

Malton Building Contracts

Contracts between the Fitzwilliam Estate and local craftsmen – especially masons and joiners – survive in the Fitzwilliam Archive held at NYCRO from the 1730s until the late 19thC.

For a cross section of early contracts, see Malton Craftsmen

http://www.maltonbuildingsgroup.com/history/malton/history_malton_1730.pdf

These show an interesting evolution of the roles of these craftsmen (and, on occasion, craftswomen) and of working and class relationships.

In the earlier 18thC, small contracts appear in the 'Agent's Memo Book'. The terms are set out in the form of measured rates. There is a clear pool of masons locally who would seem to be working in a loosely co-operative environment – sometimes working as a group, other times, on smaller projects, in smaller groups. The use of measured rates illustrates a basic trust between the Estate and these craftsmen, who have all agreed upon a reasonable value for their work.

During the later 18thC and earliest 19thC, most projects are executed in the name of a single 'lead' mason and a 'lead' joiner, who offer detailed estimates for a particular project. The masons, at least, accompany their estimates with scale drawings of the proposed building – most of which are identifiable today and remain. Occasionally, there is a formal contract between the Estate and the mason and joiner respectively, which contains a very detailed specification of materials. In two contracts for a major addition to the Fleece in Market Street, a provision is put into the contract that the work may be inspected during the work or at completion by an independent craftsman on behalf of the Estate. That such a proviso would be acceptable to the mason or joiner strongly indicates that an atmosphere of trust, mutual respect and co-operation still pervades the craftsmen of the town.

In 1802, Rogers, a mason, agrees to build a brick house in Old Maltongate, attaching an elevation of the same. This house remains, close to the traffic lights. It was to include 'pantiling and sheeting'.

Thomas Luccock quotes in 1803 to build a house in Newbiggin, to his own attached plan. Also in 1803, Exley provides an estimate and plan for building a house near Pye Pitts. In 1843, George Exley has a 'house, sheds and masons sheds with granary over' as well as a cottage, chamber cottage and garret in Wheelgate. This included a yard and probably a stone shop in Chapel Yard, which has since been demolished. The house was demolished to make way for the Yorkshire Bank building. Robert Exley has a a house, stone shed and shop in Swine Market, but shares same site with a number of others (perhaps employee masons), as well as with John Gibson, the architect, perhaps significantly.

Architects make their first appearance with Atkinson and Philips 1808-17, whose valuations of various works appear in the record, and they are signing off and presumably specifying these works. There remains a variety and fluid body of craftsmen working upon larger and smaller projects. There is greater division of labour, however. Whereas teams of masons were responsible for a wide range of activities in the 1730s and 1740s – plastering and roofing, as well as building – the accounts from the early 19thC – for the building of the Talbot Hotel coach house and stables, for example – show that roofers and plasterers are becoming distinct from the masons, although the latter still lay either stone or brick. Parallel with this process – and particularly during the younger Coppertwaite's time as agent, in the mid-19thC, we see detailed specifications being issued for building work by the

Agent, for an extension to the Blue Ball in 1860, for example, with the source of lime being specified for the first time – North Grimston Lime, in this case (ZPB (M) 7-71, NYCRO). Stone is to be from Appleton le St. For the first time in these documents, we see a distinction made between the work of masons and bricklayers, as well as other demarcations between trades for the first time.

By 1878, when major repair and extension of the Lodge took place – and for which very detailed accounts survive, including accounts of painters, masons, heating suppliers, etc – John Gibson is the architect (he had been very busy in Malton from the 1840s onwards, designing very many buildings that survive today and offering up designs for many that were never built), and very much in control. The mason's day-books survive, with each hour of labour recorded, as well as the tasks upon which this labour was expended. Crucially, in this context, a list of competitive tenders by masons for these works also survive. The mason who got the work was Hodgson, who had also submitted the lowest tender.

In the space of 150 years, therefore, we witness in these documents, the dilution of the power of local craftsmen; the dilution of bonds of trust, and the arrival of an intermediary professional layer, as well as cost – the architect, and the subsequent introduction of competitive tendering as the accepted means of achieving 'best value' for the client, at the same time as disciplining the craftsman and diminishing his role in creating the townscape of which he is a part. Craftsmen are set against one another, rather than being encouraged to work in a common cause. The small contracts to measured rates of the 1730s were signed by all of the craftsmen concerned – each knew the rate and was paid the same. The quotations of 1878 are by one mason, who will carry the risk, but also the benefit of his quotation, and employ others to realise the works, paying each of them less than the value of the works they perform, creating an inevitably exploitative relationship between the craftsmen of the town and competition between the 'employer masons' within which context, they can only hope to gain competitive advantage over another by increasing the rate of exploitation of their fellows or by skimping on quality of materials or work. It has become the architect's (highly paid) job to prevent this – but which came first, the architect or the need for him?

The houses of masons who sign the 1730s and 1740s contracts may be some of them identified by cross-reference to the 1732 Terrier documents and 1730 Terrier Map, as well as to the Settrington painting of 1728. These were substantial properties – properties that are today occupied by professional, middle class residents. Gibson, who did most of the joinery at this time, leases several properties in Malton, and owns several more.; in 1808, George Willoughby built and occupied a house and stoneyard in Low Street – now known as Castle Dykes – before selling it to the Fitzwilliam Estate and leasing it thereafter (it having been built upon Estate-owned land). By the later 19thC, employer masons still occupy significant yards, but what of their employees?

Between 2005 -10, the modern-day Fitzwilliam Estate came close to achieving a situation akin to that which operated in the earlier 18thC, with a group of masons and craftsmen working co-operatively towards a common end, to commonly agreed standards using appropriate traditional materials, working as a fluid team, each paid individually by the Estate at rates appropriate to their experience and skill; none of them exploiting another, with no marking up of materials or labour. A culture of skills training and best practice was promoted within this context. The York House Project became the focus (and ultimately, perhaps, the litmus test) for this. In this way was created a committed, informed and reliable pool of craftsmen with a developed and ever-developing

understanding of local craft practices and methods historically. After 2010, the Estate rejected this, in favour of competitive tendering once more, and with a deliberate policy of setting one mason against another; firm against firm, and of accepting the lowest tender, often submitted to ill-judged or insufficiently detailed surveys or specifications. Local knowledge became accidental and occasional in this scenario. Was this a quest for 'best value', 'best quality' or simply for class control?

Transcriptions.

Estimate, Repairs of Sagg's House.

"The mason work in repairing Mr Sagg's House:	£7	10s	
The materials including bricks, tiles, lime, hair, laths, nails stone ridging and leading (carriage):	£12	6s	
The mason work in building a back kitchen:	£2	16s	
The materials included, as above:	£5	15s	
The mason work in repairing Candle House:	£3	3s	6d
The materials for ditto:	£1	1s	6d
The mason work in repairing the stable:	£4	4s	
Materials:	£7	19s	
Sagg's garret windows-			
Jackson, glazier:	£1	10s	11 ½ d
Exley, mason:		6s	10d
Luccocks for raff:		3s	10s

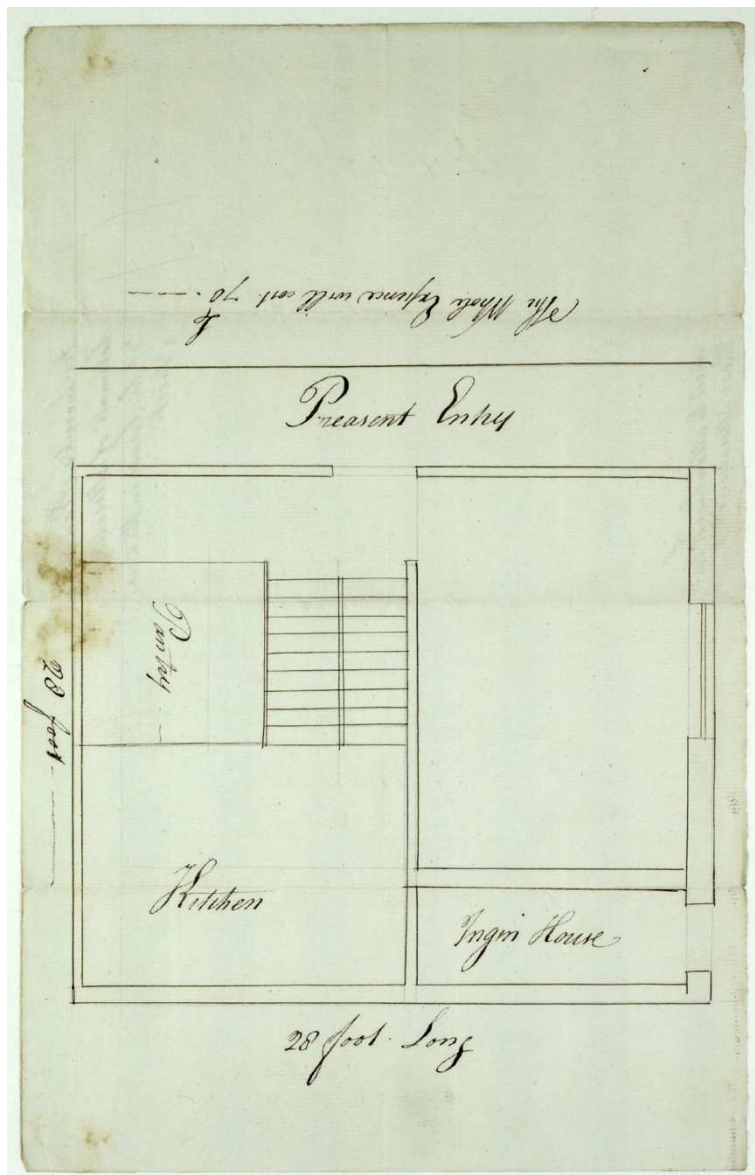
	£1	10s	11 ½ d
Christopher and John Luccock's Bill for carpenter work and nails:			
Chr Luccock	£1	3s	2d
John Luccock		3s	

Note on separate slip:

Mr Sagg's House: £28 - -
Mr Wilkinson's Stable: £7 - -
Candle House: £6 10 -

£41 10 -

Rutter for Candle House: £2 10s



The Lodge, October 24th 1784

" Account of money laid out in fitting up the Lodge at Malto now tenanted by Josiah Maynard Esq.

- To Joseph Gaskin for raff, etc
- Michael Atkinson and to Wood and Pattison for carpenters work
- George Nicholson for painting

Ralph Mathers for glaziers work
John Jackson, ditto
To William Exley for mason's work (£117 – 4 – 5)
Andrew Race for leading (carriage, not leadwork)

Materials:

William Wright for hardware
Thomas Luccock, ditto
John Luccock, whitesmith work
Obborn for flooring boards
William Garanciers for lining the pew
William Normans for two marble chimney pieces (£21 – 11 – 9)

Labour, making a new garden:

Levelling, leading, rubbish and earth
Mr Kemp for pale fence
William Oliver, new pump

Total: £532 – 13 – 10 ½

(NYCRO ZPB III 8/10).

1789 Exley Estimate.

“To taking down and rebuilding Orchard Close Wall being 252 yards long and to be 4' 6" high.

To 54 rood of walling @ 5s 6d per rood:	£14	11s	
To 125 loads of stones @ 8d per load:	£4	3s	4d
To 125 loads of stones, loading 8d per load:	£4	3s	4d
	£23	3s	8d

In earlier contracts, masons were paid to a measured rate per 'rood'. As an measure of area, a 'rood' was a quarter of an acre, making clear that the rood being used in Malton to measure area of new walling was not this. As linear measure, a rood was between 16 ½ and 24 feet, depending upon local custom. This estimate offers the information necessary to work out what was meant in Malton by the 'rood' – it was 7 square yards – which is to say 7 yards x 1 yard, using a linear measure within the norm for a linear rood multiplied by 1 yard to generate a commonly agreed area. This would have been for two sides of the wall, of course. Indexed to average earnings, Exley's 5 shillings and 6 pence per rood would equate to £366.00 today.

Summary excerpts – Agreement with Christopher Luccock to take down building behind the Fleece and build new with cellar, 1788.

Luccock, joiner, agrees to “in a good substantial and workmanlike manner and according to the best of his skill and judgment compleat and finish all the carpenter’s, glazier’s, blacksmith’s and all other work necessary to be done there (except mason and plaistering work and painting)”, finding all materials.

There follows a detailed specification of materials:

‘The two floors to be laid with good red, inch fir, the principal beams to be a foot square, the joists 6” x 3 ½”, the principal rafters, 12” x 3”, the ribs (purlins), 6” x 4”, the beams for the principals, 12” x 6”, the spars (rafters), 3” x 2 ½”, the ceiling joists, 4” x 2”, the pans (wall-plates), 6” x 3 ½”.

The low room to be 48’ in length by 16’ within, to be finished with a plinth and surbase and to have 5 sash windows 5’ 1” by 3’ 11” within, to be cased with wood and have a moulding round them inside and out, to be well glaized with the best brown glass with proper fastenings; to have 3 fireplaces finished with mouldings and a frieze and cornice to each. To have 2 six-panel doors made of inch and a half fir, with locks, bolts etc to each and a swing ceiling the width of the room made of 1 ½” fir finished with a plinth and surbase the same as the rooms, to hang on hinges and run on castors and to open and shut the width of 12’. The upper room to be finished with a plinth only and to have 4 sash windows 5’ 1” by 2’ 11” within...and to have wood lintons (lintels) over each...(and be) divided by two stoothings at the distance of 12’, the thickness of a brick on edge, to have two fireplaces (as above) and two four-panel doors made of 1 ¼” fir’ and to form a gallery and passage to link the new building with the old, with stairs within.

Luccock shall “clear off and lead away all the rubbish and such part of the old timber as are proper to be used by him or them in the said building”

There is an allowance for the Agent, if thought necessary, “for any experienced workman to be employed to inspect the said work either while the same is carrying on or after the same is finished” and that, if this is the case, the “sum of £70 shall not be paid until such person shall certify that the same is completely finished to the satisfaction of such workman in every particular according to the terms and dimensions (agreed here)”.

This is signed by Wm Hastings, Agent and Christopher Luccock, witnessed by Ralph Tindall.

A similar contract is drawn up with William Exley, mason, concerning the same building, dated 1788.

‘To complete mason and plaisterers work necessary at said building and cellar: £91 (£120,000 2010, using average earnings index), finding “all stone, brick and such other materials as are now in the old buildings (except timber, planks in boards, etc)”, using skill, judgment, etc to “make, erect, set-up and build or cause to be made, erected, set-up and built, one good substantial building of brick and stone” 48’ long by 16’ within, height 17 ½’ above the ground floor.

“The two side walls shall be of good, well-burnt brick well laid in good lime and sand of the thickness...: the front wall next the yard, a brick and a half in length; the back wall, a brick in length”. Two end walls of stone “the thickness of 21 inches”.

The whole was to be “covered with the best tyle and sheeted, the whole to be ridged and the end walls to be coped with stone and corbels.”

Exley will also, “ make and build three fireplaces in the ground floor of a proper size and lay down and finish the same with cleansed stone hearths and slips with proper chimneys to the same” and three other fireplaces in the upper floor, two finished with hearth and slips ‘same as below’.

“All the windows in the low room to have a straight arch of woodhouse flags over each”

The upper storey was to be divided into three parts, stoothings of ‘brick on edge plaister’d over and properly finished.”

Exley was also to “sink, dig and make under the east end...one cellar with doorway and stone steps” 20’ long, 14’ wide and 6’ deep, clear of ground floor joists.

He was to be paid “£91 of lawful British money” on 1st August next, if finished according to dimensions, etc and subject to the same possibility of inspection by a ‘workman’ of the Estate’s nomination.

He was to use all materials – stone, brick, etc – from the old building that was “of good quality and fit and proper to be used by him in the said new building without paying anything for the same” –

This latter point is significant, because the contract sum was to be unaffected by the quantities of material that might (or might not) be recycled from the earlier building, creating a clear incentive for such re-use.

