

Brereton House, Cottage & Corner | Goathland

Statement of Significance



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Maybank
Building Conservation LLP

YORK
Conservation
TRUST

This Statement of Significance has been prepared by

Dr Dav Smith, MClfA, partner at

Maybank Buildings Conservation © 2024

Cover image: 'The Village Green & War Memorial, Goathland' postcard c.1930 © Goathland Old Photos

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0.0 Non-Technical Summary

- The three properties today known as Brereton House, Brereton Cottage, and Brereton Corner were historically a single linear farmstead range, comprising house and byre with later cowshed.
- Brereton House and Cottage incorporate some fabric from a likely C17th cruck-framed longhouse, from which partial reused crucks and some masonry remain. The house end was substantially remodelled in 1740, when a second storey was added. The byre end was remodelled by the tenants in 1840, with both campaigns commemorated by dated and initialled lintel stones. The properties were separated in the mid C20th and have undergone numerous minor alterations. Despite this they retain a good range of architectural features, including some early and unusual forms, adding to the site's evidential value.
- Brereton Corner comprises an C18th cowhouse with attached two-storey cottage constructed in c.1936.
- The (then single) property was purchased by John Bowes Morrell (twice Lord Mayor of York) as a family holiday home in 1925. Initially in part, and then fully, the site came into the possession of the York Conservation Trust.
- The site collectively makes an important contribution to the historic village and to the setting and character of the Goathland Conservation Area.
- The site demonstrates medium-to-high evidential, historical & aesthetic heritage values. Despite the extent of change, Brereton House and Cottage are therefore of high special architectural and historic interest. The whole site (Brereton House, Brereton Cottage & Brereton Corner) are collectively of national significance, as an important surviving example of a vernacular moorland longhouse, demonstrating the archetypal development of their linear form on the North York Moors.

I.0 Report Context

- The site's owner, the York Conservation Trust (YCT), commissioned Maybank Buildings Conservation (MBC) to prepare a 'Statement of Significance' for Brereton House, Brereton Cottage, and Brereton Corner, three connected properties in Goathland, North Yorkshire. Brereton House and Cottage were originally a single dwelling originating in the C17th but largely date from the C18th and C19th. Brereton Corner is a largely mid C20th building connected to a C18th former cowshed.
 - This report was commissioned to inform the future management of the site.
 - The site is located at National Grid Reference NZ 83184 01392.
 - The local planning authority is the North York Moors National Park Authority.
- This report, written by Dr Dav Smith MClfA, of Maybank Buildings Conservation, provides a summary of the understood history of the site and its immediate context, following the standards and guidance outlined in ClfA (2014 updated 2020) and ClfA (2017 updated 2020). The report concludes with an assessment of significance against English Heritage's (2009) *Conservation Principles* and DLUHC's (2023) *National Planning Policy Framework: Section 16: Conserving & Enhancing the Historic Environment*.
- The report is based on a combination of documentary research and some limited fabric analysis, undertaken in 2022 - 2023. Documentary research included examination of primary documentary, cartographic and pictorial evidence, as well as secondary sources. This report is not intended to be exhaustive, and additional research and fabric analysis might further refine the narrative and understanding of significance.

2.0 Site Description

- Brereton House, Brereton Cottage, and Brereton Corner are located on a key junction on the historic green of Goathland village, an early settlement on the North York Moors (fig. 2.1).
- KEY DESIGNATIONS:
 - Brereton Cottage & Brereton House is a **Grade II*** listed building (UID: 1316155; see Appendix A)
 - Brereton Corner is a **Grade II** listed building (UID: 1148776; see Appendix A)
 - Located within the **Goathland Conservation Area** (adopted 1993).
 - Located within the **North York Moors National Park**.
- A small number of listed buildings are located within the vicinity of the site, all on or looking onto the green. The principal designations (fig. 2.2) within a 150m radius of the site are:

HNLE ID	Designation	Type	Name
1174313	GII	Listed Building	Brereton Lodge
1476952	GI	Listed Building	Goathland War Memorial
1174262	GII	Listed Building	Nesfield and Mulgrave Cottage
1148774	GII	Listed Building	Rose Cottage and Attached Outbuilding At Rear

3.0 Aims and Objectives

- This report provides a summary of the understood history of the site and its immediate context, following the standard and guidance outlined in ClfA (2014 updated 2020) and ClfA (2017 updated 2020). The report concludes with an assessment of significance against Historic England’s (2009) Conservation Principles.
- The report is based on a synthesis of archival research and limited fabric analysis, including an examination of primary documentary and secondary evidence and map regression exercise. There is scope for both further detailed archival research and fabric analysis. Dendrochronological analysis of the cruck frame may provide dating evidence (for felling).



Figure 2.1 Location Map of the site (red) © StreetMap.

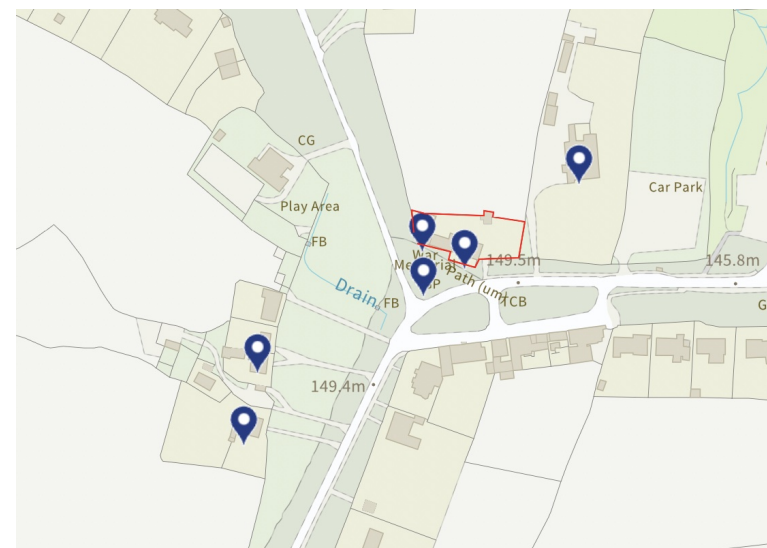


Figure 2.2 Map showing nearby heritage designations (blue pins) with the site outlined in red © Historic England.

