for feed processing with feed storage on the first floor (Fig 19); the south range for a variety of mixed purposes but latterly for dairying (see below); the east range for stabling and later for calf pens (Fig 18); and the west range perhaps for storage and further workshops (Fig 16). A short rear wing at the east end of the north elevation is a wagon shed while the westernmost bay of the north range houses a blacksmiths' shop. Three major openings exist in the north range allowing independent access for livestock to the central shed and the flanking east and west yards.

An important feature of the building is a narrow-gauge railway (Fig 17). One track runs alongside the south elevation of the north range (allowing trucks to be filled with feed) while the other lies on the main north/south axis of the central covered shed. Presumably at the junction of the two there was a turntable, although this has now been lost or buried. The main north/south track passed through the north range and into the yard beyond, where it has been lost. It is these tracks, together with the plan form of the buildings they serve, which more than any other feature mark Home Farm out as a natural descendant of the model farms designed and built along industrial lines in the mid C19. The northward extension of the main track into the yard was to allow removal of manure, the production of which was also regarded as an integral function of these buildings.

The large covered shed at the heart of Building 4 has a five-bay roof of bolted queen-post trusses with raked struts to double side purlins (Fig 14); the ends of the tie beams are carried on internal pilasters. However the south truss has been replaced with a truss of electrically-welded L-section steel while the north truss has been flitched with bolted steel plates: both repairs were probably a consequence of the great span of the shed.

The remaining internal features - dwarf walls with steel handrails to create feeding and access passages down the sides of the shed, and a raised central area for cattle with concrete floor and drains - are all of Phase III (later C20 date); as are the enlarged openings with sliding doors and perhaps the rooflights.

The impressive gabled elevation of the south range (Fig 12) has been slightly disrupted by later alteration but original features survive such as pedestrian doorways with boarded doors on bolted strap hinges and larger openings under segmental heads. At first floor level there are taking in doors with pulley brackets over, and a moulded oculus window in the centre gable reminiscent of those seen in C19 iron foundries and factories. Beneath the window there is a limestone block which seems intended to take an inscription (like that on Anna Cottages) though none is visible now. Below that is a lamp.

The north elevation of the north range (Fig 13), eleven bays long, is characterised by an irregular arrangement of six (originally seven) wide openings with double boarded doors under segmental brick heads. The seventh opening, at the east end, has been altered but would once have resembled the others. One opening, above the arch, retains a plain iron or steel bar for an original sliding door. The modern replacements elsewhere in the building are of a quite different pattern. On the first floor, again in an irregular arrangement, are boarded taking-in doors and the standard cast-iron ventilator windows used everywhere in this phase. The sliding



portion of each ventilator, where it survives, is enriched with a crest. The glazed area above it is a tilting light of six panes. Each of the end bays of the range is of one storey only under a monopitch roof; as noted above the west bay is a blacksmiths' shop and it retains a forge (with an electric blower), bench vices, and a pedestal drill. There is an external stack to the hooded hearth. Within the body of the range are bases, with studs, for stationary engines. The sites of belt runs are identified by slots in dividing walls. Some more recent C20 electrically-powered machinery also survives, with its switch gear.

The south range has probably undergone more changes of use and alteration than the other areas of the building. At some point in the later C20 the external yards to east and to west of the central covered cow house were roofed over using profiled sheeting on slender king post trusses. The ties are carried on heightened brick pilasters raised on the walls of the adjoining Phase II sheds. It appears that to make life easier for the builders the old pantiled roofs over the south range were removed and the gables probably adjusted to a new pitch; then the profiled sheeting roofs were simply carried straight over the earlier south range instead of making an awkward butt joint against the rear wall. The rooms and working spaces of the south range are now largely taken up with obsolete dairying equipment; some areas are tiled out to take modern plumbing. There are no indications of their original use except in the easternmost bay which has been used as a loose box with manger.

The east and west ranges are broadly similar although their differing functions have resulted in quite different external elevations. The west elevation of the west range is plain with ventilators under the eaves. The east elevation of the east range, on the other hand, has four pane tilting-light windows under the eaves and an internal elevation, overlooking the east yard, of boarded stable doors on bolted strap hinges and long openings - presumably for ventilation - under the eaves. This suggests that the west range was used for storage and the east for stabling. Both ranges have roofs with standard bolted king-post trusses with side purlins. The west range has now been completely stripped out and all internal walls removed below tie beam level. The east range has been converted to calf pens and any original stalls have been removed.