1793 – Exley’s Estimate for 3 cottages in Old Maltongate, on the corner with Church Hill. A plan drawing that accompanied this estimate survives also. The cottages themselves survive, but are of stone to the outside, at least – Exley’s estimate specifies brick, and no mention of stone is made.

“Three cottages, each 12’ by 16’ side walls, 12’ high and not garretted.

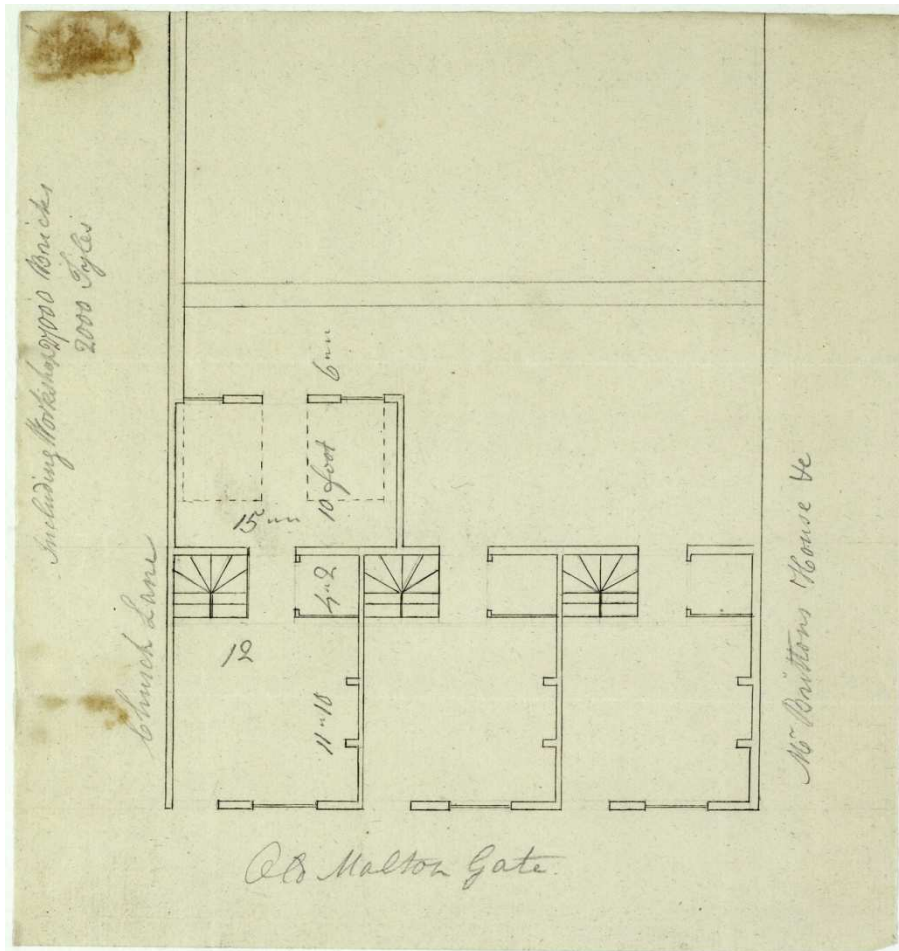
To 23 rood of 1 brick wall @ 3s per rood	£3	9s	-
To 8 rood of ½ brick wall @ 1s 10d		14s	8d
To 40 yards of chimney flues at 1s 3d per yard	£2	10	-
To 63 yards of brick floor at 4d per yard	£1	1	-
To 9 ½ squair of tileing at 5s per squair	£2	7	6
To 350 yards of plaistering at 3d per yard	£4	7	6
To 21000 of common bricks	£18	18	-
To 2000 B bricks	£3	-	-
To 1500 of tiles	£3	15	-
To 11 yards of ridging	-	15	7

To 10 chaldrons of lime	£4	-	-
To laths and nails	£3	5	-
To hair	£1	12	-
To three chamber hearths	-	10	-
The carriage of bricks and tiles, lime and sand	£5	16	-

	£56	1	3
If their are garrited, the addition in mason work All materials including will be	£19	-	-

	£75	1	3

This offers several insights: there is no distinction between bricks for walling and for flooring. A chaldron is a dry measure of volume, so that the lime may be deduced to be quicklime to be hot-mixed on site. The lath and nails (and some of the mortar) is for the pantile roof 'sheeting'.



Exley's drawing

House in the Market Place, on site of John Lyon's House 1798

"Malton 29th September 1798

I agree to erect and build on the front now occupied by John Lyon in the Market Place New Malton, a good and substantial Dwelling house or tenement all the width of the said front and to extend backwards twenty-two feet at the least within the walls to consist of a cellar, low room, chamber and garrett with a staircase behind the same. The cellar to be of the same depth as Ralph Rutter's adjoining and the low room to be nine feet from the floor to the top of the chamber joists, the chamber to be eight feet to the top of the garret floor joists and the side walls of the garret to be four feet above the floor, to be built of brick or stone and tyled and sheeted, the front thereof to be sashed and all the timber thereof to be good sound oak or Riga or Memmel fir of proper and sufficient scantlings. To pay a ground rent of eight guineas for the same and the two rooms behind it, the brewhouse on the opposite side of the yard and a two-stall stable above the prems to be occupied by John Lyon; to pay the rent from Michaelmas next and to enter upon the same as soon as convenient premises can be fitted up for Lyon.

Jonah Scurr, gunsmith, Pickering."

Thomas Luccock proposals for building a stone tenement 1799

3rd Augt 1799. I agree to build a tenement in the cow pasture in Malton Fields according to the plan hereunto annexed or with such alterations as may be made therein before the building is begun at the prices within mentioned, and to compleat and finish the same in a good and sufficient substantial workmanlike manner and to the satisfaction of Mr Hastings, so as to be fit for a tenant to go into it on or before Michaelmas next or forfeit five guineas, Witness my hand the day and year above, Tho Luccock.

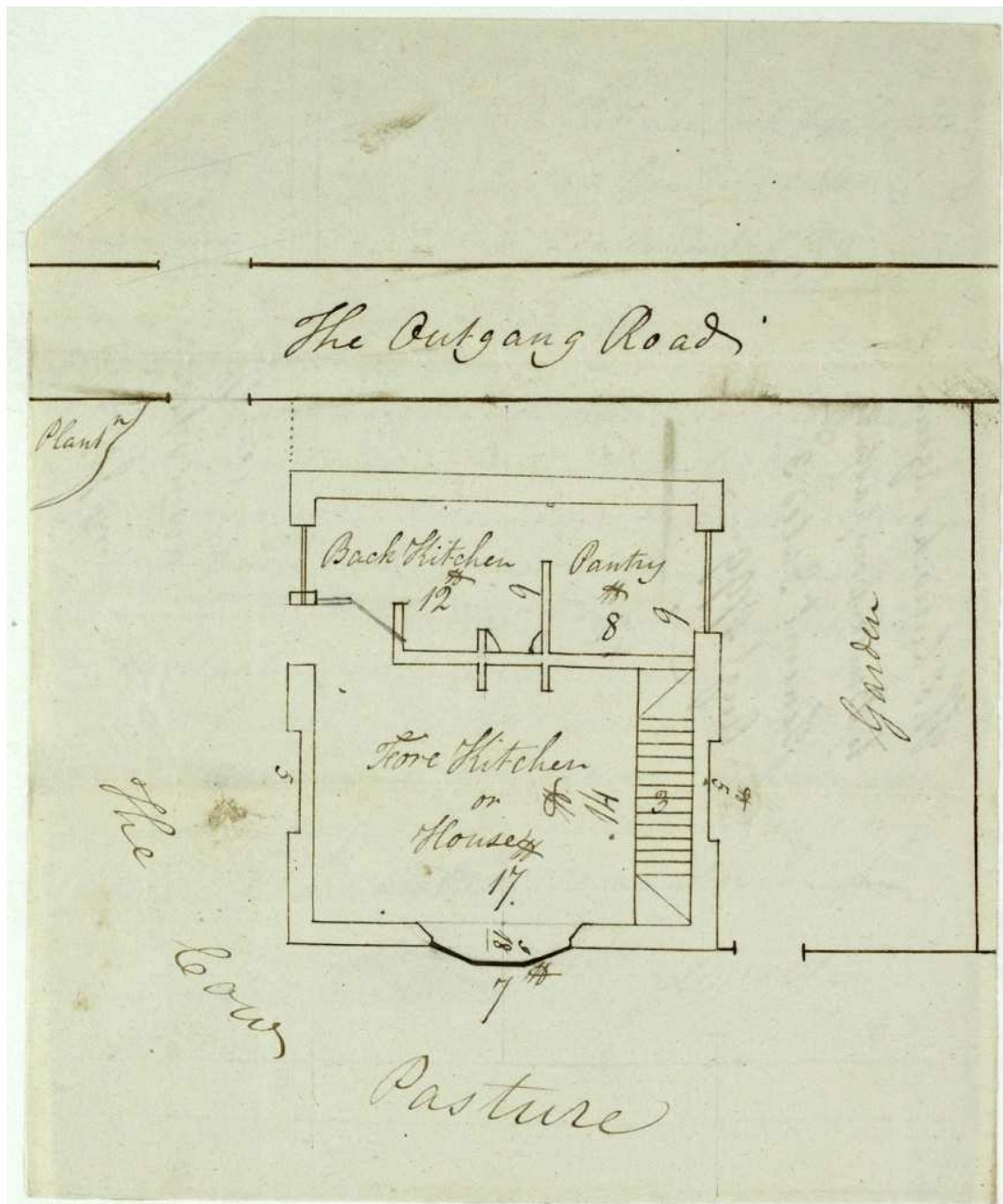
s	d	
6	-	per rood for walling stone
1	9	per rood for the stones, for loading nothing
2	6	per rood for leading stones
1	6	per rood for mortar without lime

11	9	without pointing [11s over-written]

12	6	if pointed [12s written in by Hastings]
1	9	per rood for brick of bredth walls
4	6	per squair for tiling
1	0	per yard for squaring and for laying common flags
1	0	per yard for each flew (flue)
0	3	per yard for two coat plastering
0	3	per yard for brick flooring
0	5	per yard for cellar digging and filling the stuff.

The plan shows:

'Fore kitchen and pantry, with bay window; back kitchen and pantry, with Outgang Road at the top (N), Cow Pasture to the W side and a walled (or fenced) garden to the E.



This estimate represents the latest documentary mention yet found of house walling in Malton using earth mortar.

1800 Mr Metcalfe's House, Market Place (top-side)

“ The groundfloor to be raised 6 inches above the level of the Market Place if it can be done without much inconvenience.

The top of the chamber floor to be 8 ½ or 9 feet above the ground floor

The garret floor 8 ½ feet above that and the side walls 4 feet above the garret floor.

The sash window in the end near the Market Place to be placed 2 ft 6 inches from the floor of the chamber. The garret windows 2 feet above that floor. This end to have coping and corbels.

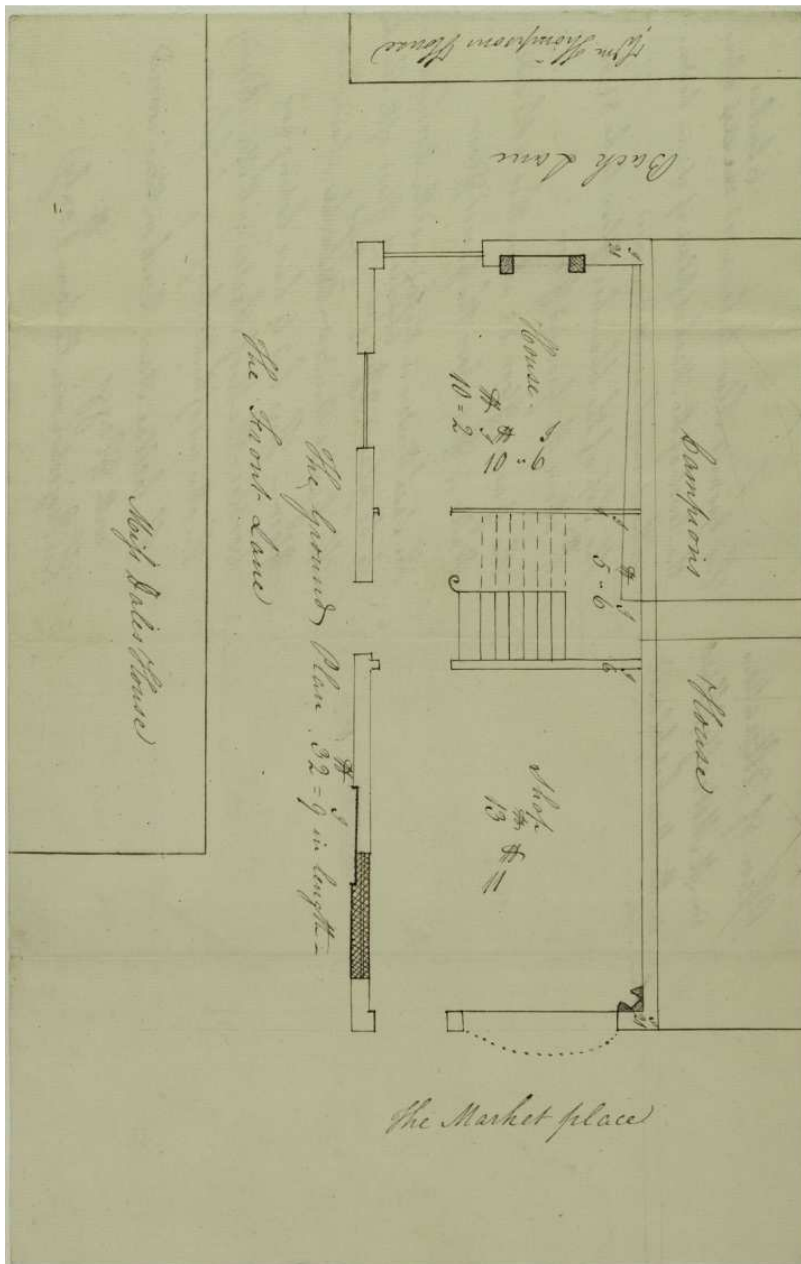
The roof sheeted with stone ridging. The other end of the building may be tiled over.

The cellar stairs brick or stone covered with flags.
The projection over the lane 1 foot only.