4.0 Early Site History

- There is considerable evidence for early human activity within the wider area of the North York Moors, with archaeological finds dating from the Mesolithic period onwards (Spratt & Simmons 1976). Prehistoric activity at the site appears to have been largely transient rather than occupational, which is perhaps unsurprising given Goathland's more isolated and less hospitable moorland topography compared to areas like the Vale of Pickering. The development of cairnfields around Goathland in the Bronze Age suggests an increase in activity and likely occupation in the immediate vicinity (Spratt & Simmons 1976). Wade's Causeway, a postulated Bronze Age linear monument (or possibly later Roman Road) appears to have passed close to the Vale of Goathland. There is evidence for Roman quarrying near Goathland in the 3rd or 4th century (Wilson 2002, 15). Anglo-Saxon grave goods dating from the 7th were recovered from the Lilla Howe round barrow, located to the immediate south-east of Goathland (Elgee & Elgee 1933, 184-185).
- Goathland - also called Godelandia, Godelane, Godland, Goydland, Goadland - does not appear in the Domesday Survey of 1086 (VCH 1974). The earliest documentary evidence for occupation is the foundation of a hermitage at Goathland in c.1109, which Henry I endowed with a carucate of arable land, suggesting that clearance and farming already existed in the area (Turner 1987, 13). Located well to the south of the scattered farms forming Goathland today, the hermitage later became a cell of Whitby Abbey, then a chapel of ease (St Mary's). By the 16th the chapel had been moved to the site of the present church, suggesting increased settlement around the present village site.
- The woodland around Goathland was cleared extensively across the medieval period to create lettable farmland, with rental incomes suggesting most of this clearance took place prior to 1298 (Harrison & Roberts 1989, 101-102). Archaeological evidence for field systems within and around the modern village have been dated to the 12th-14th (NYMNP HER). Clearance continued into the post medieval period, both up onto the moorland and down into the woodland in the valley bottoms (Turner 1987, 14). Although still a remote location, the dispersed agricultural settlement was large enough to feature on Speed's 1610 map of North Yorkshire (fig. 4.1).
- Goathland remained small throughout the post medieval period, with 40 families listed between 1653 and 1658, and only rising to 44 families by 1743 (Turner 1987, 134). Turner (ibid) notes that in the mid 17th most of the farmland in Goathland was rented out to cottagers rather than owned directly by them. Post medieval industry in Goathland was primarily sheep and cattle husbandry, and possibly also linen manufacture - Tuke (1800, 312) notes coarse linens were manufactured by small farmers in the "dales of the Eastern Moorland" "employing two, three or four looms for weaving them". The 1733 church registers reveal a variety of trades present in mid 18th Goathland, including a fuller, as well as two butchers, a cooper, one miller and one tailor, an innkeeper, a housewright, and a fish carrier (Turner 1987, 184).



Figure 4.1 Goathland (Godeland) is labelled on John Speed's 1610 map of North Yorkshire.

- The historic cottages of Goathland were generally widely dispersed longhouses constructed of stone and timber, commonly with heather thatch roofing (NYMNP 2018, 3) (fig. 4.2). The longhouses of the North York Moors were commonly developed in the C18th and C19th, with the domestic and byre ranges often being remodelled at different times, resulting in stepped linear ranges such as at the site (fig. 4.3).
- The near static population levels at Goathland continued until the arrival of the railway in the mid C19th (Harrison & Roberts 1989, 98). Following the construction of the first railway in 1835, a small number of railway cottages were built nearby, extending the hamlet north-eastwards towards the station. Goathland developed further as tourism and industry both grew in response to the railway, especially after the new station was built in 1865. This included the arrival of hotels and new shops, and infill houses started to be added between the scattered historic farm cottages (fig. 4.4). Some of Goathland's industries, such as quarrying, grew directly in response to the transport opportunities provided by the railway. By 1890 the population was listed as 514, and Goathland was described as containing "a few scattered, well-built, modern houses" (Bulmer 1890, 944).
- From the mid C19th tourism became an increasingly important element of Goathland's economy. This trend continued across the C20th, with Goathland featuring as the fictional village of 'Aidensfield' in the long running ITV series Heartbeat (1992-2010). Goathland Station closed in 1965 as part of the Beeching reforms, but was reopened and restored as part of the North Yorkshire Moors Railway in 1973. Today, the village remains a popular location for tourists and walkers, with numerous paths crossing the valley and leading up onto the surrounding moorland.



Figure 4.2 High Mortar Pit Cottage, Goathland, with heather-thatch roofing - late C19th photo. Now demolished, High Mortar Pit was located to the immediate west of Brereton © North Yorkshire & Cleveland Vernacular Buildings Study Group H342.



Figure 4.4 Later C19th development in Goathland following the arrival of the railway © Goathland Old Photos.



Figure 4.3 Goathland Hounds at Lythe (1937) by Rowland Henry Hill, likely showing Low Farmhouse, Lythe, which follows the same stepped linear development seen at Brereton, Goathland. © Private Collection.

5.0 Building History

- The following presents the understood history of Brereton House and Cottage, and then Brereton Corner. Comprising a single site until the mid C20th, it is today three separate but interconnected residences. Brereton House and Brereton Cottage represent the two halves of an historic longhouse, respectively being the house end (Brereton House) and byre end (Brereton Cottage). They appear to have been divided into two separate dwellings in the mid C20th. Brereton Corner is a mid C20th house constructed as a large extension onto an C18th single-storey cow house associated with the byre end of the longhouse. All three properties are the result of multiple phases of alteration. The basic block plan is shown in figure 5.1.

BRERETON COTTAGE AND BRERETON HOUSE

- Historically the single property forming the site has been known variously as: *Breaton, Brierton House, 9 Incline Top, Breaton House, Breton House, Breaton Farm, and Brereton Farm*. The site has been labelled as *Brayton* on successive OS maps since 1853, although no documentary evidence has been identified that utilises that name.
- The site contains complex fabric resulting from numerous phases of remodelling and alteration (fig. 5.2). Brereton House dates from a major remodelling of 1740 but incorporates earlier fabric. Of this earlier longhouse, parts of the external walls survive, along with two reused pairs of cruck blades, which are listed on the Vernacular Architecture Group ‘Cruck Database’ (2021) as being cruck type “C (True Cruck)” with apex type “D (blades cross)” (VAG 2003). An additional pair of crucks are reused within Brereton Cottage. According to the VAG database, the site is one of three properties in Goathland to retain elements of cruck framing. In total 220 buildings with crucks have been documented on the North York Moors, with most being reused (RCHME 1987, 197).
- Crucks were the most common roof construction method for longhouses until the late C17th (RCHME 1987, 198). Without dendrochronological analysis, the dating of the three pairs of crucks at Brereton cannot be estimated. In 2007-2008 dendrochronological analysis was attempted on one of the other cruck-framed buildings in Goathland (Thornhill Farm) but an inconclusive result was returned, which has been suggested was due to the highly localised growing conditions in remote locations (YVBSG).
- Based on the surviving architectural evidence Harrison and Hutton (1984, 119) suggest the original cruck-framed longhouse on the site likely dated to the C17th. Rental information exists for Goathland from the C14th onwards, including a detailed list of tenants and properties in 1599. None of the properties listed in 1599 can be directly linked to the site, potentially supporting a C17th date for the original construction phase. An indicative phased plan, showing the surviving fabric from this original phase, is shown in figure 5.3.