### *3.5 Building 5 – Pigsties*

Building 5 is a range of four large pigsties: each with a small external yard to the east (Fig 21). The range is of red brick and has a monopitch roof covered with pantiles. The building is in very poor condition and has partially collapsed. In the west elevation there are wide openings under concrete lintels alternating with small feed chutes serving concrete food troughs protected by steel bars. The arrangement appears to be a late C20 transformation of the original one but the degree of dilapidation and collapse makes interpretation difficult. Pig movement in the area to the west of the sties appears to have been controlled by a system of low brick walls incorporating steel bars and a baffle (Fig 20).

### *3.6 Building 6*

Building 6 is a simple two bay shed of red brick under a later profiled sheeting roof. Its original function is unknown but it may have contained loose boxes (Figs 22, 23).

### 3.7 *Building 7*

This is also a two bay shed but one constructed to a higher standard than Building 6 (Fig 24). It is of red brick under a pantiled roof with raised, coped gables and contains two loose boxes, both of which retain iron tethering rings let into the brickwork.

### 3.8 *Building 8 - Demolished Brick Range*

To the south of Building 7, and parallel to it, are the footings of a long, narrow, brick built structure aligned east/west. This building appears on the 1892 OS and was at that time attached to the west wall of the garden. It appears again on the 1911 OS by which time it had been made free-standing by the reduction in length of the garden. In 1911 it was accompanied by two small enclosures to the south. Its date and function are unknown. It was probably demolished at the end of the C20.

### 3.9 *Timber Sheds*

The two principal ranges of timber sheds extend to the south of Buildings 5 and 6 respectively (Fig 23). Buildings in these positions are shown on the 1911 OS and it is possible that the existing sheds were indeed constructed in Phase II. The eastern range makes use of the west wall of the courtyard to Home Farmhouse to support a monopitch roof. To suit its new purpose this wall was raised in the usual Phase II red brickwork and each bay of the shed given a six-pane light under a segmental brick head.

### 3.10 *Portal Frame Steel Agricultural Buildings*

There are two of these to the main block (Building 4). Each lies on the site of an earlier structure shown on the 1911 OS sheet but now demolished (Figs 26, 27).

## 4. ASSESSMENT

Although unlisted, and somewhat compromised by later alteration, the various buildings of Home Farm retain considerable historic interest. The house is a typical example of a late C18 upper-middle-class home which may in part date back to an earlier period; while the outbuildings encapsulate the end stages of a rapidly-evolving and very productive episode in agricultural history immediately before the advent of the internal combustion engine. The very appearance of the buildings, constructed of red brick on an organised plan, and therefore markedly different from the local vernacular, is itself, in this case, an indication of their special place in the development of farming.

### 4.1 *Significance*

The following items are regarded as being of special significance:

- The fabric and detailing of Home Farmhouse (formerly Swinton Cottage) including surviving Phase I fenestration, fireplaces, stair, panelled doors, and moulded joinery;
- The walled garden, north yard, and outbuildings of Home Farmhouse;
- The overall plan of the farm buildings as originally constructed in Phase II (c.1904);
- The materials of those buildings including the use of red engineering brick with pantiles;
- The original planform of Building 4 including access arrangements and the combination of covered and open yards within a single enclosing block;
- The south and (to a lesser extent) the north elevations of Building 4;
- The Phase II roof and floor structures of Building 4;
- The original openings throughout the buildings including boarded doors, original sliding-door furniture, combined cast-iron ventilator/windows, rooftop ventilators;
- Surviving fixtures and fittings including the rail tracks and evidence for power arrangements in Building 4;
- The glazed brick internal finishes of Building 3;
- The surviving internal details of Building 2 (Anna Cottages).

### 4.2 *Items detracting from the significance of Home Farm*

- The C20 concrete block-work extension to Building 3;
- The C20 intrusive works to Building 4;
- The steel-framed agricultural buildings to the north of Building 4;
- Dilapidation of all buildings.