Fixtures etc in the House in the Market Place lately occupied by Matthew Metcalfe:

In the shop – counter, shelves and glass door: £1 – 1s – 0d
Kitchen- Delf rack and chimney piece: 4s – 6d
Chamber – ceiling and corner cupboard: 12s – 6d
Back Chamber – chimney piece: 1s - 6d
Allow towards the Bow and sash window in the shop: £2 – 2s – 0d
Ditto for bricks in the oven: 10s - 6d

Received of Wm Hastings the above sum by me, Matthew Metcalfe



1801 Snowball and Smith agreement for 'thrashing room' behind Fleece Inn

13th Janry 1801
 Snowball and Smiths
 Agreem^t respecting a
 Building behind the
 Fleece Inn

5-4-1 #
 5 ——— # 6
 - 9 ——— # 6
 9-8 ——— # 6
 - 2 ——— # 1
 9-2 ——— # 1
 8-2 ——— # 1
 4-8 ——— # 1

Backside Road

Smiths Wash place

Warehouse with Chamber over it

Smiths Yard

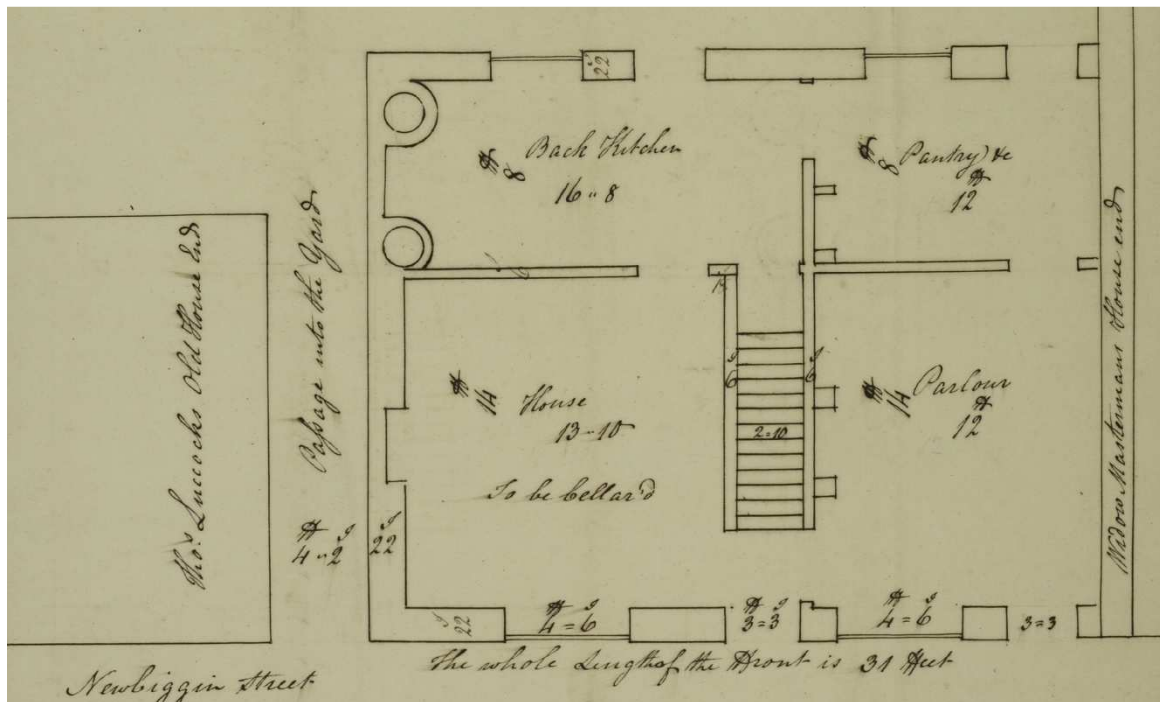
Pebbles or other yard

13th Janry 1801 This Plan agreed upon
 and Mr Snowball is to be at all expens^e of
 the Building which is to be 15 Feet High and
 John Smith is to pay him 5 per Cent for
 one half of the Money so laid out on
 condition of his Smiths being allow^d
 to thrash his Corn therein Mr Snowball
 to pay an acknowledgement of Two
 Shillings per Ann^{um} as a rent for the
 same

Snowball.
 John Smith

Matthys Hastings

1803 Luccock's proposal for house in Newbiggin

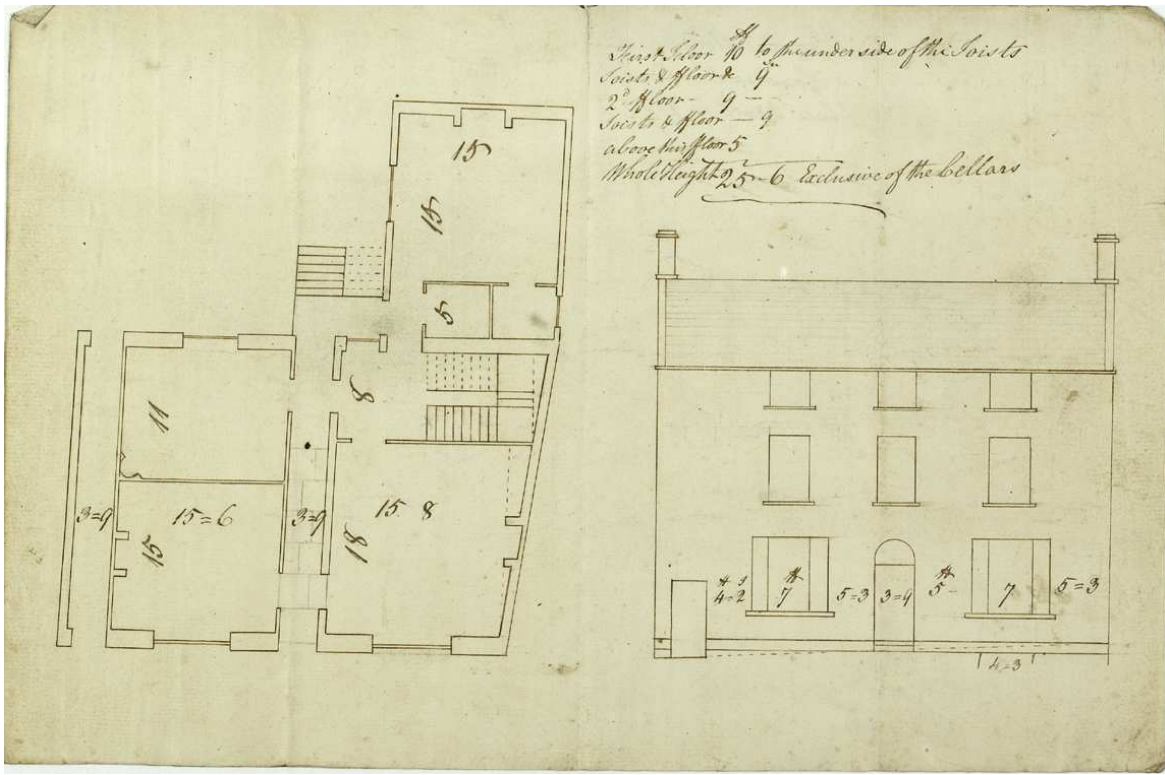
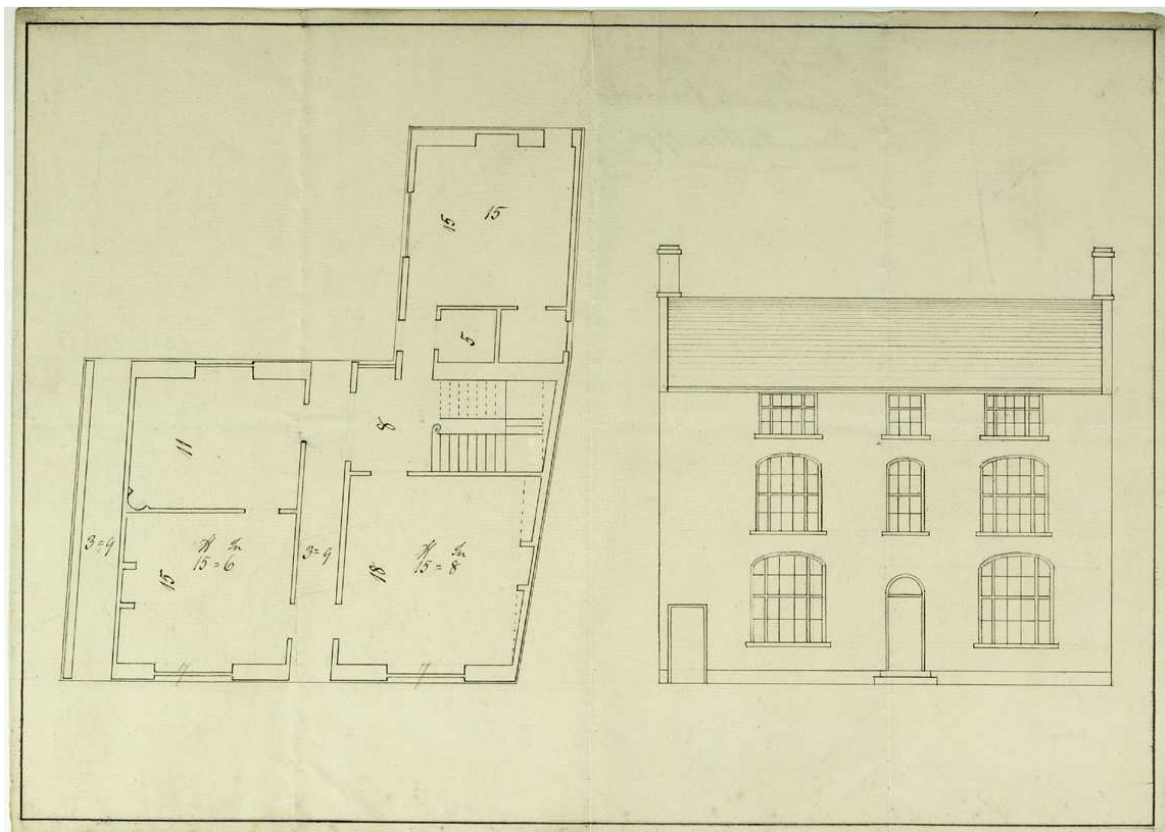


“Malton 15th February 1803

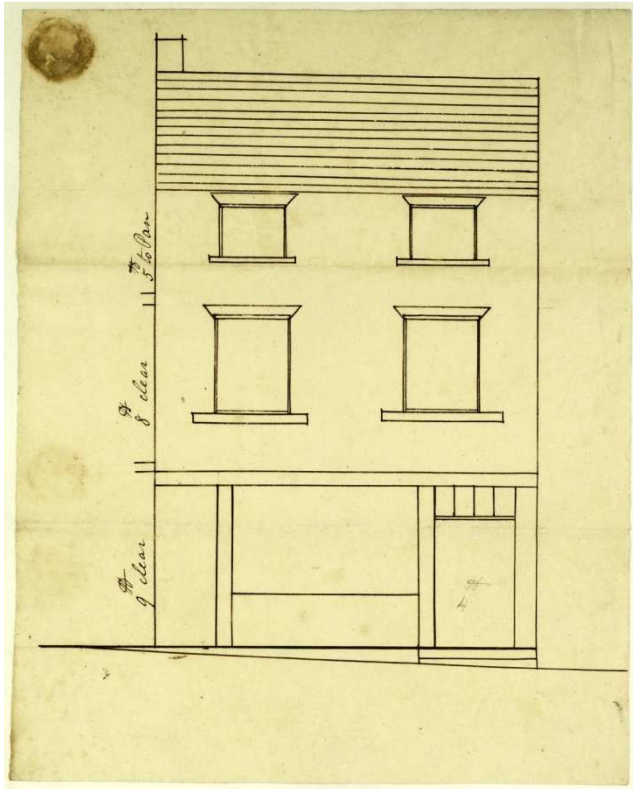
I agree to build a house upon the end of a piece of garden ground in Newbiggin, New Malton, adjoining to Widow Masterman's Freehold and now in the tenure of Widow Read & son, according to the plan hereto annexed of stone, brick and tile. To finish and complete the same in a good and sufficient workmanlike manner and to the satisfaction of Mr Hastings, Earl Fitzwilliam's Agent on or before the 25th day of December next. To cellar the room marked in the plan over which I will turn an arch of stone the underside of the crown of which shall be not less than six feet from the floor thereof. To make the side walls of the said house not less than fifteen feet from the ground floor of said house. The low rooms to be eight feet clear and all the rooms properly plaistered and finished in a decent manner. The rent to be paid for the said garden to commence at Lady Day next and to be £10 per annum. To receive from his Lordship the sum of thirty pounds when the house is finished for which I agree to pay £30 per annum as an additional rent for the said house from Michaelmas next. All the timber to be made use of in the building of the said house to be of good sound foreign fir timber and to be cut of proper and sufficient scantlings for the different purposes to which they are to be applied and not less than those commonly used in his Lordship's buildings of the like nature at Malton. Witness my hand the day and year within written.

Witness Thomas Luccock
William Hastings

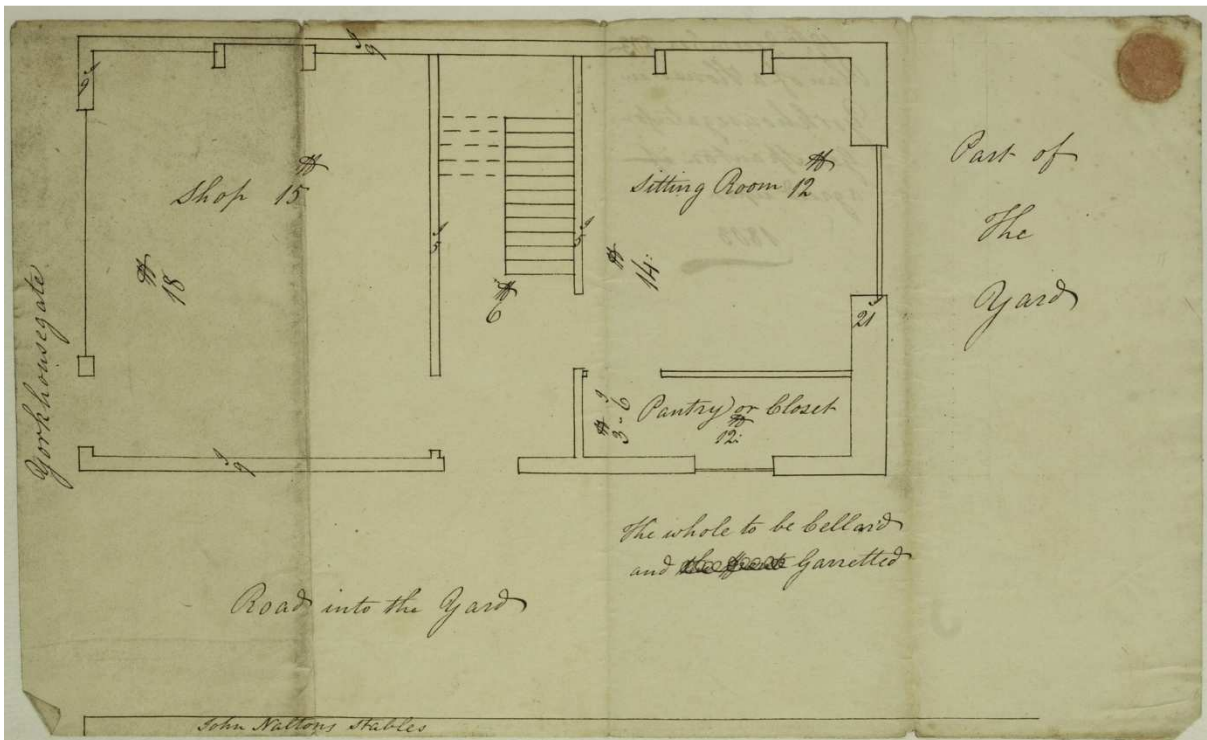
House in the Market Place, perhaps current Conservative Club. No spec. 1805



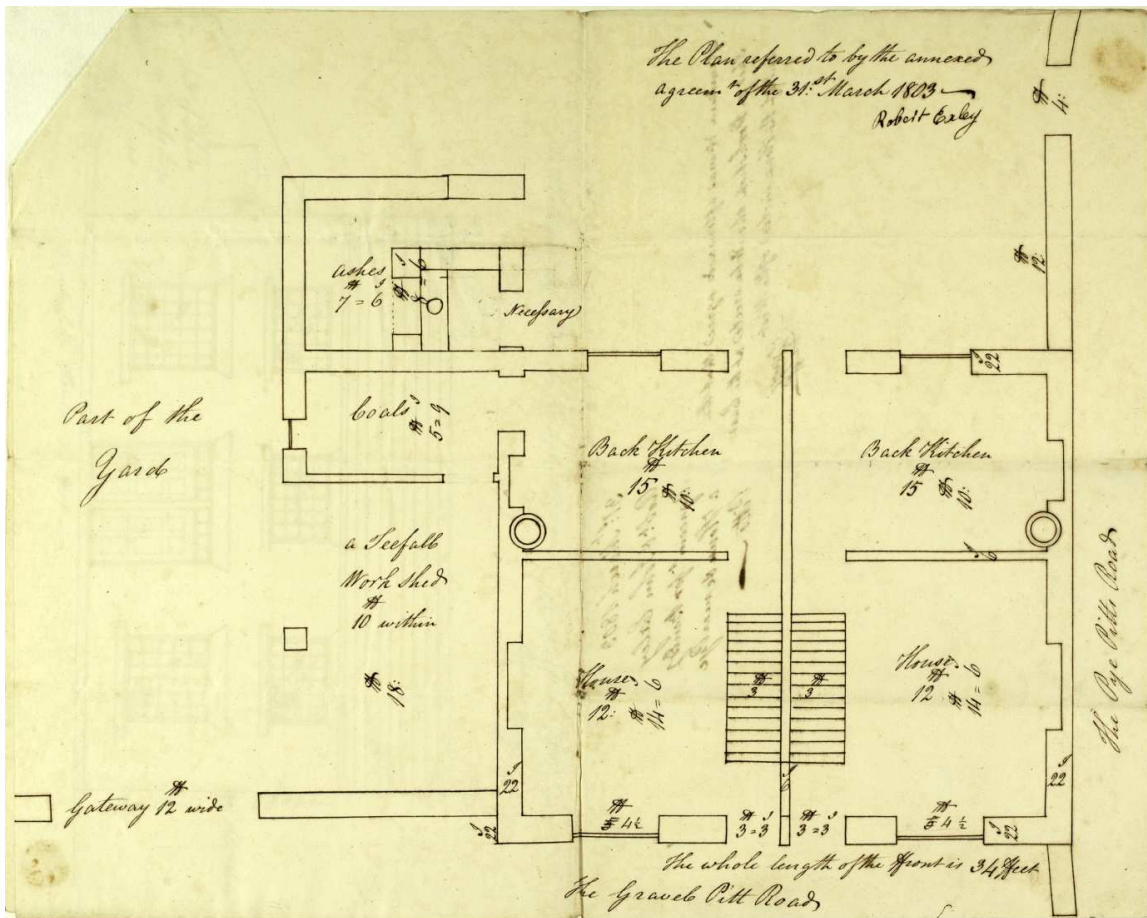
Brick house and shop Old Maltongate, 1802. Rogers, mason



George Spaunton's House, Yorkersgate 1803



Proposal for a house adjoining Pye Pitts Road, Robert and John Exley 1803.