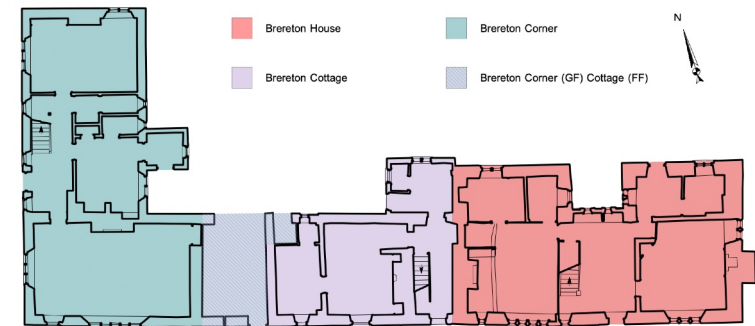


Figure 5.1 Ground floor block plan, showing modern division of site in Brereton House, Brereton Cottage, and Brereton Corner.

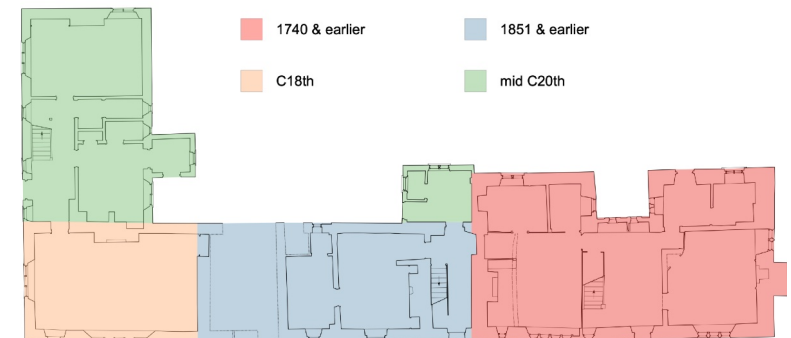


Figure 5.2 Phased ground floor block plan.



Figure 5.3 Indicative detailed phased GF Plan, adapted from RCHME 1987, 83.

- The RCHME (1987, 63) suggests that the majority of surviving longhouses on the North York Moors date from C17th, and that many follow a similar pattern of development. This standard development includes in sequence: the insertion of heating; the addition of a separate byre access door; the rebuilding and raising of the house to two storeys; and the rebuilding of the byre as domestic accommodation. Much of this development pattern can be clearly identified at Brereton.
- The earliest names associated with the site are those of John and Elizabeth Cockerill, from nearby Beck Hole, who reputedly remodelled the house for their son (George) (Hayes & Rutter 1972, 49). No documentary evidence has been identified to confirm this, however the datestone over the inserted door inscribed “C IE 1740” (John & Elizabeth Cockerill) supports this interpretation (fig. 5.4). Nb - there is no / in the Latin alphabet, so I was commonly substituted. Fir Tree cottage in nearby Beck Hole (Grade II UID: 1148770) had been remodelled in a very similar fashion in 1728 for John & Elizabeth, and features a similar door lintel inscribed “C 17 IE 28”.
- The 1740s remodelling included the addition of two service room extensions to the rear under catslide roofs, heightening to form the first floor rooms, alterations to windows, and the addition of a central entrance door into the house. The RCHME (1987 82) notes the insertion of the 1740 doorway to create a centralised house plan at Brereton House is one of the earliest surviving examples of this plan adaptation.
- Interesting elements to survive within the building from the 1740 remodelling include “the speer with its stone seat, the hearth beam and hearth-window” (Hayes & Rutter 1972, 49). The RCHME (1987, 210) further notes that the square-cut mullions at Brereton House “are amongst the earliest” examples of this uncommon type. Various plank and muntin partition walls and many of the internal doors also survive from the 1740 remodelling.
- George Cockerill appeared in the Goathland Overseers Book (NYCRO ZE1) until his death in 1787. It is not known when/if George Cockerill sold the site. A document of 1777 shows the former property holdings of John Cockerill was then owned by Thomas and Mary Cater of Great Driffield, but tenanted to George Cockerill (NYCRO ZQB).
- It has not been possible to directly locate the site within the early Gothalnd deeds, however many of the historic farmsteads in and around the village appear to have been owned by the Cater family in the later C18th. A deed of 10 March 1789 records that Thomas and Mary Cater sold numerous Goathland properties to Jonathan Harrison, “late of Tibthorpe, York, then of Great Driffield” (NYCRO ZQB). It is possible this included Brereton, although it is not specifically labelled as such within the records.
- Towards the end of the C18th, and potentially associated with its purchase by Jonathan Harrison, the ground floor staircase in Brereton House - which from 1740 had been located against the rear wall - was repositioned to its present location, resulting in the blocking of one light of the front window (NYCVBSG 545). The rear stair light was blocked and a lower light installed, now also partially blocked (fig. 5.5).



Figure 5.4 Date stone lintel commemorating the 1740 remodelling of Brereton House.



Figure 5.5 Left - Mullion windows on rear elevation of Brereton House, including blocked c.1740 stair light (top left) with later light inserted below (now also partially blocked). Right - detail of the interior mullions.