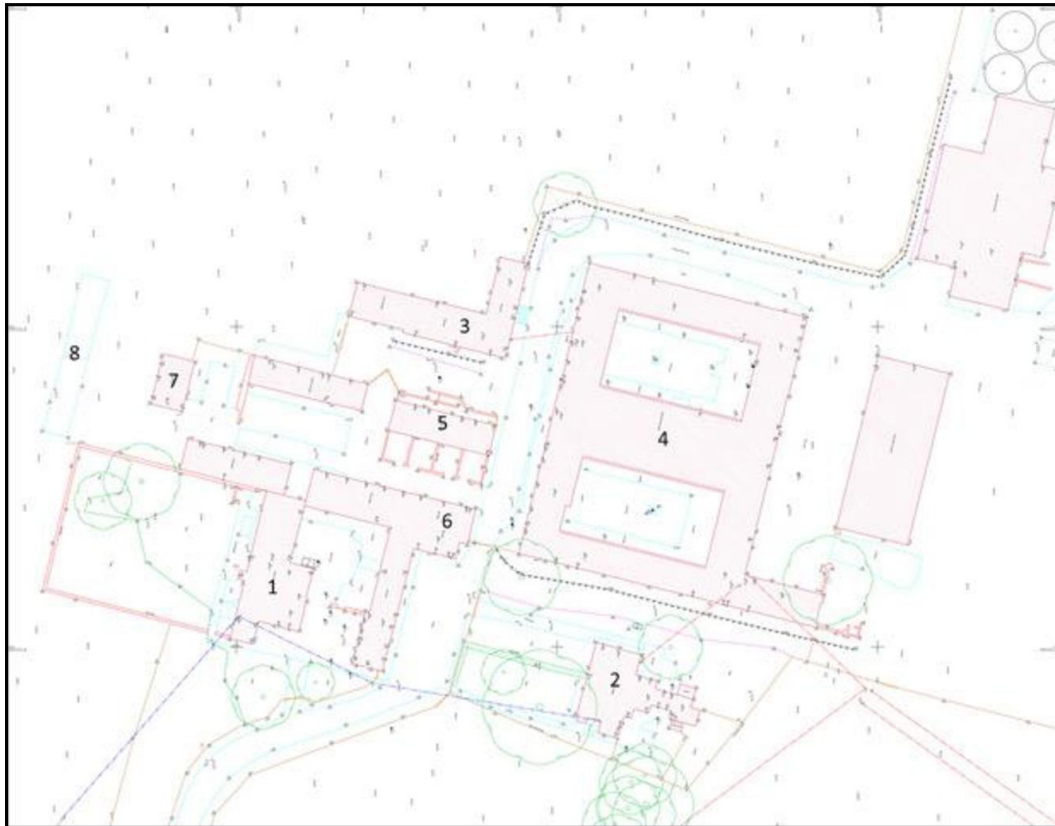


Fig 1 Key plan: to show numbered buildings

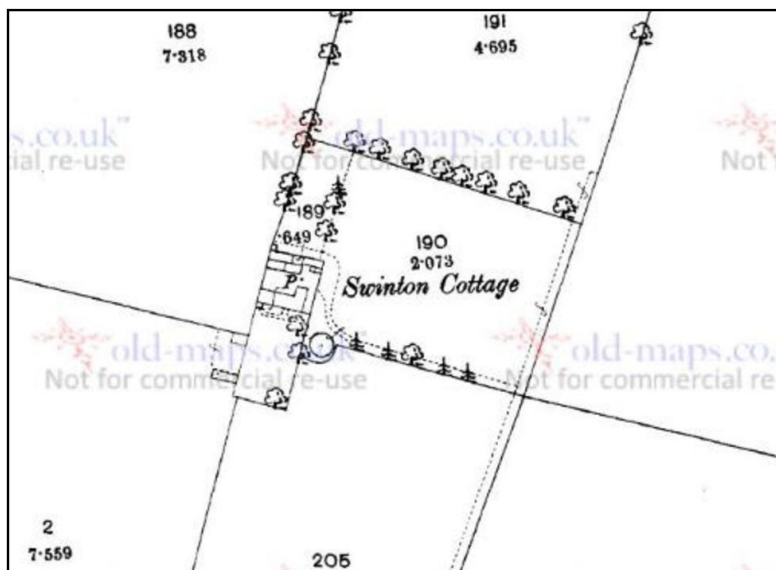


Fig 2 1892 1:2500 OS

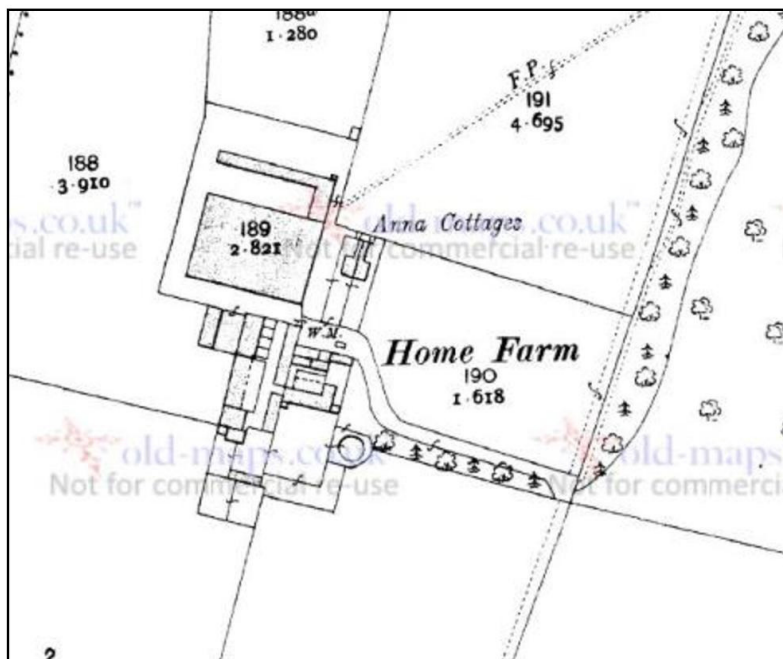


Fig 3 1911 1:2500 OS

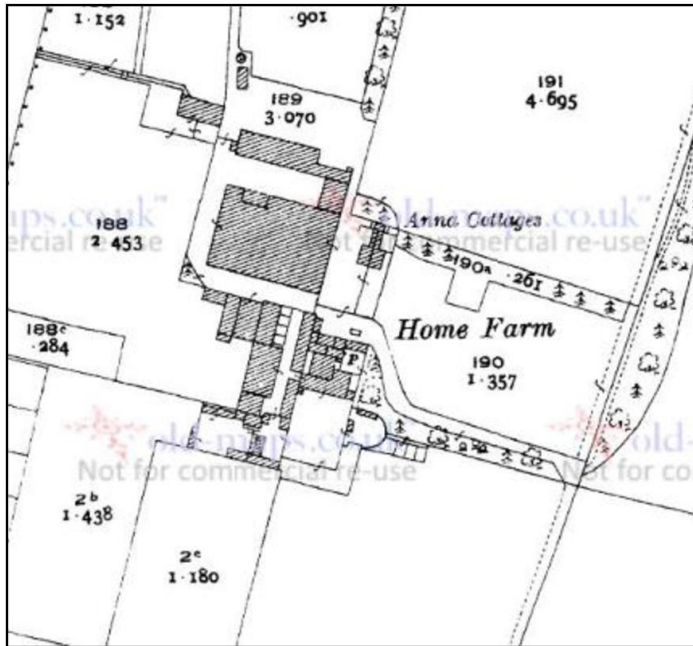


Fig 4 1928 1:2500 OS

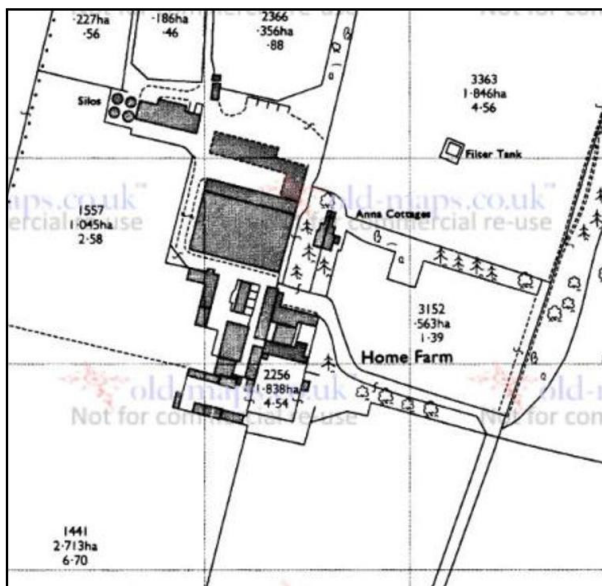


Fig 5 1973 1:2500 OS



Fig 6 Building 1 South elevation



Fig 7 Building 1 Forest pattern hobgrate



Fig 8 Building 2 Anna Cottages



Fig 9 Building 3 East elevation





Fig 10 Building 3 Interior



Fig 11 Building 3 Roof structure



Fig 12 Building 4 South elevation



Fig 13 Building 4 North elevation



Fig 14 Building 4 Covered cowhouse with axial railway track



Fig 15 Building 4 East yard covered in late C20



Fig 16 Building 4 West range interior



Fig 17 Building 4 Railway track to south of north range



Fig 18 Building 4 East range interior



Fig 19 Building 4 First floor storage area



Fig 20 Building 5 West elevation of pigsties



Fig 21 Building 5 East elevation of pigsties



Fig 22 Building 6 West elevation



Fig 23 Building 6 and timber sheds to south



Fig 24 Building 7 South elevation



Fig 25 Walled garden to Building 1 farmhouse from south-west





Fig 26 C20 steel-framed north-east shed



Fig 27 C20 steel-framed north-west shed