Malton 31st March 1803

We agree to build a house and other conveniences on a piece of ground now staked out in a field now rented by Mr Thomas Robinson, Postmaster, adjoining the Pye Pitts Road (including part of the same road) according to the Plan and Elevation hereunto annexed, of Stone, Brick and Tile.

To finish and compleat the same in a good and sufficient workmanlike manner and to the satisfaction of Mr Hastings, Earl Fitzwilliam's Agent, on or before the 25 day of December next and to make and erect a stone wall of the height of seven feet at the least round the remainder of the said piece of ground not otherwise built upon.

To make and carry up the side walls of the said house to the height of fifteen feet at the least to the underside of the pan. The low rooms to be eight feet clear at the least; all the rooms to be plaistered and finished in a neat and decent manner and the chambers to be underdrawn at a proper and sufficient height; the rent to be paid for the ground, which is to commence at Lady Day 1803, twenty shillings per annum and to receive from his Lordship towards building the said house, etc forty pounds when the house etc is finished for which we agree to pay the further sum from Michaelmas next; that we will in building the said house make use of no other than good sound foreign fir timber to be of proper and sufficient scantlings for the different purposes to which they are to be applied and not less than those commonly used in his Lordship's buildings of the like nature at Malton – we also agree to keep an account of all the gravel taken out of the Gravel Pitt in the adjoining field and to render an account thereof to his Lordship's Agent at Malton once a month or oftener if required.

As witnessed our hands the day and year first within written. NB a lease for 21 years to be granted of these premises at the rent of £3 per annum

Robert Exley; John Exley

Added: Joists – 6 by 3

Spars - 3 by 2 ½

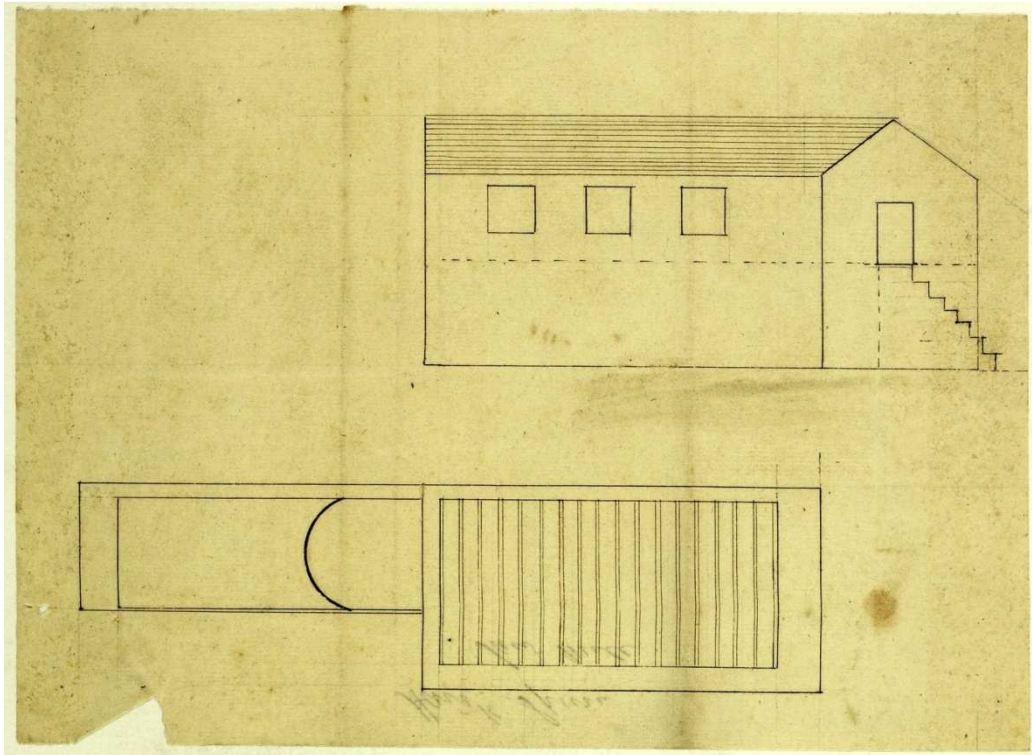
Ribbs – 7 by 5

Pans 6 by 3

Flooring boards- 1 inch

Stair bearers – 6 by 4.

Plan for a sawmill, undated.

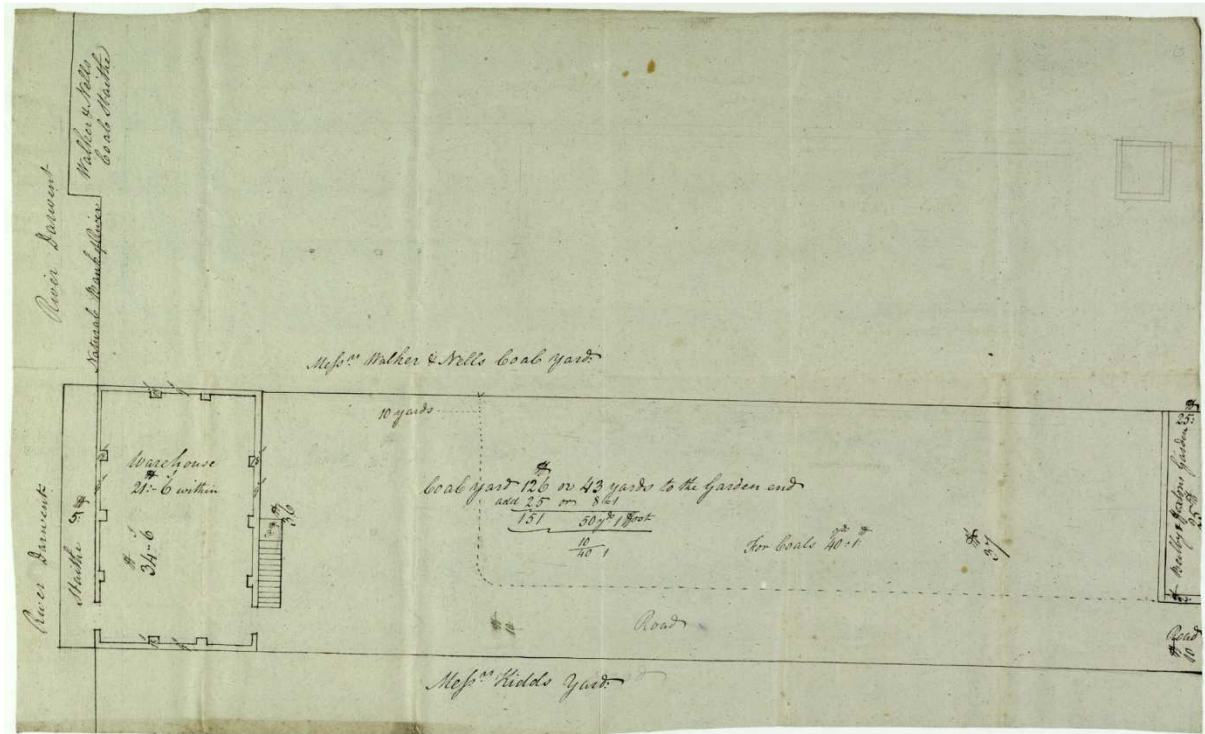


Estimate of the intended
 Sawmill Shade
 best New Mill Timber
 Joiner Work ————— \$ 5.00
 4 Sycam 25 feet each floor 250 4.2.6
 32 yards 1st seat floor 24 6.8.0
 6 Sycam do do 1.10.0
 1 Ton Spain 18.00
 3 Old boards 1.10.0
 ----- \$14 14.6

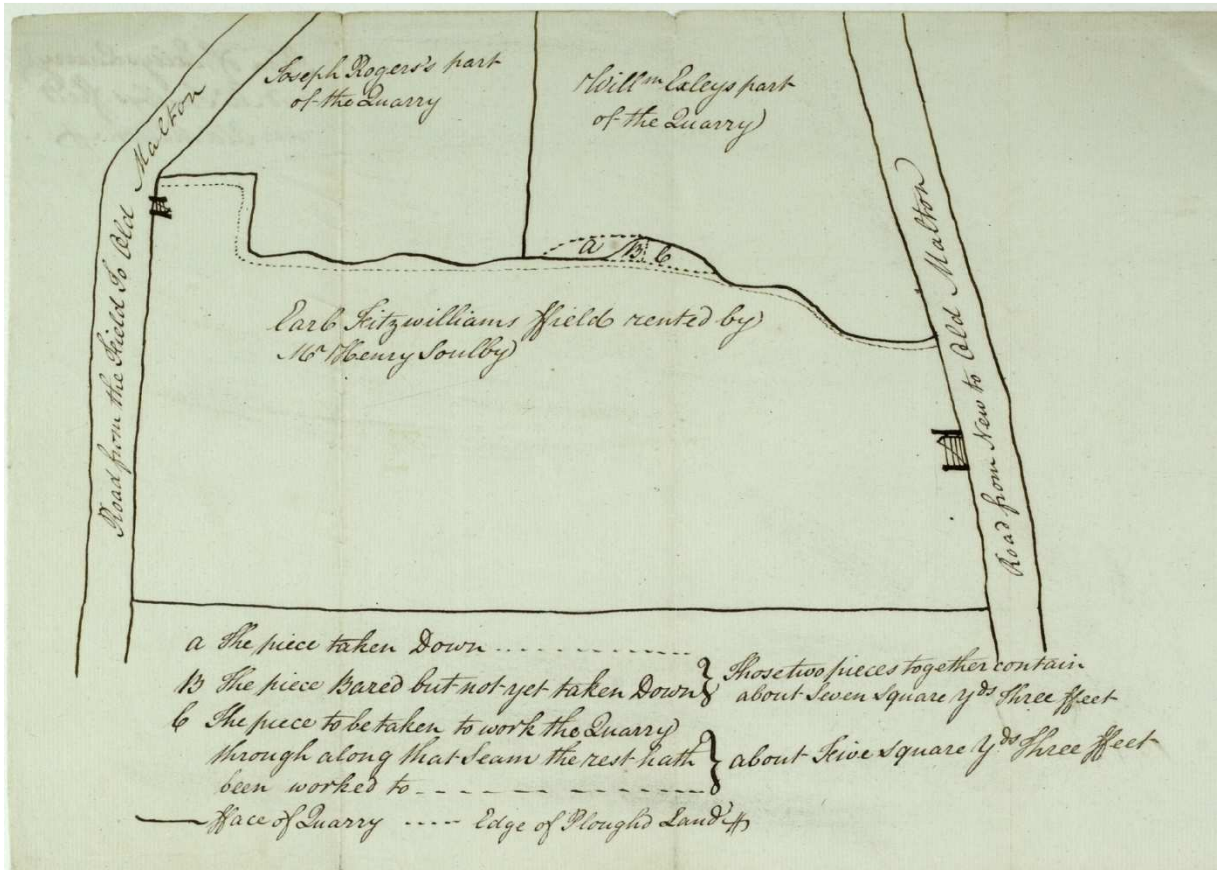
 Mason Work and all
 Materials —————
 10 Rod walling 181 9.00
 9 Rod by top & shoring 4.10.0
 old by 4
 taking down wall } 1.20 16.12.0
 an new work }

