

Rapid Heritage Assessment

Client Name & Address: Mr. Lilley, property known as 'Reah's Bakery' on College Lane, Masham

Date of Inspection: 4th March 2016

Weather during the course of my inspection the weather was wet, overcast, cold and approx. 11C.

Photos taken with Samsung NX300 digital

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The property is neither locally nor nationally listed. It does though, exhibit specific historic and heritage characteristics that render it extremely important. The property, being an extension to the existing stone buildings, is estimated as a late Victorian build dated approximately between 1865 and 1890. Time limitations limit required investigation.

SCOPE OF INSTRUCTIONS:

This is a rapid heritage report briefly outlining the construction and historic importance of the single storey property known locally as 'Reah's Bakery'. The purpose is to support an application for funding with the view of setting up a local heritage centre in Masham to allow public access of historic documents and artefacts telling the story of Masham.

A number of photographs both internal and external will constitute the bulk of this report.

LIMITATIONS OF INSPECTION:

The business is currently occupied and in use as a storage facility for the adjoining business. It is generally tiled throughout with hygiene boarding on the majority of the walls/ceilings as the use was formally food preparation. The Vendor was present during the survey and I was accompanied by both Jan Reed and Douglas Marr.

My inspection covered all those parts of the building that could be seen either from ground level internally and externally. Many parts of a building such as foundations and sub-floor areas, roof spaces are concealed and therefore not surveyed.

It follows that for practical reasons I have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible and I am therefore unable to report that any such part of the building is free from defect. Time factors and roof access were major limitations but I am satisfied that the evidence gathered will form the basis for a more thorough investigation at a later date that is convenient for the Vendor.

PROPERTY DESCRIPTION & LOCATION:

Masham is a small market town and civil parish in the Harrogate district of North Yorkshire, England. It has a population of 1,235. Situated in Wensleydale on the western bank of the River Ure, the name derives from the Anglo-Saxon "Mæssa's Ham", the homestead belonging to Mæssa. The Romans had a presence here, but the first permanent settlers were the Angles. Around 900 AD the Vikings invaded

the region, burning and laying waste to the church and causing great suffering in Masham. They also introduced sheep farming, something for which the town is well known today.

During the Middle Ages, Masham developed as a very small town with milling, mining, cloth making and tanning industries. The town received its first market charter in 1251. Masham's importance as a major sheep market is the reason for the large market place and its Georgian houses. The market originally thrived because of its nearness to Jervaulx and Fountains Abbeys, with their large flocks of sheep.

The traditional buildings of Masham are predominantly eighteenth and nineteenth century in origin. They are two or three storeys in height and of a simple vernacular form. What is most striking is the limited palette of materials used in their construction.

There are two distinct elements to the town. Those buildings, which face onto the towns open spaces (Market Place, Little Market Place) and main arterial routes (Silver Street, Park Street). These buildings, although in a robust, vernacular style, are more imposing and grander reflecting their original uses as retail or commercial properties.

In contrast there are numerous alleyways and ginnels whose buildings are smaller in scale housing originally numerous residences and workshops. There are still a small number of businesses operating in these areas.

Archways through to developments behind the road frontages are a particular characteristic of Masham as evidenced here, the building in question is an extension from an original coach arch as evidenced by the below pictures. Stone and render are the predominant walling materials. Coursed square stones are utilised in the primary facades with cobble and render interspersed through the town. Stone quoins are a common feature together with stone dressings to windows.

Organic development has taken place to the rear of Silver Street around College lane linked by Quaker Terrace. This area, over time, has housed a number of small scale industries and workers cottages. Today housing predominates, however a number of workshop, storage buildings and retail premises can still be found. The buildings in this area are densely packed and built directly off the back of the carriageway with no formalised footpaths as is the case here.