- The earliest definitive documentary evidence for the house is the 1841 census, which recorded Mary Scarth (85, farmer) as living at “Breaton” along with servant, Elizabeth Cowper (45).
- The Tithe Commutation map of 1845 (fig. 5.6) records that the property was by then occupied by John Scarth (presumably Mary’s son) but that the property was owned by Mr Thomas Boyes. Deeds record that John Boyes had become a landholder in Goathland by 1815 and presumably passed his holdings, including the site, to his son Thomas in his 1841 will (NYCRO ZFB). At the time John Scarth was farming just over 12 acres of land, including the fields immediately surrounding the site. In April 1846, John Scarth signed another lease on the property and adjacent farmland from Thomas Boyes.
- The 1851 census recorded John (60, farmer of 12 acres) & Martha (45, farmer’s wife) Scarth at “Brierton House” along with general servant Hannah Dunnill (19). Despite not owning the property, the Scarth’s remodelled the byre end of the longhouse in the same year (1851). This work is commemorated in a lintel inscription over the hearth-passage door, reading “I.M.S.1851” (i.e. John Martha Scarth 1851) (fig. 5.7).
- It has been suggested that this remodelling was to provide additional domestic accommodation, with a new byre created at the western end of the building. This follows a common trend of slowly segregating the byre away from the domestic accommodation across the C18th and C19th. It is worth noting however that the Scarth’s lived alone at the property without any children, so accommodation needs may not have been the principal driver for the 1851 works, unless it was to provide for agricultural workers.
- John and Martha Scarth appear on the census records for the site for 1861, 1871 and 1881 as the sole occupants (no children or servants). Curiously, the 1861 census lists the address as “9 Incline Top” in reference to the nearby railway incline. John Scarth, who was described as “one of the oldest inhabitants of the district” (*Whitby Gazette* 20/08/1881, 4) died in October 1881 aged 90, while Martha passed away in 1886, aged 80.
- By July 1888 the tenancy was held by John Stanforth. The Stanforth family appears on the 1861 and 1871 census returns for other properties in Goathland, with John Stanforth (17) recorded as a ‘stone breaker’ in 1871. His father Anthony was listed as a shopkeeper and quarry labourer. Between July and September 1888, lists of visitors are noted in the *Whitby Gazette* at “Mrs T Stanforth’s, Breaton House” (e.g. 28/09/1888, 2) indicating they were providing visitor accommodation at the site.
- The Stanforth’s tenancy, and Mrs Stanforth’s lodging house at the site, appears short lived, and by the 1891 census, Jane Widdowson (40, household duties) was occupying the property along with her five children and her brother (William Grayson, 41, farmer). It is unclear how long the Widdowson / Grayson family occupied the property, but the 1901 census return listed George Agar (54, farmer), Anna Agar (52), their 3 children, a visitor, and a boarder (Joseph Person, 47, general labourer). The earliest identified records of George Agar in Goathland is an advert from August 1895, and it is likely the Agar’s had been tenants since at least that date.



Figure 5.6 Tithe Map of 1845 showing the site © National Archives.

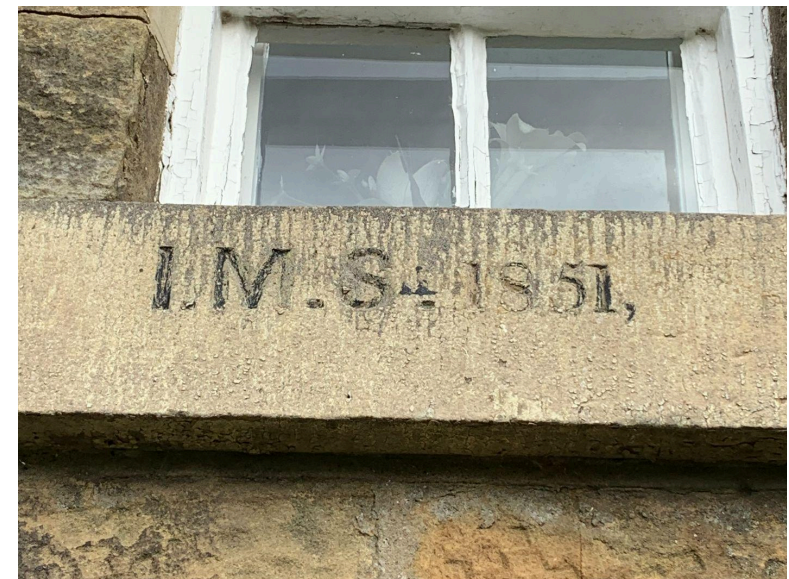


Figure 5.7 Initials of John and Martha Scarth over the door into Breaton Cottage.

a)	AGAR	Gen	25	Willems Bretonaux	Loftus 28.I.92
b)	Arthur	M.G.C.	---	24.4.18	"
c)	352TO			" " "	" Yorks.

Figure 5.8 Detail from a German WWI prisoner record for Arthur George Agar.

- In November 1901, the property, comprising what is today Brereton House, Cottage, Corner, and the surrounding fields were all sold by Thomas Boyes, of Hull Road, York. The purchaser, Mrs Gertrude Brooke, of Northgate Mount, Honley, near Huddersfield, paid £1,800. The conveyancing is the earliest identified use of the name *Brereton*, although it still appeared elsewhere as *Breaton*. The present ground floor staircase in Brereton House dates from around this time (NYCVBSG 545).
- Mrs Brooke continued to lease the site to the Agar family, who continued to use the property as a boarding house, with notices of visitors appearing in the *Whitby Gazette* from July 1903 through to September 1911. The accommodation was recorded as “Mrs Agar. Breaton Farm” (20/09/1907, 2), until Anna Agar’s death in 1907. The Agar family seem to have kept horses on the farm, and an advert in 1908 announced the sale of a bay mare by “G. Agar, Breaton Farm, Goathland” (*Whitby Gazette* 20/03/1908, 3). The 1911 census listed George Agar (63, farmer, widower) at the site, along with three adult children and a domestic servant (Ada Peirson, 16). The census noted that the property comprised 11 principal rooms.
- In 1914 George Agar advertised for the hire of a horse “suitable for farm or road work” (*Whitby Gazette* 07/08/1914, 1). In 1916, George’s younger son, Arthur George Agar (butcher, 22), was conscripted into the Yorkshire Regiment. He appealed and was initially successful on the grounds that he was required to help George run the farm, but that decision was eventually overturned (NRCC/CL 9/1/478). George later appears in German records as a prisoner of war in 1918 (fig. 5.8). He survived the war, and appeared on a Cunard passenger list (A G Agar, 27, farmer) bound for New York in 1921.
- The last evidence for the Agar family in Goathland is an advert from January 1918, and some time shortly after this date, they appear to have moved out of the property. In August 1920, a year prior to her death, Gertrude Brooke passed ownership of the property to her (presumed) son, Thomas Brooke. The conveyance states that the property was “formerly in the occupation of George Agar but then of John Stanforth”. The 1921 census recorded John Anthony and Annie Jane Stanforth (both 34) as occupiers, along with their newborn son, John.
- It appears that the tenancy of the farm may have changed several times in the early 1920s, as a document of 1925 records the previous occupants as “Mrs Bryan Liverseeds, George Agar, Francis Dobson and Mrs Gertrude Elizabeth Brooke (the last then in the occupancy of... T. Brooke)”. There is no other record of either Jane Liverseed (widow of Brian Liverseed, quarryman) or Francis Dobson occupying the property. Francis Dobson died in Goathland in 1924, and Jane Liverseed in 1926, so these both may have been relatively short tenancies.
- In early 1925 Thomas Brooke purchased the Tithe Rent Charge (from R. Smales) and the Fee Farm Rent (from Mrs HBP Russell) for the site, and in July 1925, the whole property was advertised for sale by auction, as one of several large lots sold (fig. 5.9).