 Total \$ 29.6.6

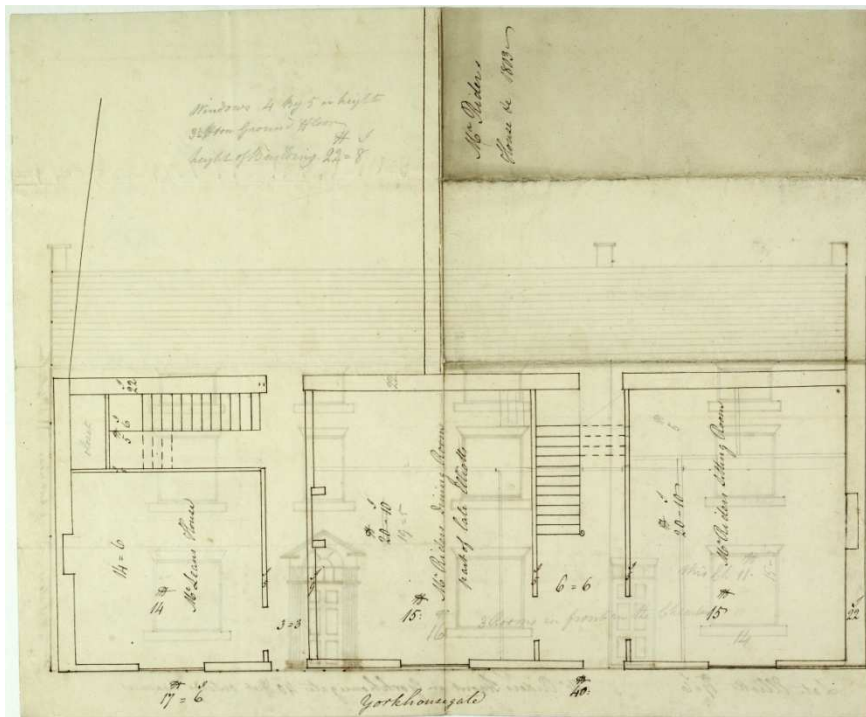
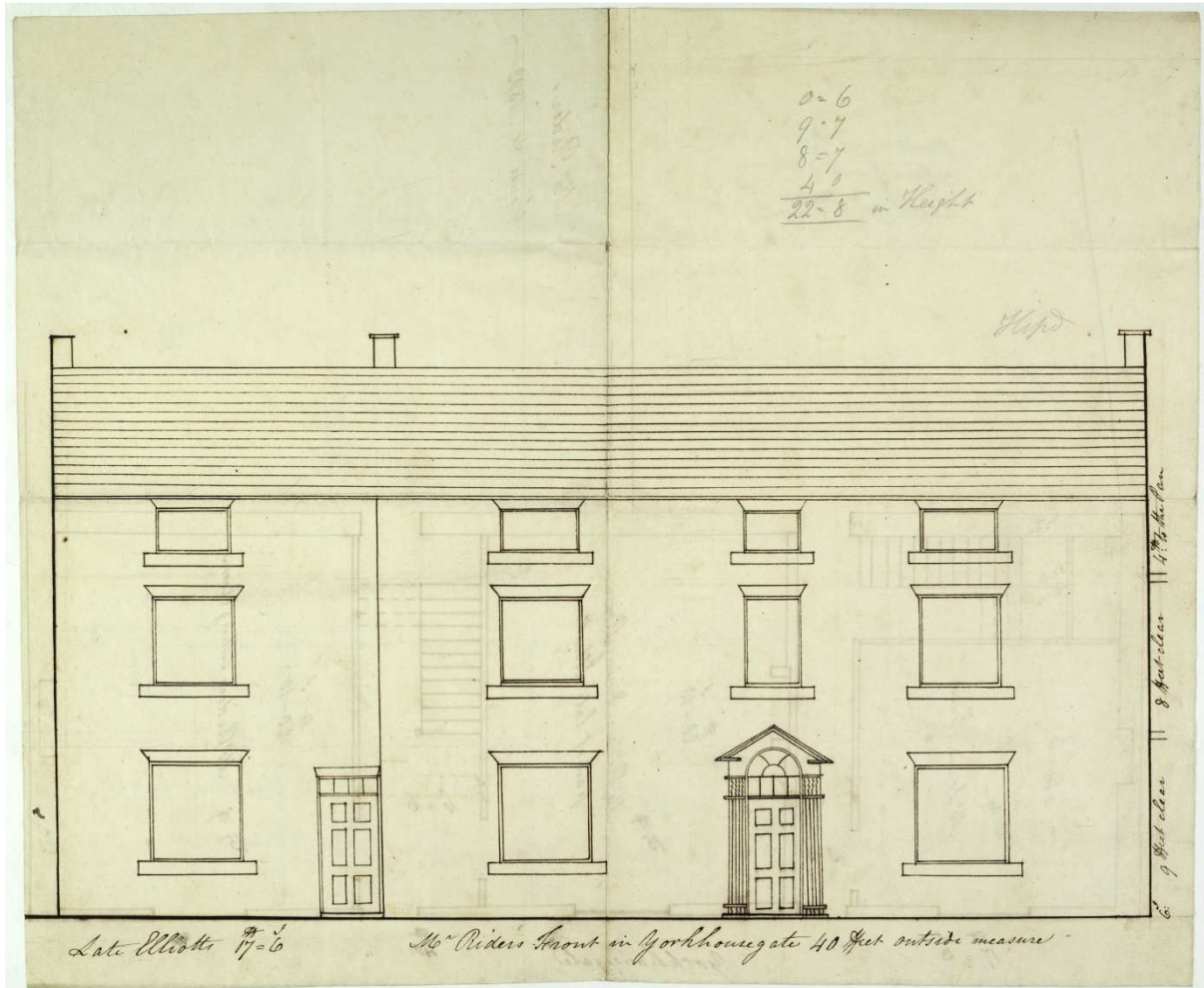
Plan for Coal-yard, Beilby's on site of 29 Yorkersgate, now Tui's restaurant

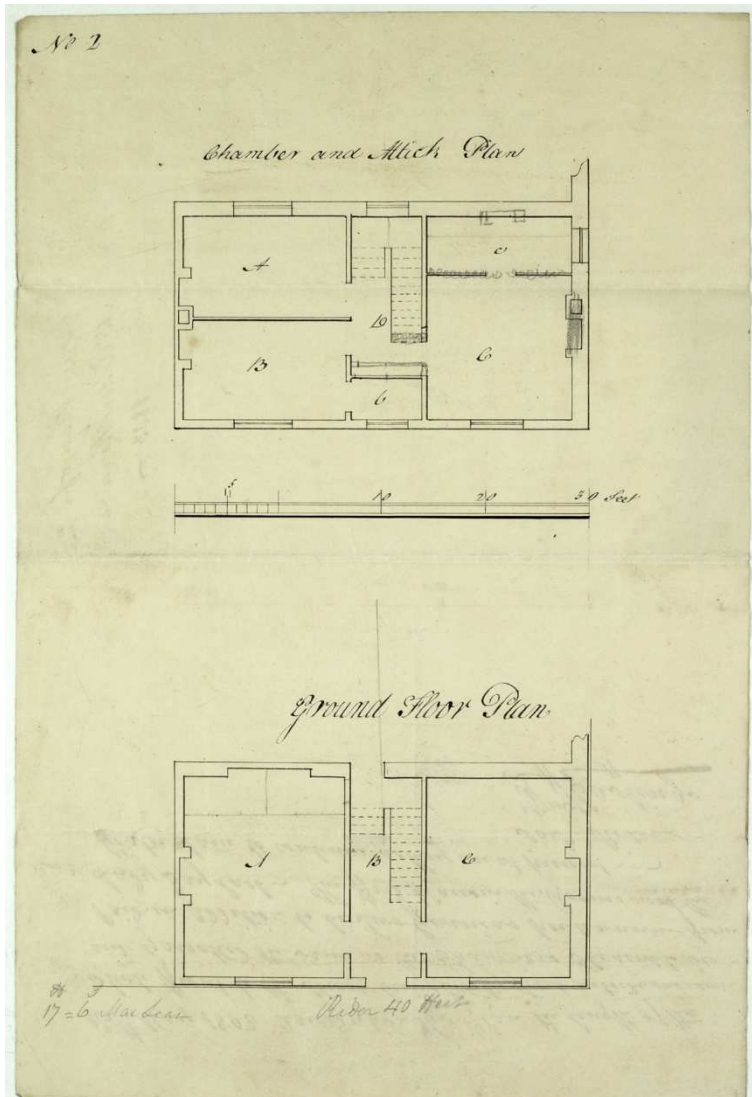


Plan, Exley's Quarry, nd



Joseph Rider's House Yorkersgate, adjoining Water Lane 1803

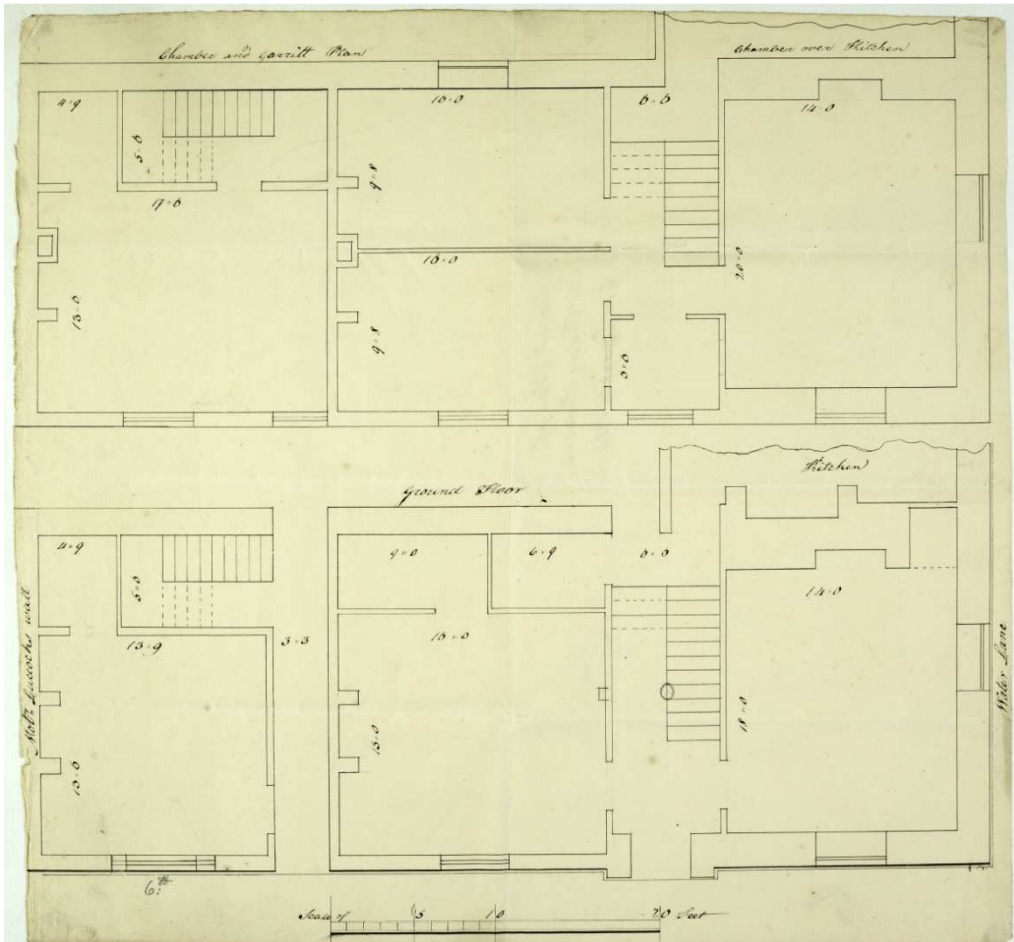
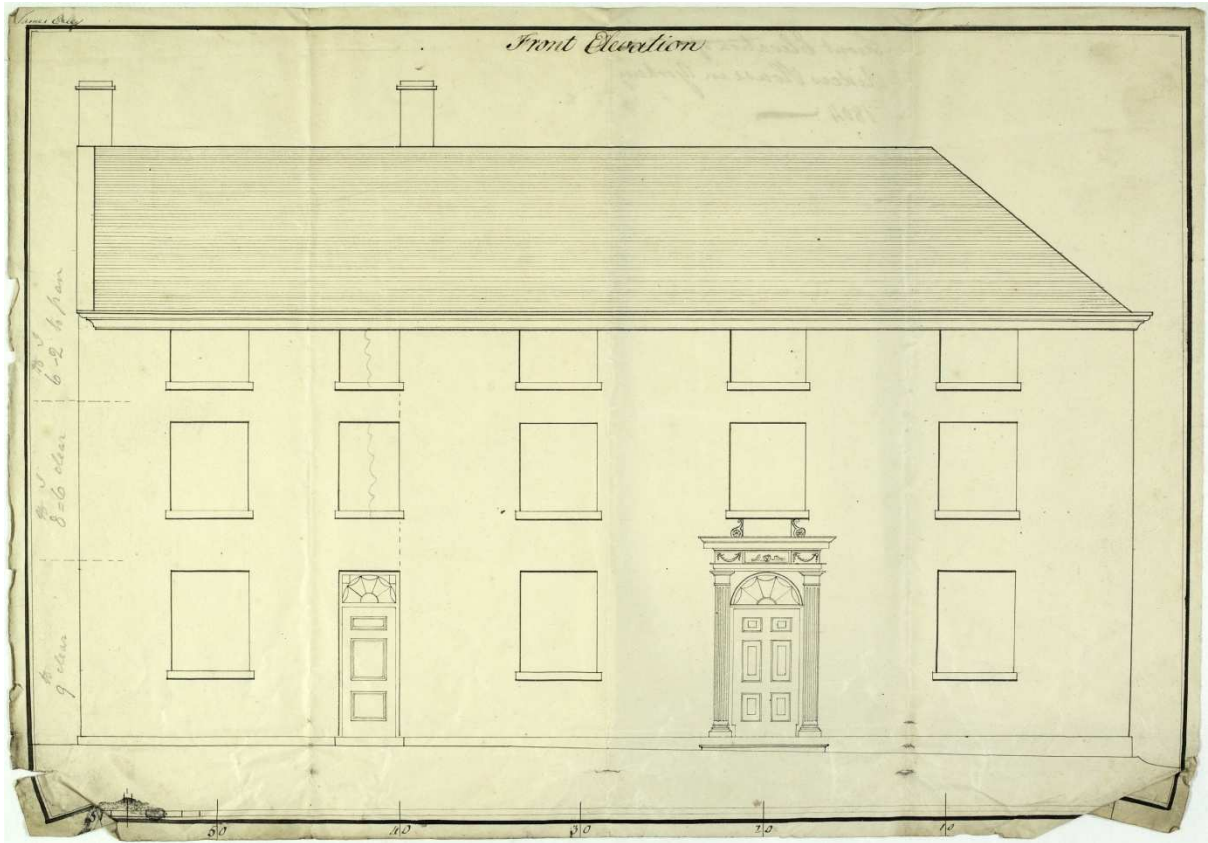




"16th May 1803

Agreed upon this plan, the length of the whole front to the street being forty feet outside measure and garretted the same as the chambers. The rent to be paid in addition to be two guineas per annum from Lady Day last – the fireplaces in the rooms next the water lane to continue as they are at present –
Joseph Rider, William Hastings."

There is also an alternative plan, dated 1804



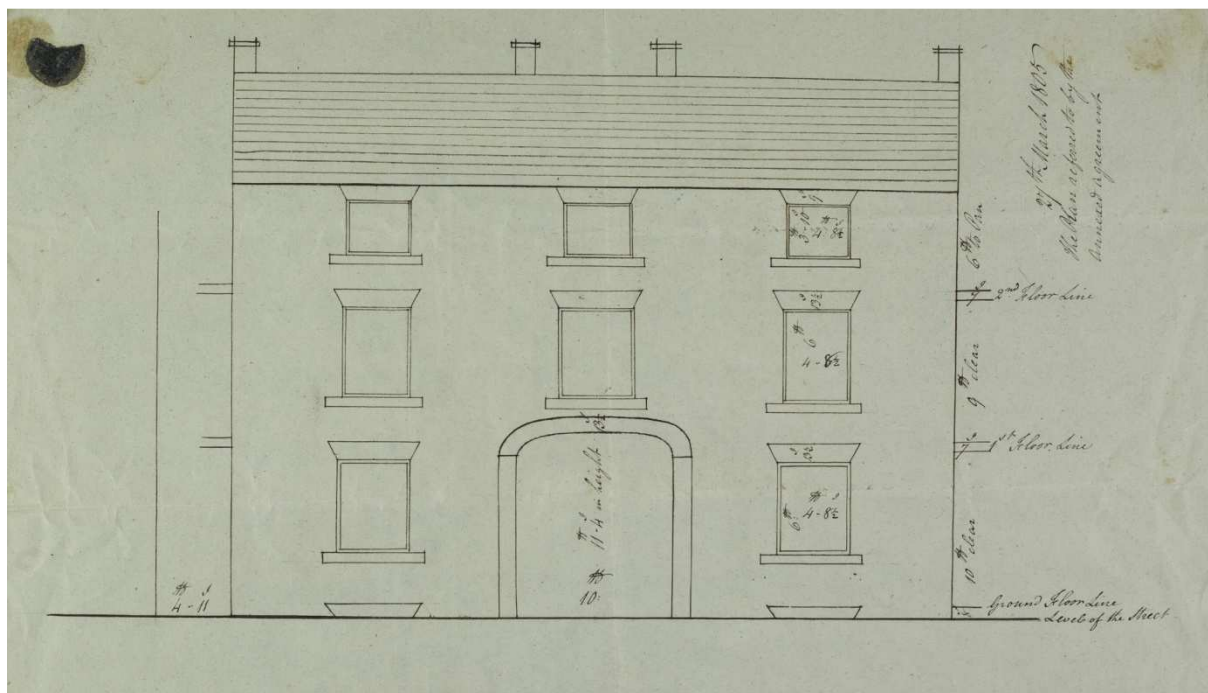
Several contracts survive in which tenants undertake to build or rebuild houses or other structures they will then lease, or continue to lease. Cleathing and Bell undertake to rebuild the White Hart public house, with a drawing attached of the same, confounding previous assumptions that this stone building and its cellars were significantly older, and building the brick addition to the corner of Yorkersgate and Market Street (then Swine Market).