Fig. 1 – Masham (Google Earth)

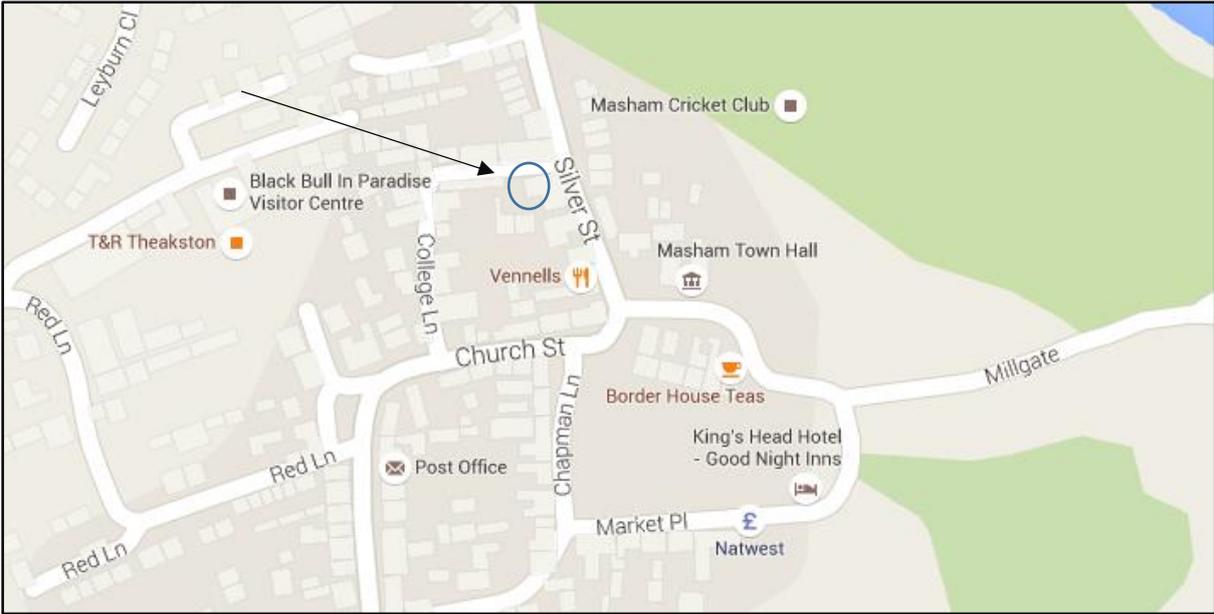


Fig. 2 – Masham Town showing approximate property location (Google Earth)

MAP REGRETION:

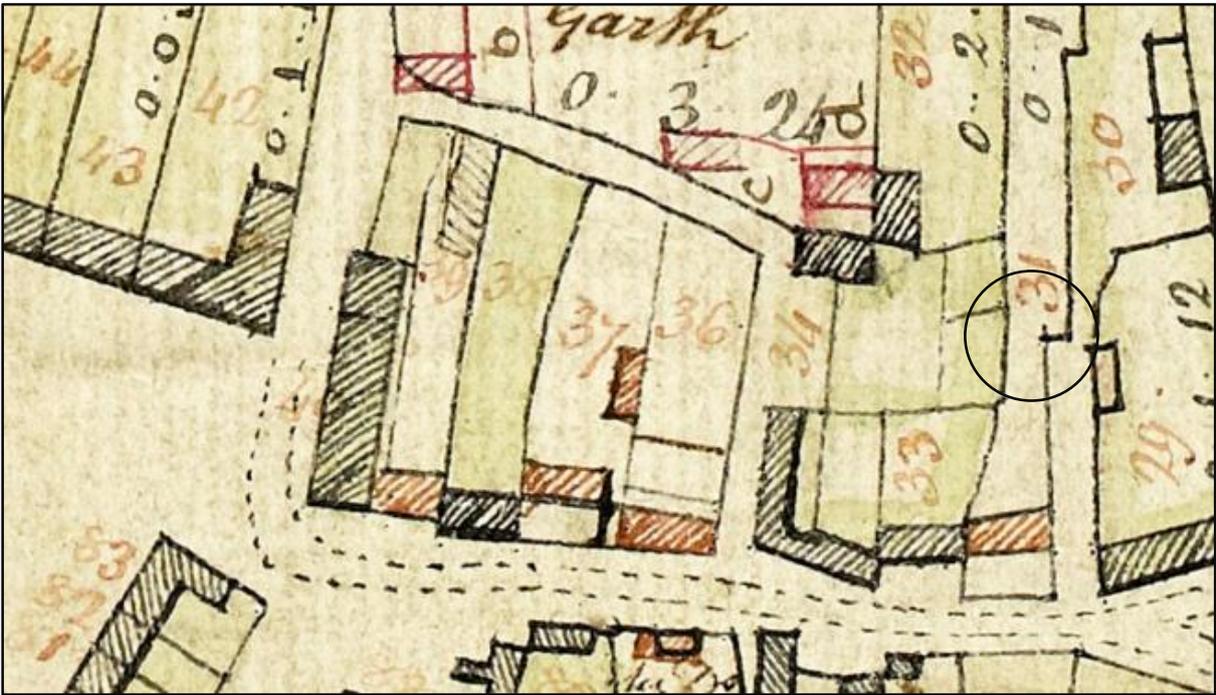


Fig. 3 - 1801 – (Jan Reed)

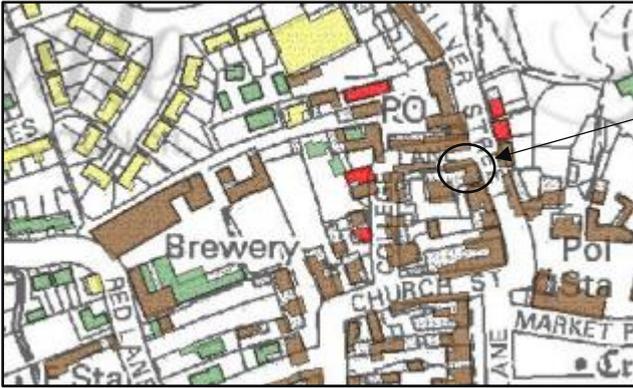


Fig. 4 – Pre 1850's buildings in brown; note no evidence of current bakery.



Fig. 5 - 1856 (Ordnance Survey)



Fig. 6 – Bakery site 1930's (Graham Jameson)

The single story, brick built extension was built for the purpose of a bakery and extending the existing business. Though non-descript from the initial internal inspection, heritage details soon reveal themselves when looking closer.

INTERNAL:

Upper store:



Fig. 7 – Roof joist



Fig. 8 – Ladder and room access

To be retained as part of the historic fabric/story

Lower Store:



Fig. 9 – Wooden opening to College Lane

To be retained as part of the historic fabric

Rear of ovens/entrance corridor:

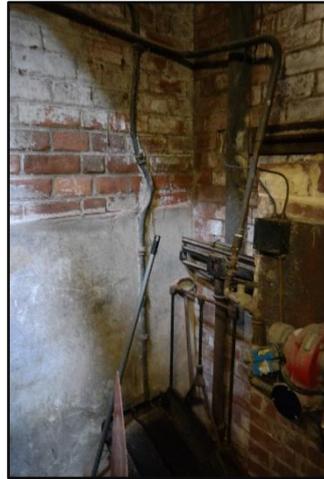


Fig. 10, 11 – Rear of ovens



Fig. 12 – Workings of ovens

All to be retained as interpretive history

Main room of bakery:



Fig. 13 – Internal oven space

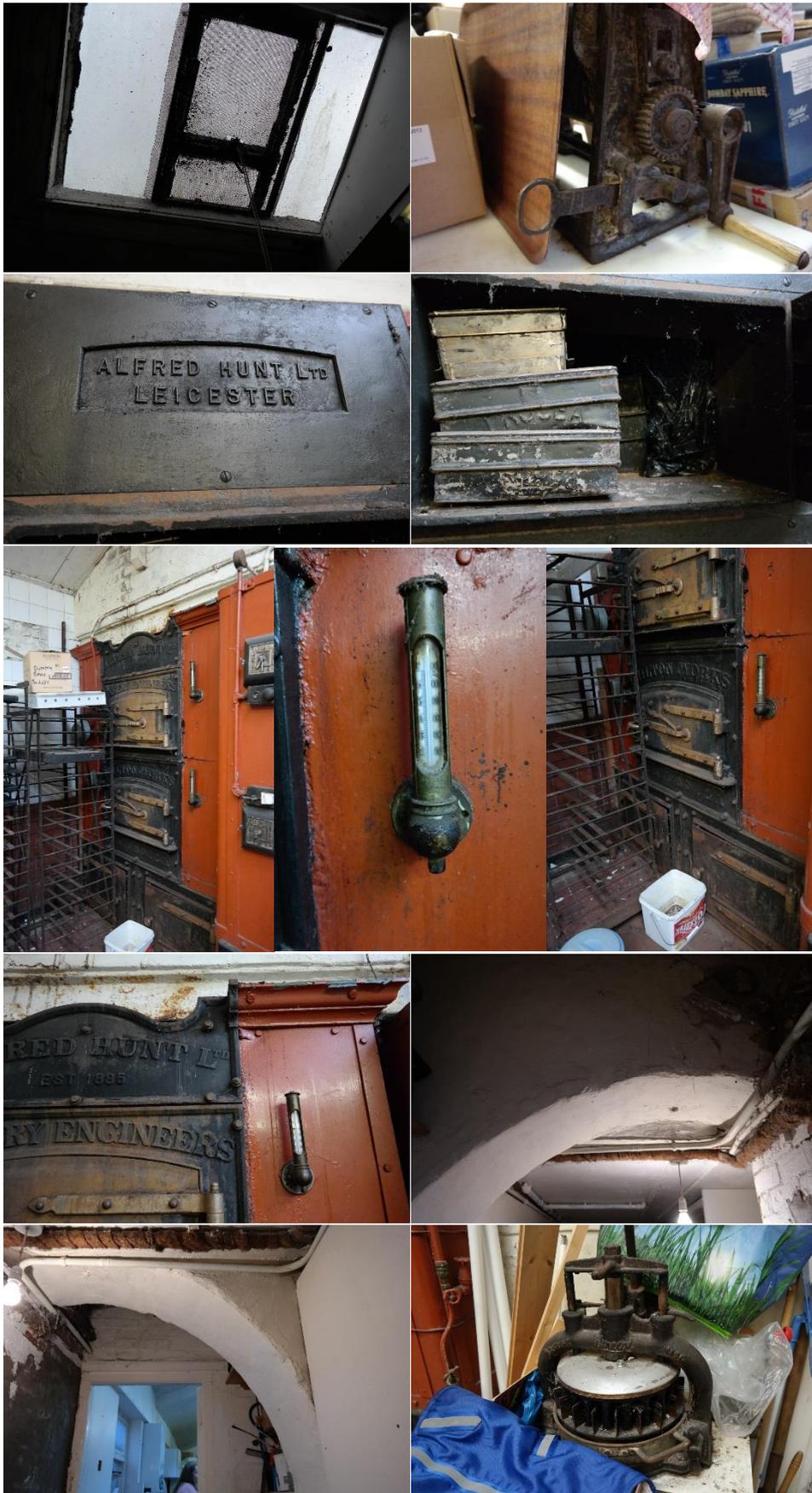


Fig. 14-24 – Internal ovens, associated machinery and internal arch

Ovens to be retained along with associated machinery where realistic, bakers shelving to be incorporated into the new scheme. Paint to be removed (using suitable conservation methods) from internal arches and arches to become key feature of entrance corridor. False ceiling to be removed, timbers inspected and a modern, bespoke light well to be installed to a similar configuration of what exists.

EXTERNAL:



Fig. 25 – Configuration of windows, upper access from College Lane





Fig. 26-33 – External features and arch detail both internal and external

KEY HISTORIC FEATURES TO BE RETAINED:

- Arches and the previous story they tell
- Ovens and associated workings along with bakery good such as a number of baking tins and associated paraphernalia
- Roof vents x 2
- Bullnose red brick sills to internal yard area
- Configuration of roof lighting
- Ladder, hatch access and door access to College Lane in upper store
- Boarded ground level window to College Lane
- Victorian brickwork details where appropriate
- Brickwork to be repointed in lime (NHL 3.5 3:1 mix) – external
- The link from the bakery to the existing building to be respected
- Fenestration to College Lane.

Compiled by: Jamie McNamara BBS, PG Dip (Conservation), affiliate member IHBC.