LOT 1
(Coloured *Pink* on Plan).

BRERETON FARM.

A PICTURESQUE Ivy Clad STONE-BUILT FARMHOUSE, occupying a very choice situation in the centre of Goathland Common with full South aspect and lovely views over the Moors.

The Accommodation comprises:—A Large Entrance Hall used as a Sitting Room, Two other Sitting Rooms, one having a beamed ceiling and delightful old stone mullioned windows, Kitchen with stone flagged floor and small range. Fitted Larder Store Room, Coal Place and E.C.

Above approached by Two Staircases are Four Bed Rooms and Two Attics.

Outside there is a Lean-to Wash-house with sink and copper.

THE BUILDINGS, which are at the back of the house and surround a paved yard, are substantially built of stone with tiled roof and comprise:—Cowhouse with 6 standings, Chaff Place, Calf Place with four pens, Piggeries, Boiler House with Hen House over, Meal House, Two-stall Stable with Loft over, Coach-house, a New Timber-built Stable for 2 horses and a New Timber and Iron Roofed Implement Shed, ~~and a new Dutch Barn with galvanized iron roof, 45ft. by 20ft.~~

On the East side and immediately adjoining Lot 5 is a small piece of Garden Ground and the Purchaser will be required to give an undertaking that no building of a permanent nature shall ever be erected on this piece of land without first obtaining the consent of the Owner for the time being of Brereton Lodge.

Beyond the Farm Buildings is a Paddock of Grass Land, the whole comprising about

2.697 Acres.

Let, with other Lands, to Mr. J. A. Stanforth on a Tenancy expiring April 6th, 1926, at the Apportioned Annual Rental of £32 12s. 4d.

SCHEDULE.

No.	Description.	Area.
336	Grass	2.428
337	House, Buildings and Garden269
		2.697

The Water supply is from the Company’s Main.

There is a Common Right attached to this lot.

The Tenant has himself given notice to quit expiring 6th April, 1926.

3

Figure 5.9 Auction catalogue for the sale of the site in 1925.

- The site is described as containing:

“A Large Entrance Hall used as a Sitting Room, Two other Sitting Rooms, one having a beamed ceiling and delightful old stone mullioned windows, Kitchen with stone flagged floor and small range. Fitted Larder Store Room, Coal Place and E.C.

Above approached by Two Staircases are Four Bed Rooms and Two Attics.”
- It notes an outside lean-to washhouse, and a range of outbuildings including cowhouse, two-stall stable and couch-house.
- In September 1925 the site was purchased by John Bowes Morrell from Thomas Brooke of Healey House, Netherton, West Yorkshire, for £1,100. The purchase included the farmhouse, outbuildings, and all of the surrounding fields to the rear (fig. 5.10).
- Historic photographs reveal that in the mid C20th, alterations were made to Brereton Cottage, when two dormer windows were installed on the main south roof pitch. Comparison between photographs from 1921 (fig. 5.11) and c.1955 (fig. 5.12) suggest these may have been added as part of the wider alterations to the site, including the development of Brereton Corner in the mid 1930s.
- Likely marking the point at which Brereton Cottage was separated from Brereton House, J.B. Morrell gifted Brereton Farm (House) to his daughter Elizabeth B Morrell in May 1950, with the remainder of the site (comprising Brereton Cottage, Brereton Corner and the farmland) to the Ings Property Company.
- In the same year Elizabeth sold Brereton House to the Ings Property Company for £900. In 1974, the Morrell family re-purchased the site for £12,000, although in 2007 it was sold back into the portfolio of the York Conservation Trust, successor to the Ings Property Company.
- In 1993, listed building consent was granted to replace rooflights with new Velux windows. In 2007, listed building consent was granted for internal and external alterations. This was a comparatively small scheme of work and included: the construction of the timber clad extension to the rear of Brereton Cottage, the provision of damp proof coursing, refitting kitchens and bathrooms including providing additional flues and extractor fans, providing some roof insulation, and rewiring. The 1993 Velux rooflights were replaced with conservation rooflights, and some of the random paving to the rear yard was levelled and re-laid as part of the works.
- In 2014, the Utility Room in the timber lean-to at the rear of Brereton Cottage was rebuilt and altered.
- Despite the numerous alterations to Brereton House and Cottage they retain a number of significant historic features. As well as the longhouse form and reused crucks, surviving features include the hearth entry passage or cross passage (now the entrance to Brereton Cottage), with its “winnowing chamber” partially surviving above (Hayes & Rutter 1972, 49). Other surviving features include plank & muntin walls, and an inglenook fireplace with hearth joist, heck & stone bench and hearth window.

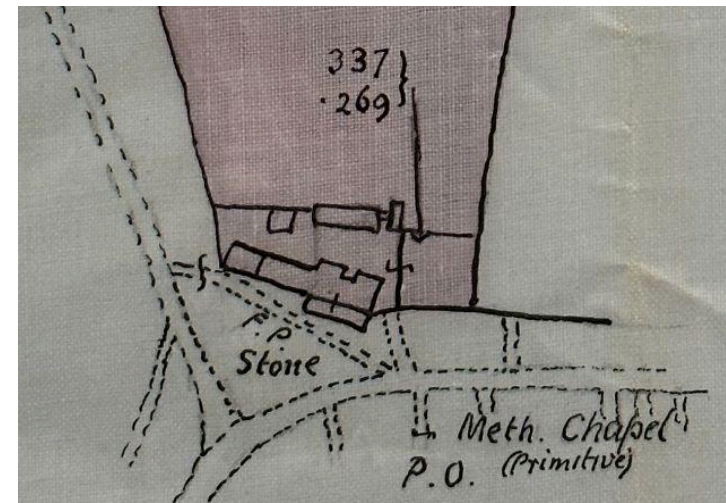


Figure 5.10 Detail from 1925 conveyancing map showing the rear outbuildings.



Figure 5.11 Photograph of 1921 showing Brereton Cottage and Brereton Corner; both with multiple small rooflights visible © Frincis Frith.



Figure 5.12 Photograph of 1955 showing the insertion of two dormer windows into the roof of Brereton Cottage, and alterations to Brereton Corner © Frincis Frith.