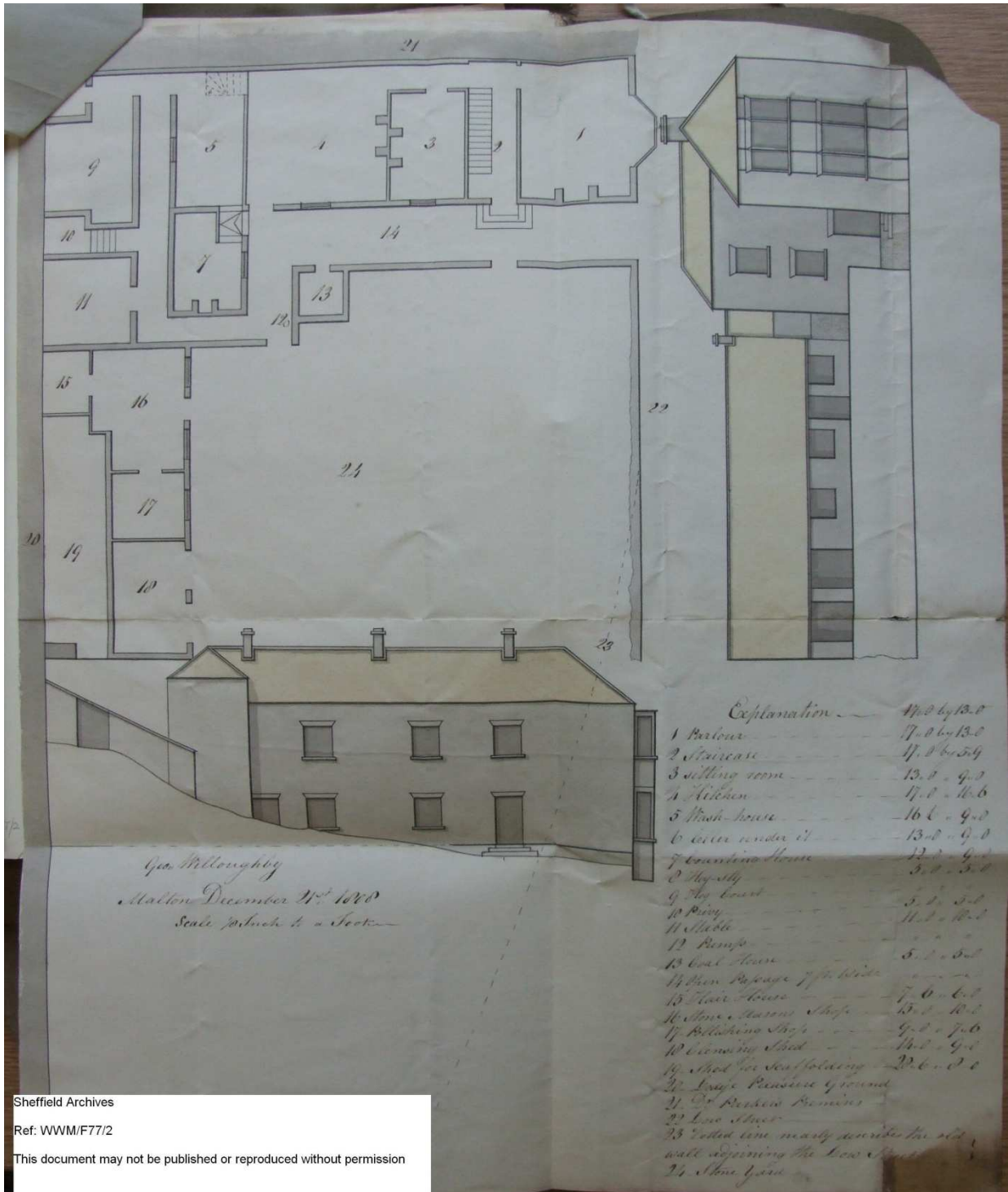
Sunman, a stonemason, commits to build a house in the 'new street' – this is what became Savile (now Saville) Street. In the 1843 Terrier, Richard Sunman is tenant of a house in Savile Street, three doors down from the Methodist Chapel, 2 up from the corner with Yorkersgate. This house seems to have been since demolished, its site now occupied by a circa 1970 brick shop. In 1843, it was listed as a 'temperance hotel, kitchen and stable, with joiners shop over.' A valuation of the same property, by now 'Mrs Sunman's House' (her husband having died) survives – see Malton Valuations, elsewhere.

1805

"We agree to erect and build on the site of the two houses in Yorkersgate, New Malton, now rented by us of Earl Fitzwilliam, one or more good, substantial brick and stone dwelling house or houses according to the plans annexed and tile and sheet the same – the whole to be cellar'd except the gateway and so much of that next Mr John Leefe's as would endanger his house to dig near the foundation thereof. The whole to be garrotted that we will in erecting the same house or houses make use of good sound foreign fir timber of proper and sufficient scantling" appropriate to its purpose and the norm in Malton. Estate to invest £250 towards the cost of this endeavour.

Signed Cleathing and Bell.





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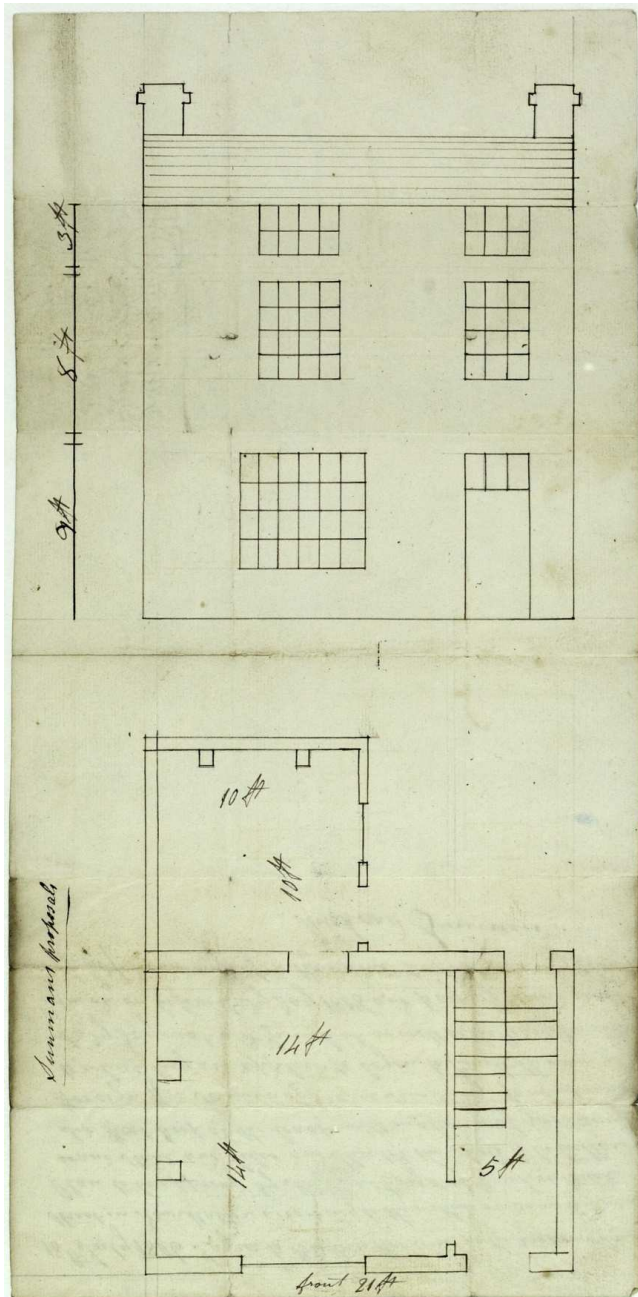
18th July 1806 – Sunman’s proposed house in ‘the new street’

“I agree to build a house etc in the proposed new street in New Malton according to the within or some similar plan to be approved by Mr Hastings, of brick or brick and stone and tilled and sheeted the whole to be cellar’d 6 feet deep at the least...(using) good foreign fir scantling, finish 1808”

This house has been demolished, but a valuation of fixtures ‘in Mrs Suman’s House, Saville Street, Malton’ dated November 21st 1860 survives (NYCRO ZPB III 8/7/2).

"Back kitchen – sheet iron oven, range, iron, boiler
 Front kitchen – range crane and reckons
 Front room – range
 Back bedroom – range
 High dining room – range
 Garret – range
 2 closets in front room 8' by 4' with two glass doors and shelves.
 Gas fittings,

Total: £4 – 10 – 6.



This latter is of particular interest in showing that the creation of Savile Street was proposed as early as 1806, and expected to be well underway by 1808 – before the election debacle of 1808 which gave such impetus to construction work in Malton (see Malton Elections, MBG).

Widow Neesham's House

Widow Neesham's House

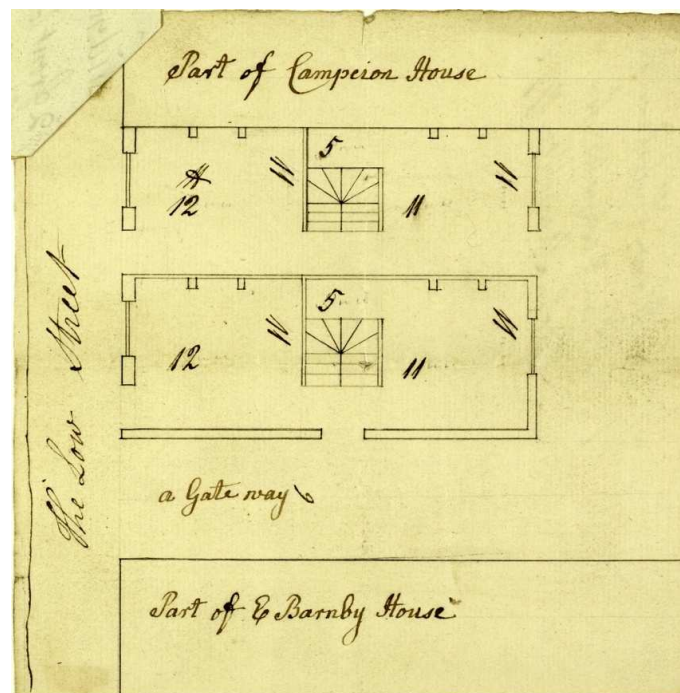
2 front low-rooms 2 Chambers & 2 Garrets	48
2 Cellars tiling walking & stretching	16
2 Back-rooms walking tiling floors lying & plastering	14
1 Chamber over Gate way	6
	£78

the above is for the mason work the materials & leading

Wm Exley's Estimate of Mason Works &c
For John Spaunton

2 Back Garrets deducted makes abt. 5^l Difference
Chr: Luccocks Estimⁿ

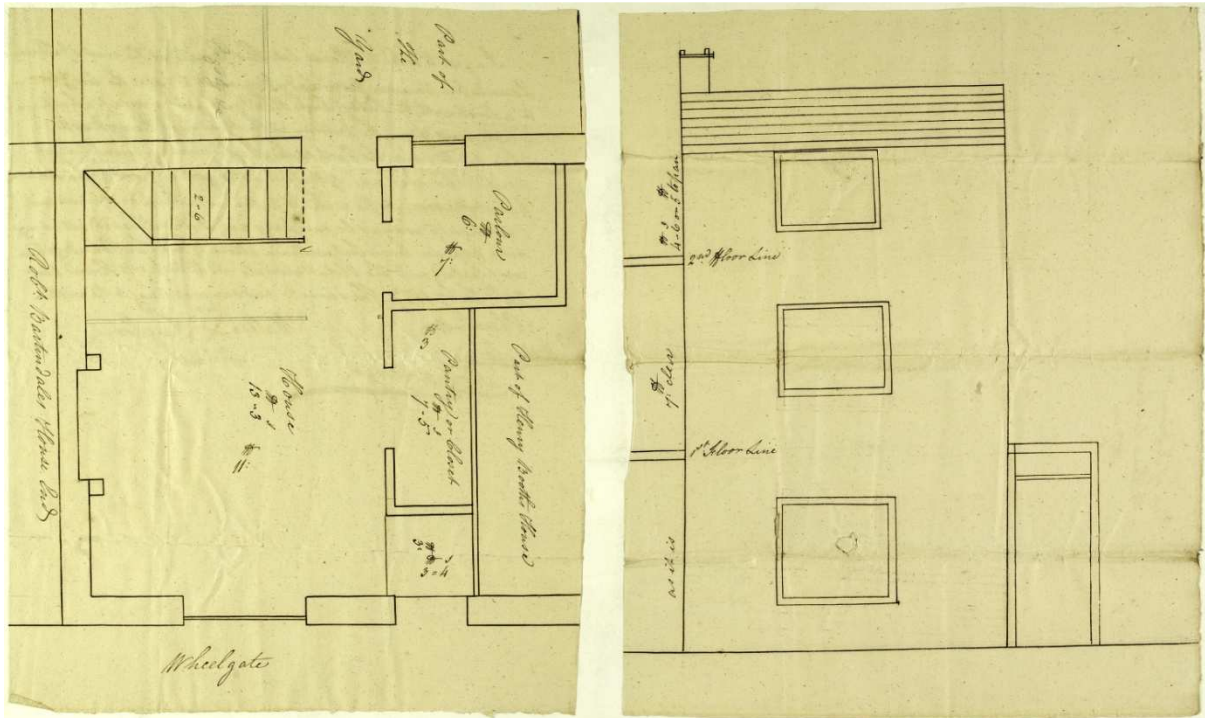
William Exley's estimate



Widow Hineshaw House
 2 front low rooms 2 Chambers 2 Garritts 30-10-0
 1 Chamber and Garrit roof and folding doors 11-10-0
 for gate way - - - - -
 2 back rooms Chambers Garritts and stairs 36 15 6

 79-3-6
 The above is for carpenter work and all
 materials only ^{London for the} the Cellars not mentioned
 2 back Garritts deducted makes abt 5[£] Difference
 but Luccocks estimate

1807 Former house of Thomas Egart, taken on by Walter Taylor, Wheelgate

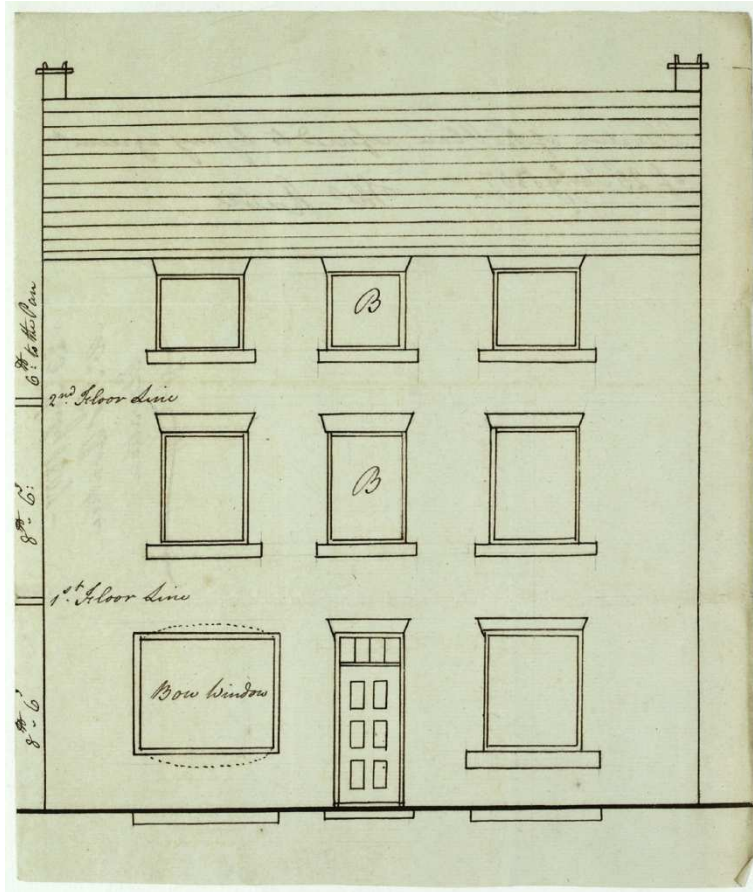


I agree to take the house late Mr Thomas Egart's at the rent of three pounds per annum from Lady Day next (and) to raise the low floor to a level with the entry, turn the stairs and carry up a half brick wall from the bottom at that end and next Henry Booth's chamber, to raise the roof so high as to make a decent garrett over the chamber and of sufficient height in front to get the garret window into the wall, to put on a new roof or at least such part thereof which may be necessary and tyle and sheet it all at my own expense, Earl Fitzwilliam allowing me ten pounds (when completed) and

the old materials. As witness my hand this 24th February 1807, the same to be done according to the written plan.

Signed Walter Taylor (his mark) and Wm Hastings.

Elevation of 'Rontree's House. 1807. No schedule or specification of works.



Properties in the Swine Market (now Market Street).

“Sketch of prems adjoining Mr Flower and Halls Freeholds in the Swine Market New Malton 1807.

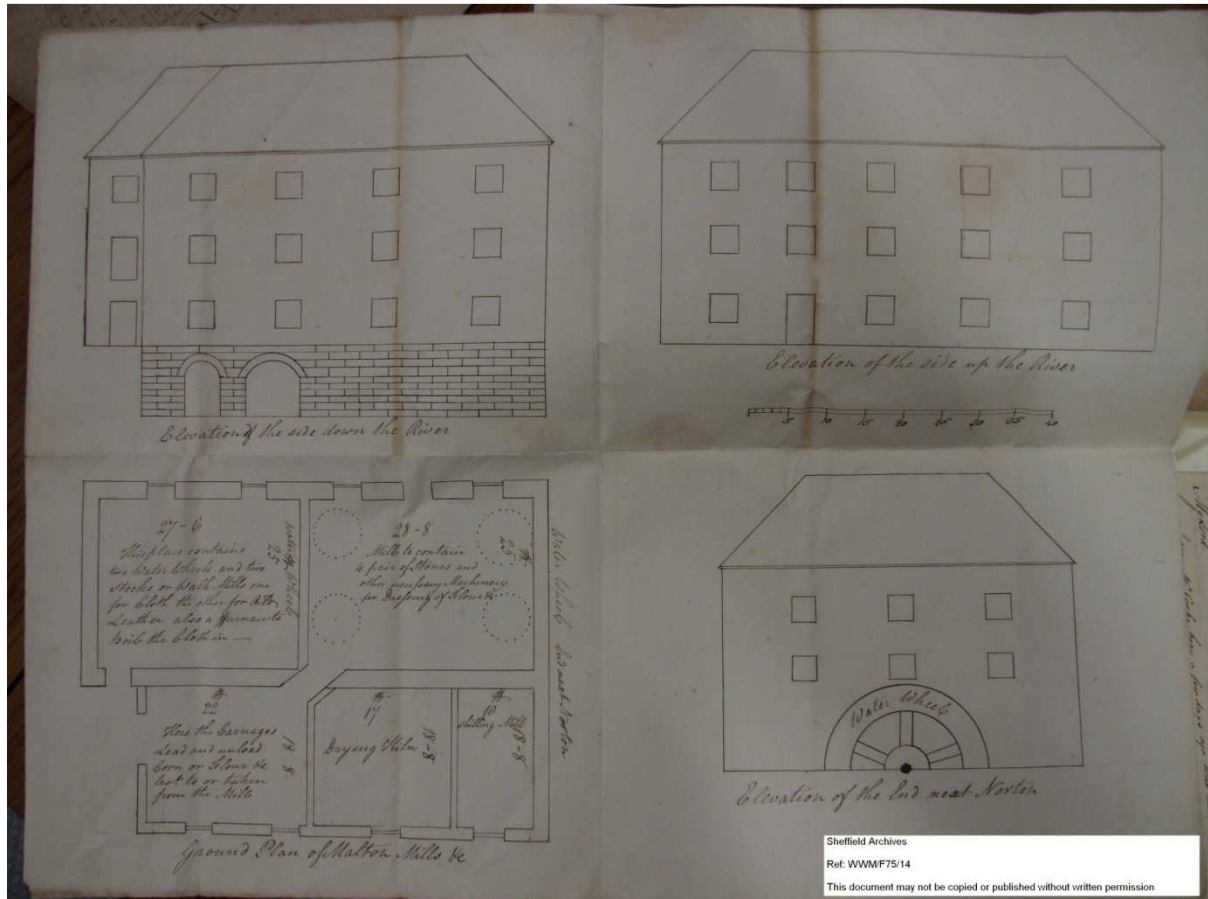
We acknowledge the within sketch of premises belonging Earl Fitzwilliam and adjoining our freeholds in the Swine Market,, New Malton to be a tolerable correct representation of the same in their present state and do admit that those marked with black ink are his Lordship's property and rented by us of his Lordship as therein described. Witness our hands this 19th day of February 1807

John Hastings

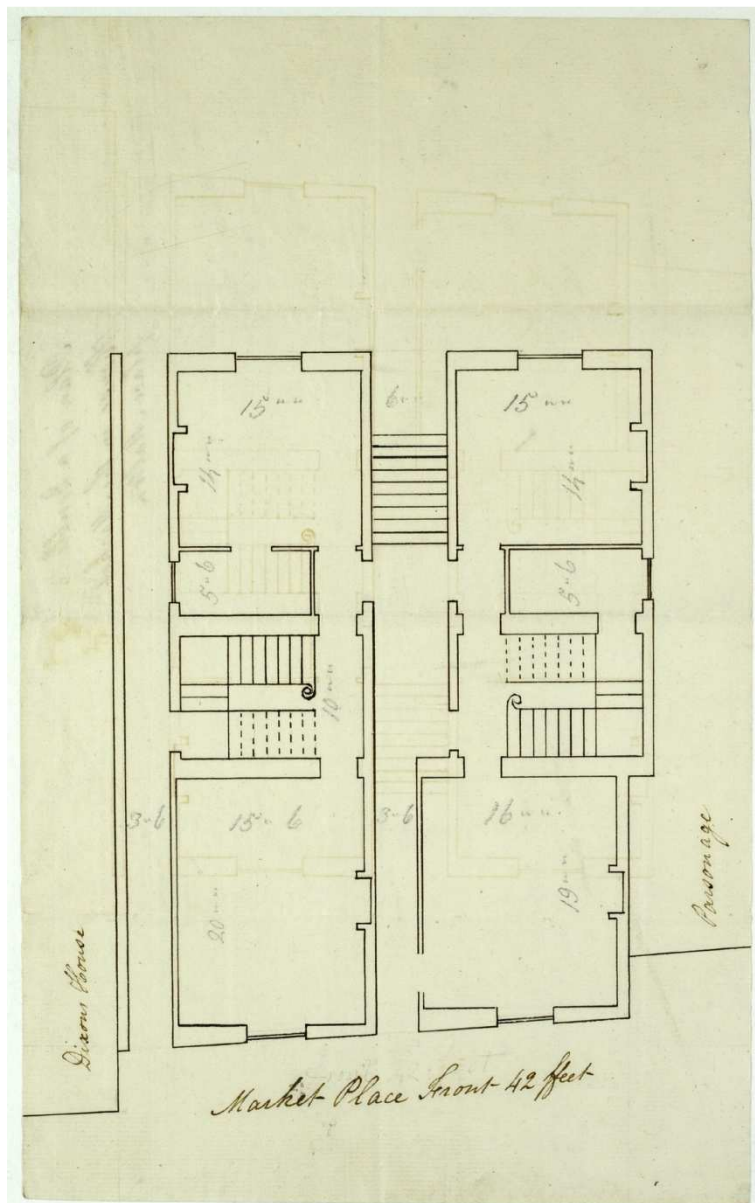
John Flower
G Hall.”

buildings. There was a 'pig garth' and a moiety or half part of a passage from Swine Market into the yard and a one third part or share of common rights in and upon Old Malton Moor.

Malton Mills



Elevation, Market Place, no date, no spec



1817 Works to Howe Farm, Peter Atkinson's General Statement of Workmen's Accounts:

George Willoughby's accounts:	£178 - 16 - 5
Richard Sunman	£28 - 3 - 2 ¾
George Nicholson	£28 - 8 - 4 ½
George Hudson	£10 - 4 - 9
George Jackson	£67 - 6 - 1 ½

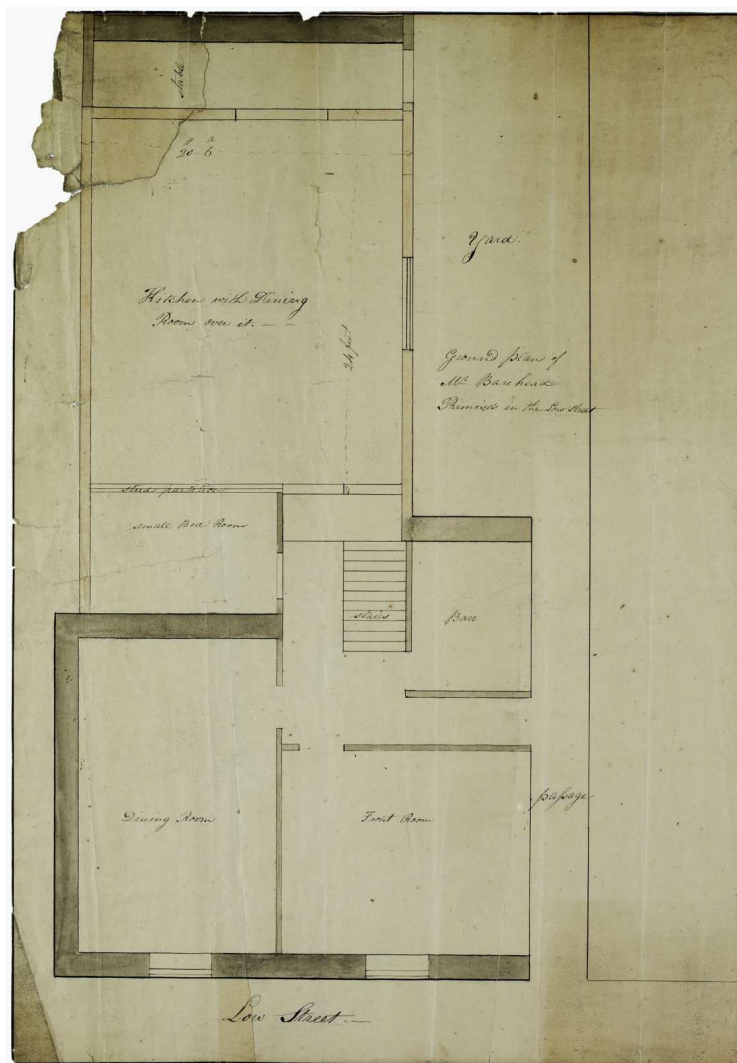
Also works to the Lodge, Stables at the (Talbot) Hotel, a house in Low Street and three tenements in Wheelgate, 'measured, valued and examined by Atkinson and Phillips, Architects, York, April 22 1818.

Sept 15 1819

"I do offer to build the kitchen and chamber above that is about to be built for Mr Thomas Barehead and find materials to the following dimensions – 20 feet in length, 20 feet wide and 20 feet high; the walls to be one brick in length viz bricks, lime tiles to make up the deficiency which will be half the number wanted, hair, sheet and tile laths, sheet and tile lath nails, ridging, window sills, lime and hair for ceiling in the chamber and walls, which will be three-coat work, lay the kitchen floor with good common flags, 2 stone fireplaces for chamber, clear away old building well, rubbish put into the street, and finish the work in a workmanlike manner for the sum of £87 5s 4d. (£61,900 using average earnings index).

Signed Wm Monkman.

Drawing of same:



1841. Repairs to the Hunter's Hall. Old Malton – specified and drawn by John Gibson, architect. ZPB (M) 7/47.

This project might be characterised as the first 'conservation and repair' project for which we have documentary record in Malton – there is an emphasis upon essential repair, not upon wholesale take down and rebuild, albeit recycling sound existing materials, evidenced hitherto. This may reflect the undoubted high status of Hunter Hall; it may reflect Gibson's sensibilities. He was later the architect in charge of the extension and repair of the Lodge, the refacing of the garden elevation of which is notable for the faithfulness of its reproduction of the detail of this, as evidenced by its true reflection of the unrestored front elevation.

“ Specification of the Manner of Executing the Different Works Proposed to be done in the Repairing of the Hunter's Hall at Old Malton.

General Conditions

The contractor to execute the different works in a good substantial workman like manner according to the plans, elevations, and specification herein named; also to find and furnish all things necessary for the completion of the work, except house stones and ? which will be found by,

Mason Work

The contractor to repair the window sills and architraves on the front of the house in a proper manner according to the same order as at present and shall take down and rebuild the crack front of the back wall, repair the chimney and take of the old tiles of house and kitchen and retile and sheet them, on the backside, shall point up all cracks etc in the back wall with good mortar, cover the ridges with good ridge stones and the front side of each end of house with 12" water-tabling and corbels in a proper manner, shall lay the floors of kitchen and entrance hall with good tooled flags, well squared and jointed in good dry sand, the back kitchen floor to be laid with the old flags got from the present kitchen floor, and the dairy with good common bricks, good flag thresholds to all the doors, sett all ranges with fire bricks in the proper manner.

Joiner Work

The contractor to repair and straighten the present roof of the house and to new spar the roof of the back kitchen, fix new ceiling joist to attics (?) and back kitchen chamber, 3 ½" x 1 ½", nailed to the spars, lay the floors of the three attics with 1" deal well-grooved and tongued together, ¾" ledge doors and 1 ¼" door casings to attics with common thumb latches to doors, 1 ¼" batten floor to best lodging room, 1" plain ? and window bottom to chamber windows, 1" stair steps and risers to back staircases with 11" x 1 ½" string boards to ditto. The tow (2) chamber floors and the back kitchen floors to be repaired etc; 7" x ¾" moulded plinth to the three lodging rooms, with common grounds, 5" single faced architraves round doors and angle beads round the windows and all projections, 2" framed 4 panel doors to the tow (2) best lodging rooms, 1" ledge door to the closet etc, shall lay 1 ¼" batten floor to the dining room, 1 ¼" frame, 1 ¼" frame linings and soffets to door and window of entrance hall; 1" plain window boards and angle beads to window of kitchen, 12" basmoulding and plinth to dining room and entrance hall with common grounds, 5" single faced architraves and beaded grounds to the windows of dining room, 5" architraves to door and window of entrance hall, single mouldings to kitchen, 2" framed doors to the Low rooms and 1 ½" framed doors to kitchen and cellar under best staircase, 2" framed doors to outside, bead and flus. Low panels with 5 ½" x 3" doorframes, 1" ledge doors to the dairy and back kitchen, 60 feet of ? shelving to dairy, etc, Repair the steps and balusters of best staircase, repair the cornice on the outside in the proper manner. 1 ¾" hung sashes and frames to the front of house as per drawing shown on elevation. 1 ¾" sliding sash and frames to back kitchen and chamber over, hung sheet sash to attics and dairy,

The contractor to do all and everything; shall finish the plans in a good substantial and workman like manner to the true intent and meaning of the same, and to the satisfaction of the person who may be appointed to inspect the same.

Slaters

The slater shall slate the front of the house and back kitchen with good Duchess Welch slate laid on good common fir laths nailed with tow (2) copper nails to each slate and pointed with good lime and hair.

Plumbers and Glaziers Work

Shall flash the chimney shafts with 5 lbs lead to the foot superficial in a proper manner; will lay the back chimney gutter with 6 lbs lead to the foot superf, find all solder, hooks, nails etc necessary for the same; the glass in the front room windows to be good second Newcastle crown glass; all other to be good thirds...