BRERETON CORNER

- Brereton Corner comprises two principal structures, being an C18th single-storey former cowhouse and an attached two-storey house constructed in c.1936.
- The masonry cowhouse is stepped down from the byre end of the longhouse that today forms Brereton Cottage. Its exact construction date is unknown, but it has been stylistically dated to the C18th, and it appears (undifferentiated) on the 1845 tithe apportionment map (see fig. 5.6 above).
- The exterior masonry of the cowhouse was largely replaced in the C19th (NYCVBSG 545).
- An early C20th postcard (fig. 5.13) shows the southern elevation of the cowshed, which contained a single shuttered window opening at its western end. There appears to be two ridge vents on the roof, as well as several glass pantiles to provide natural light. The cowhouse remained in use for housing cattle well into the C20th (*The Mercury* 08/06/1964). The list description assertion (see Appendix A) that the cowhouse was incorporated in a probable C19th house is erroneous.
- Another undated but later C20th photograph (fig. 5.14) reveals that a single door had been inserted into the southern elevation of the cowhouse.
- The conversion of the cowhouse and associated construction of the adjacent building is outlined in a newspaper article in *The Mercury* (08/06/1964). In an interview with the occupant, Mrs Sheldon, the article notes that Mr & Mrs Sheldon had previously holidayed at “Brereton Farm” and that the “owner [presumably JB Morrell] suggested we could build a cottage incorporating the cowshed”.
- The works took place in c.1936, and there is no evidence of conveyancing, so the property remained in single ownership with Brereton House & Cottage throughout. The new cottage was apparently built using masonry from “around the farmyard” (*The Mercury*, 08/06/1964). The conversion of the cowhouse involved the blocking of the inserted door, replacement of the existing window, and addition of new windows (fig. 5.15). Internally, one of the historic timber roof trusses was retained, with the other replaced. The infilled doorway is still stratigraphically visible within the external masonry below the inserted window.
- Brereton Corner was initially constructed by the Sheldon’s as a weekend and holiday house, but they moved there permanently in 1951 (*The Mercury* 08/06/1964).
- The kitchen was refitted in 1977, which may also mark when the rear porch was added. Listed Building Consent was granted in 2008 to install a satellite dish.



Figure 5.13 Detail from undated early C20th postcard showing Brereton Corner cowhouse with a single shuttered window and pantile roof.

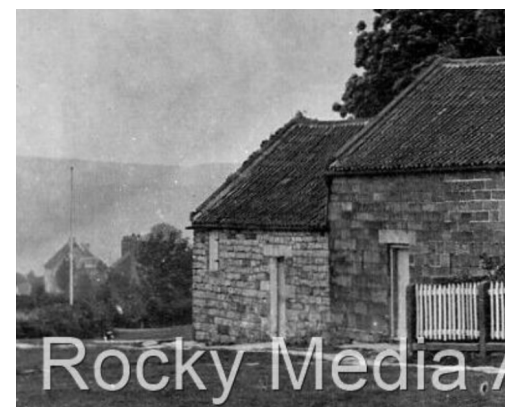


Figure 5.14 Undated photograph, likely from the early C20th revealing an inserted door in Brereton Corner © Rocky Media Archives.

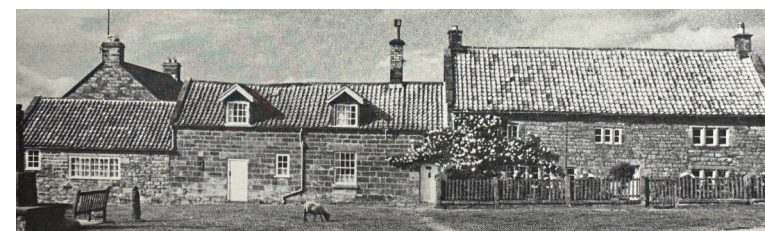


Figure 5.15 Undated later C20th photograph showing the converted cowhouse with the new Brereton Corner gable visible behind.

6.0 Assessment of Significance

- Following on from the understood history outlined in this report, this section provides an assessment of the significance of the Grade II* Brereton House and Cottage, and Grade II Brereton Corner, Goathland respectively, utilising the heritage ‘values’ outlined in English Heritage (2008) *Conservation Principles*.

Brereton House & Brereton Cottage Goathland (Grade II* listed building)				
EVIDENTIAL VALUE HIGH	HISTORICAL VALUE HIGH	AESTHETIC VALUE MEDIUM - HIGH	COMMUNAL VALUE LOW - MEDIUM	OVERALL HERITAGE VALUE HIGH
<p>> The site demonstrates high evidential value as an example of historic moorland vernacular architecture. Its evolution from (likely) C17th cruck-framed longhouse through C18th farmhouse remodelling and C19th byre remodelling follows the archetypal development of these linear longhouse forms across the post medieval period.</p> <p>> The properties retain three pairs of reused upper crucks, as well as a range of early and/or uncommon surviving architectural features, including:</p> <ul style="list-style-type: none"> • square-cut mullion windows; • dated lintels; • hearth entry cross passage; • plank and muntin partitions; • original doors and ironmongery; • inglenook fireplace with heck & stone bench and hearth window. 	<p>> The site has high illustrative historical value as a surviving longhouse form on the Green at the heart of Goathland. The site reflects its rural setting and illustrates the village’s agricultural history and pre-railway development.</p> <p>> The development of its planform demonstrates high illustrative historical value, reflecting changing space use, architectural fashion, and ways of living and working across the C17th - C20th.</p> <p>> The site also demonstrates associative historical value as the family holiday home of John Bowes Morrell, a prominent figure in York through the early to mid C20th.</p>	<p>> Brereton House and Brereton Cottage exhibit medium-to-high aesthetic value as a linear range of historic farm buildings with later alterations and additions. Constructed in a vernacular style, they sit comfortably within their moorland setting.</p> <p>> The site demonstrates high aesthetic group value as part of the wider built heritage of the Green, including the adjacent First World War Memorial, stone trods and historic signage. This is amplified by its prominent corner site and surrounding open grassland and wide verges.</p>	<p>> As a private residence, the site has comparatively limited communal value beyond forming part of the wider character of the historic streetscape of Goathland.</p> <p>> Its relationship to the nearby WWI memorial, and limited association with tourism, especially as part of the set for ITV’s <i>Heartbeat</i> series, elevate this to demonstrating low-to-medium communal heritage value.</p>	<p>> The Grade II* Brereton House and Brereton Cottage demonstrate high or medium-to-high evidential, historical and aesthetic values, as an important surviving example of moorland vernacular architectural development. Likely originating as a C17th longhouse, its later remodellings, additions and alterations can be argued to have increased its evidential heritage value rather than detracting from it. Crucially the site retains many significant architectural features.</p> <p>> The site therefore demonstrates high special architectural and historic interest as an important surviving example of the common evolution of moorland longhouses.</p> <p>> As such the site is of national significance.</p>

Brereton Corner Goathland (Grade II listed building)

EVIDENTIAL VALUE LOW - MEDIUM	HISTORICAL VALUE MEDIUM	AESTHETIC VALUE MEDIUM	COMMUNAL VALUE LOW	OVERALL HERITAGE VALUE MEDIUM
<p>> Brereton Corner demonstrates low-to-medium evidential value as a C18th cowhouse, altered in the C19th and early C20th, then converted in the mid C20th,</p> <p>> The extent of alteration has removed much of the historic evidence for the building, although one historic truss survives in situ.</p> <p>> The cowhouse retains wider evidential value as part of the wider Brereton Farm complex, demonstrating the evolution of the linear longhouse form on the North York Moors.</p>	<p>> The site demonstrates medium illustrative historical value as a later part of a surviving longhouse form on the Green at the heart of Goathland. The site reflects its rural setting and illustrates the village's agricultural history and pre-railway development.</p> <p>> The development of its planform demonstrates illustrative historical value, reflecting the later evolution of the longhouse form, as historic byres were converted to residential use, requiring the addition of new agricultural spaces as part of the linear development of moorland longhouses.</p> <p>> The site also demonstrates illustrative historical value as an example of sensitive new development in the 1930s as part of the wider growth of the village as a popular tourist and holiday destination.</p>	<p>> Brereton Corner exhibits medium aesthetic value as part of a linear range of historic farm buildings, and as a sensitive new cottage addition from c.1936 that was built from local stones taken from the historic farmyard. Both elements sit comfortably within their moorland setting.</p> <p>> The site demonstrates higher aesthetic group value as part of the wider built heritage of the Green, including the adjacent First World War Memorial, stone trods and historic signage. This is amplified by its prominent corner site and surrounding open grassland and wide verges.</p>	<p>> As a private residence, the site has comparatively limited communal value beyond forming part of the wider character of the historic streetscape of Goathland.</p>	<p>> Grade II Brereton Corner demonstrates low-to-medium evidential, historical and aesthetic values, as part of an historic linear longhouse development with mid C20th cottage extension.</p> <p>> The site therefore demonstrates medium special architectural and historic interest, primarily through its connection to the adjacent Grade II* structure. Together they help illustrate the story of moorland longhouse development across the post medieval period.</p> <p>> The site is of regional significance. However in conjunction with Brereton House & Cottage, they are collectively of national significance.</p>

7.0 Conclusion

- The Grade II* Brereton House & Cottage and Grade II Brereton Corner, collectively represent an important example of an historic moorland longhouse in a village context. Despite significant alteration, the site reflects the typical post medieval development of the form and retains significant historical elements, some of which are uncommon or early examples of their type.
- The sites make an important contribution to the setting and character of the village and Conservation Area.
- Despite C20th alterations impacting on their evidential value, the sites retain medium-to-high evidential, historical and aesthetic value, particularly in Brereton House and Cottage. The site collectively demonstrates medium-to-high special architectural and historical interest, and is of national significance.

8.0 Bibliography

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Appendix A List Descriptions

BRERETON COTTAGE BRERETON HOUSE

Official list entry

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1316155
Date first listed:	06-Oct-1969
List Entry Name:	BRERETON COTTAGE BRERETON HOUSE
Statutory Address 1:	BRERETON COTTAGE
Statutory Address:	BRERETON HOUSE

The building or site itself may lie within the boundary of more than one authority.

County:	North Yorkshire
District:	Scarborough (District Authority)
Parish:	Goathland
National Park:	NORTH YORK MOORS
National Grid Reference:	NZ 83184 01302

Details

GOATHLAND GOATHLAND VILLAGE NZ824005 20/104 Brereton House (also known as Brayton House) 6.10.69 and Brereton Cottage GV II* Farmhouse and outbuildings, now two dwellings. 1740 rebuilding of earlier house; altered in 1851; subdivided in C20. 1740 rebuilding by John and Elizabeth Cockerill. C19 alteration for John and Mary Scarth. Cruck- framed, encased in dressed sandstone with pantile roofs. 2-storey, 3-window front to Brereton House at right, and 1½-storey, 2-window front to Brereton Cottage at left. Right-of-centre board door to Brereton House in quoined and chamfered doorway with heavy lintel inscribed: C I E 17 40 Left of door is 6-light mullioned window with one light blocked and large-pane glazing to the rest; large-pane fixed light at left end. Windows right of door and on first floor are of 3 mullioned lights with large-pane casements. Cavetto-moulded eaves course. Coped gables and shaped kneelers. End corniced stacks, the right one external. Original cross-passage doorway survives in Brereton Cottage, with quoined and chamfered surround and lintel carved in shallow triangular arch. Tiny 4-pane sash above with stone sill initialled and dated: I M S I 8 5 I Inserted board door at far left beneath hammered lintel, with 6-pane casement to right. Remaining ground floor window is 16-pane sash with tooled sill and hammered lintel. Gabled dormers with 2-light, 12-pane horizontal sliding sashes. Coped left gable and block kneeler. Ridge stack towards right end. Rear of Brereton House: 2 storeys, 3 bays, with 1-storey outshuts added to end bays. Outshuts have later doorways and blocked windows in stone surrounds in return walls. Centre bay has partly blocked 5-light mullioned window on ground floor. Right return: 2-light chamfered mullioned windows on ground and first floor, to right of external stack. Interior. Plank cross-passage doors. On ground floor of Brereton House, left end room has inglenook fireplace with plank and muntin heck and stone bench, and chamfered square-section joists. Plank and muntin partition walls between this room and outshut, and centre room. On first floor, plank and muntin partitioning forms passage and staircase walls. Several fielded-panelled doors survive throughout house, including one in left end bedroom on butterfly hinges. Attic door hangs on butterfly hinges. Two pairs of crossed-apex upper crucks resting on ties survive in Brereton House, and one pair in Brereton Cottage. Harrison, B, and Hutton, B, Vernacular Houses in North

Yorkshire and Cleveland, pp.119,235: Hayes,R, and Rutter,J, Cruck Buildings in Ryedale and Eskdale, p.49: RCHM, Houses of The North York Moors, pp.71,82,210,231; figs.144,382c.

Listing NGR: NZ8318401302

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 327580

Legacy System: LBS

Sources

Books and journals

Houses of the North York Moors, (1987)

Harrison, B, Hutton, B, Vernacular Houses in North Yorkshire and Cleveland, (1984), 119,235

Hayes, R, Rutter, J, Cruck Framed Buildings in Ryedale and Eskdale, (1966), 49

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

BRERETON CORNER

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1148776
Date first listed: 07-Jul-1989
List Entry Name: BRERETON CORNER
Statutory Address 1: BRERETON CORNER

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire
District: Scarborough (District Authority)
Parish: Goathland
National Park: NORTH YORK MOORS
National Grid Reference: NZ 83162 01311

Details

GOATHLAND GOATHLAND VILLAGE NZ824005 20/105 Brereton Corner GV II House. Part C18 altered later and incorporated into probably C19 house; C20 modernisation and reroofing. Dressed and hammered sandstone with renewed pantile roofs. 2-storey, 3-window later part at left of 1-storey, gable wall to earlier part. Right end door to later part; small-pane casements and horizontal sliding sashes on both floors, all with painted timber sills. Gable wall has 3-light, 18-pane horizontal sliding sash beneath tooled lintel. Coped gables and block kneelers to lath parts, and end stacks to later roof. Right return: horizontal sliding sash of five 6-paned lights, with 6-pane casement at left end. Included for group value.

Listing NGR: NZ8316201311

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 327581
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

APPENDIX B Historic Mapping



1845 Tithe Map

The earliest identified map showing the site, this tithe apportionment map shows the linear range of buildings with two projections to the north, as well as a small outbuilding against the northern boundary © National Archives NA IR/29/42/149.



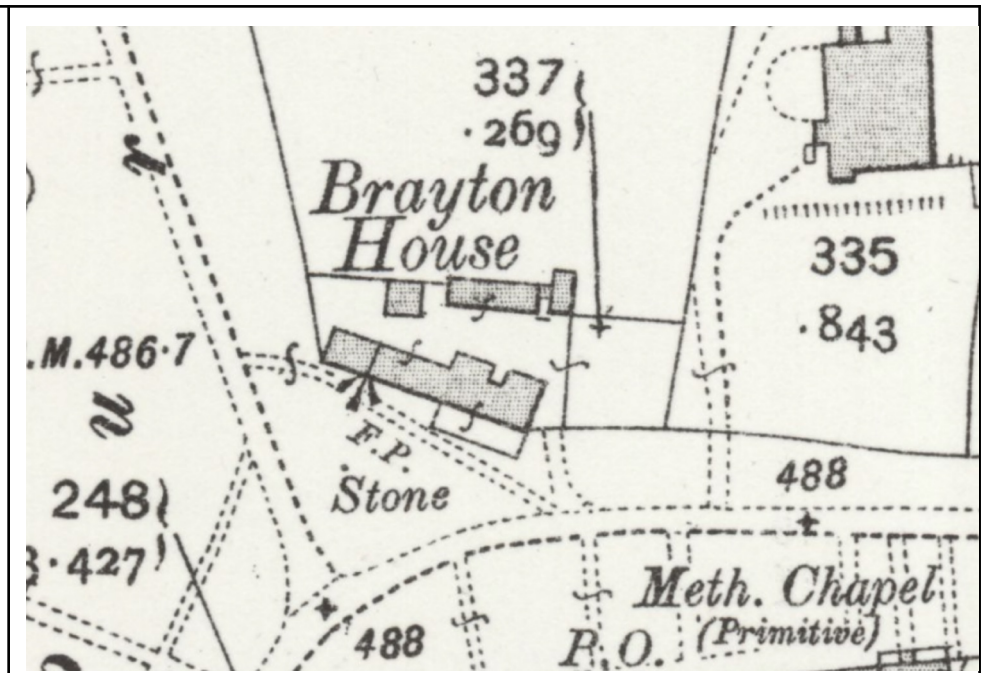
1853 Map - First Edition OS Map

Surveyed in 1849, this map is less detailed than the earlier tithe map, but shows the site unchanged. The site is labelled as 'Brayton' - the OS maps are the only known use of 'Brayton' for the site © Crown Copyright.



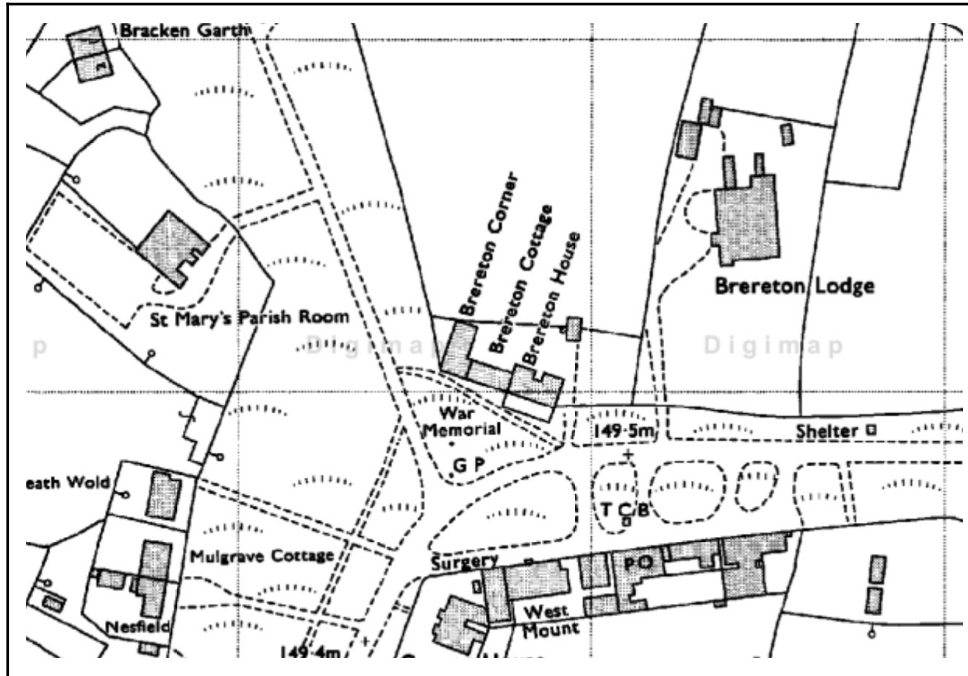
1894 OS Map

Surveyed in 1892, the map shows that the left end of the linear range is delineated. The outbuilding has been extended to the east © Crown Copyright.



1913 OS Map

The only change from the 1894 OS map is the addition of a square outbuilding along the northern boundary, to the west of the earlier outbuilding. The large Brereton Lodge has been constructed in the field to the immediate east of the site © Crown Copyright.



1970 OS Map

This map shows the construction of Brereton Corner, replacing the rectangular outbuilding, and the earliest linear outbuilding. This forms the present site footprint © Crown copyright.