Painter

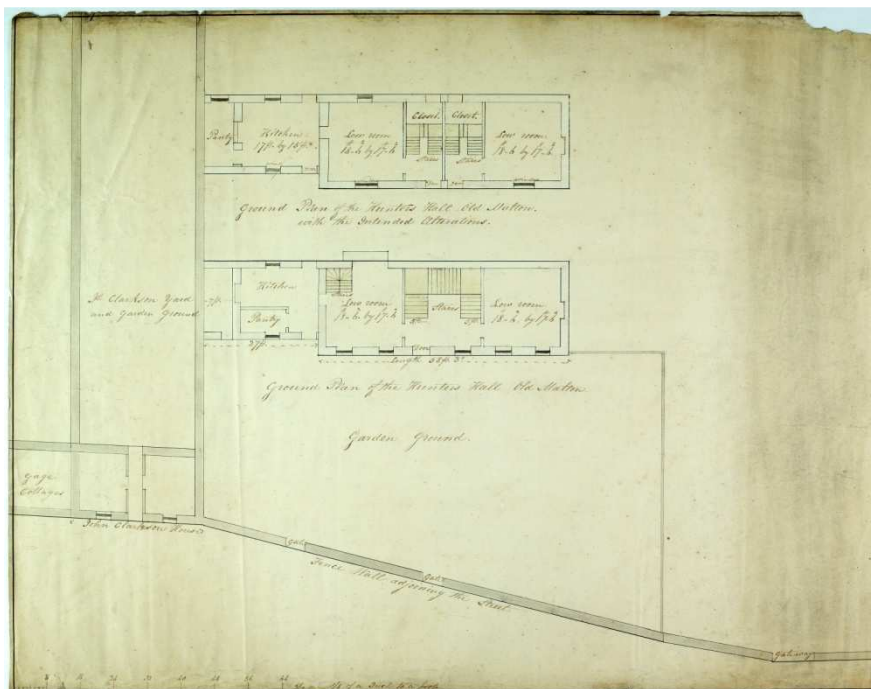
Will paint all the inside and outside woodwork and customary iron work, three times over in oil and white lead;

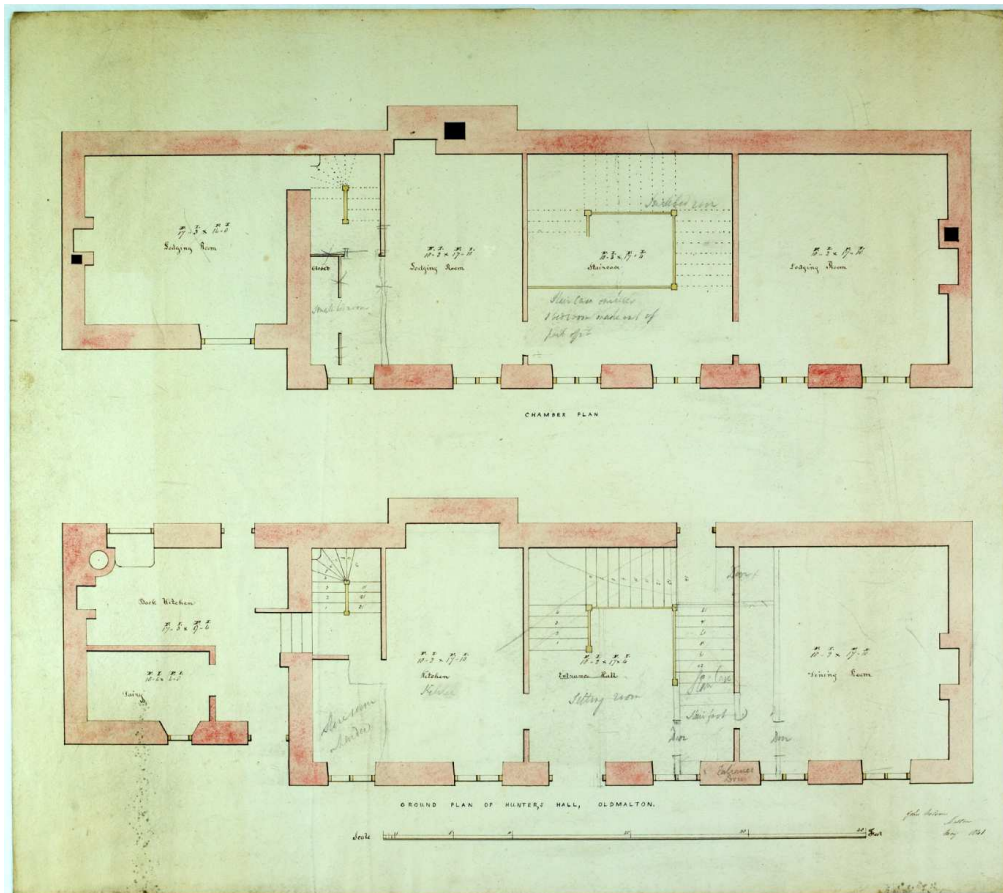
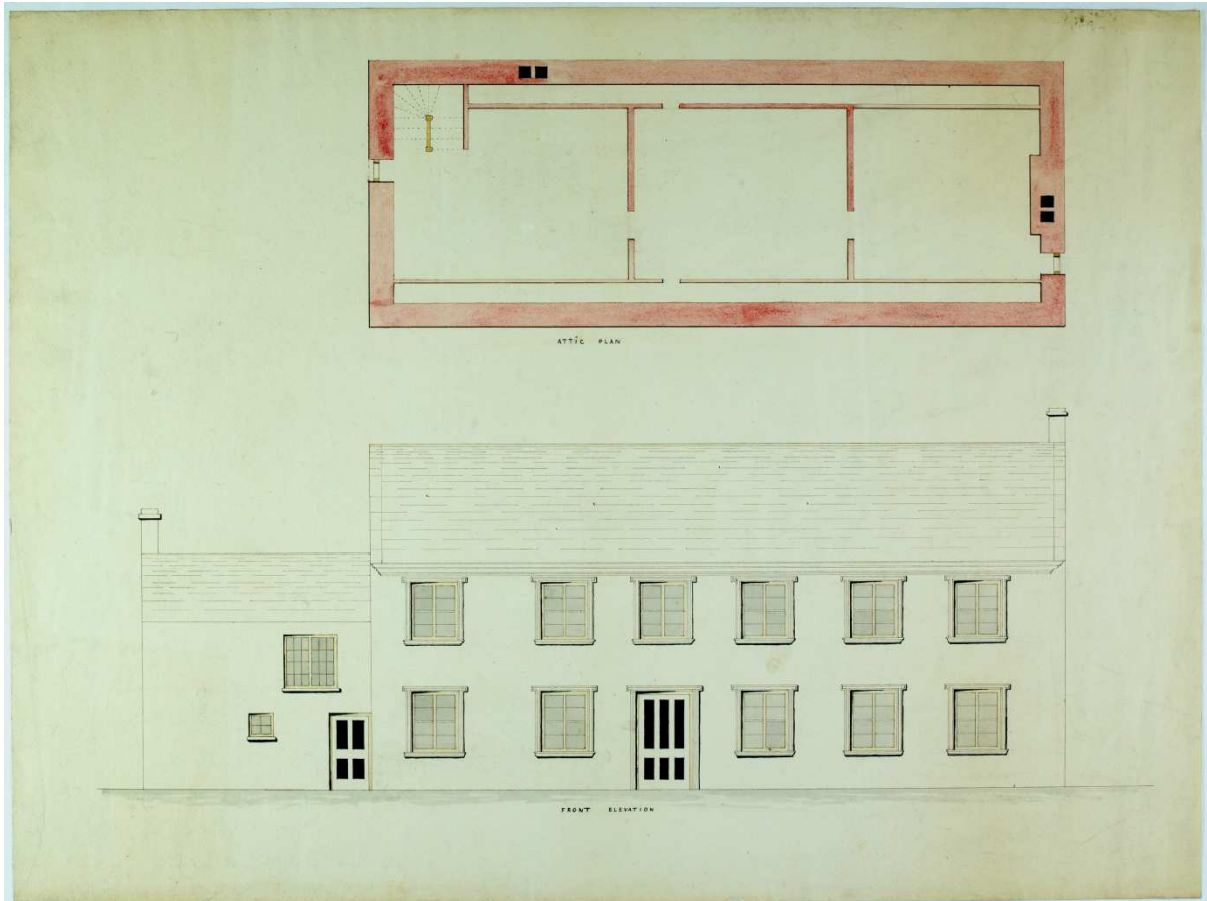
Plasters

Will plaster the ceilings of low rooms and chamber with good three coat plaster, on good stout laths; three coat plaster on walls of low rooms and chamber, tow (2) coat ceilings to attics and back kitchen with good tow coat plaster on walls; will lath all lintels...

Locks, Joints and Fastners

Good mortice locks to front door, dining room, entrance hall and low lodging room doors. 6/- each good iron rimlocks to the three outer doors with brass knobs averaging 4/- each. Thumb latches to all other doors, shutter latches and fastners to the dining room, good sash fastners to all windows... 4" butt joints and screws to all the outer and best room doors, good T-joints to all other doors."





1846 May 1st.

Estimate of the expence to build a room adjoining Joseph Longfield House, Low Street, viz length 20' by 12' within.

Brick walls 9" thick will take 4800 bricks

Tiles for the roof will take 550

18 sparrs for the roof, 3" by 2 ½", 12' long

2 ribs and pans 6" by 4"

15 bunches sheet lath for the roof and ceiling

8 bunches of tile laths

9 ceiling joists each 20' long

Boards for the floor – deals

14 joists 6" by 3", 14' long

Staircase steps and brackets

Low door and frame

2 beams 14" deep by 9" wide

2 windows 5' by 4'

2 doors, framed for the chamber

Smithwork and ironmongery

Lime for mortar – 2 chaldrons

Leading to the building

? deals for the roof

6 yards of stone ridging

18' by 14' ¾" deals. Staircase ceiling

Materials	£37	6s	3d
-----------	-----	----	----

Carpenter work	£3	4s	-
----------------	----	----	---

Mason work	£3	2s	-
------------	----	----	---

TOTAL	£43	12s	3d
-------	-----	-----	----



There is no signature.

It is notable, in this estimate, as well as others above, that the cost of materials dramatically exceeds the cost of the labour. Is this because labour was cheap, or because materials were especially expensive? In the modern building industry, it is a fair rule of thumb that the cost of labour and materials will be about the same, or that labour costs will exceed the cost of materials. As noted elsewhere, there is very little evidence that the income of craftsmen in Malton in the 18th or 19thC was low compared to the cost of living – the opposite, in fact.

Amongst a bundle of valuations (ZPB III 8/7/2 Valuations of Fixtures, 1853-1862, NYCRO), there are some building accounts – for Old Malton Windmill, for example.

“Scampston Works June 2nd 1860

I John Hodgson of Scampston, near Malton, Millwright, etc do agree to make and fix at Old Malton Wind-mill two new sails complet, also repair the other two sails with all wanted...also replace the top flags, beams, boarding and everything wanted for making a good job of the same. Also painting the top and sails twice over, one new gray Derby Shire stone and fixing in the place – the above includes all leading and railway dues for materials and workmen – for the sum of £80 2s. (£48,000 2010).

John Hodgson, Millwright.”

This is preceded by a valuation of the windmill and dwell house, Old Malton Moor, dated 16th Oct 1859:

Windmill

2 pair of French and 1 pair of grey stones
1 barley mill
1 screen and blast
1 dressing machine
? gear
Chisels, picks, box and maul

Dwell House

Kitchen 18' x 12'
Dairy 15' x 12'
Back kitchen with copper and oven
Parlour 13' 6" x 13' 6"
House 13' 6" x 13' 6"
Front bedroom 13' 6" x 13' 6" with closet
Back bedroom 18' x 12'
Back bedroom 13' 6" x 13' 6"

Four-stall stable
Loose box
Small cow-house and small barn

Granary over stable and loose box.

1860, William Copperthwaite's specification for an extension to the Blue Ball Inn:

"Specification of the several works to be done in the Addition to the Blue Ball Inn Situate in a Street called Newbiggin, New Malton in the North Riding of the County of York and for the Right Honourable Earl Fitzwilliam.

Conditions

The contractor or contractors are required to provide all Materials, Cartage, Scaffolding and Tackle necessary to carry out the several works according to the plans and this specification. All the several works are to be performed in the most substantial manner and with the Best materials of their several kinds...

Should any or every part of the necessary works have been omitted to be described, the same shall nevertheless be executed in a sound and proper manner corresponding with the other part of the works and be considered as included in the consideration of the contract. W.C. Copperthwaite Esq, Agent for the Right Honourable Earl Fitzwilliam shall have power to order any alterations in any of the several works during their progress, the cost of such alterations to be added to or deducted from the Sum of the Contract without (nullifying) the contract. All the works of the several departments are to be left clean and perfect at the completion of the whole and to the satisfaction of the Architect [John Gibson] and WC Copperthwaite Esq.

The works to be commenced the day of 1860 and completed the day of

Masons Work

The whole of the stone used in the street elevations and chimney tops to be from the quarry at Appleton le St. All the string courses and window cills and dressing to doorway to be cleansed, the plinths cleansed. The strings and cills to be properly dripped and throated and set on the natural bed, the window cills to be 10 inch on the bed, the entrance door to have a good hard threshold 10 x 7, the entrance to be laid with 3" tooled west riding flags on brick sleeper walls.

To lay cleansed Hearths to sitting rooms and bedrooms, to fix cleansed jambs, mantles and shelves to fireplaces of the same quality as those in the new houses now being built adjoining Percy Cave.

To provide tooled ridgestone to all the ridges, these to be laid on by the slater.

Plasterers Work

The whole of the work to be plastered with good hair mortar composed of clean sand and Grimston Lime Co lime. All the laths to be good Baltic red fir laths. All the wall and stoothings to be finished 3

coats trowelled smooth for colour or paper. All the ceilings to be finished 3 coats with fine lime putty, the sitting room adjoining Newbiggin to have a neat plaster moulding 16" girth.

Excavators Work

To excavate for the foundations of the several walls and to clear the rooms in order that the floors may lay 12 inches above the ground line. To remove all rubbish that may accumulate during the progress of the building on to the ground on the east side of the house. To properly ram all the foundations and dig drains from fall pipes and fill and ram the same.

Bricklayer

The whole of the walls to be built with good hard well burnt bricks laid in good mortar composed of North Grimston Lime Co lime and clean sand in the proportion of 3 of sand to 1 of lime. [This 1 of lime will be quicklime]. All the several walls to be correct to the height and the thickness shown on plan and in elevation.

To carry up all Chimney flues and properly plaster the same.

All the door & window opening to be discharged with 9" rough internal and 14" external openings, the whole of the external wall to be neatly pointed and black-lined.

To set all ranges with the necessary firebrick throughout.

To lay 4" lavatory tubes from fall pipes to channel side of curb stone.

To build all sleeper walls in sitting rooms and for flags in entrance.

The bricks for principal elevations to be selected as even in colour as practicable

Slaters Work

The roof to be slated with Welsh slate called Ladies. The laths to be Red Baltic fir laths 7/8 x 1 ½ the laths to be nailed on with iron nails, the slates with 2 copper nails each, the whole to be pointed with lime and hair to lay on and the ridge with lime and hair and leave all perfect at the finish of the works, the slater to insert the under flashings.

Plumber and Glazier

To lay gutter chimney and valley. To flash chimneys and adjoining Blue Ball Inn. All gutters to be laid with lead 5 ft to a foot all under and over flashings to be with lead 4 ft to a foot. To glaze all the windows with seconds glass well bedded in oil putty and to leave all perfect and clean at the completion of the work.

Painter Work

To properly clean, knot, stop and give the whole of the wood and fireplaces 3 coats of good paint white lead ground in linseed oil internal work and 4 coats outside. The cornice to be finished stone colour, the spouts to have 3 coats & be finished stone colour, the sashes and frames to be finished white. All internal plain colour.

Carpenter and Joiner

The whole of the timber or deals to be good red wood Baltic Produce free from sap, large and deal knots. American Pine may be used for internal doors, mouldings and architrives. To properly frame fit and fix all carpenter & joiner work.

To properly frame for chimney flues and staircase and lay joists 16" centres and cambers. To provide all necessary wood, pricks (?) and ??, the ?? to be 3" thick 7 have 9" hold, each end on walls and of the width of the thickness of the walls. To provide all necessary centres and cambers to properly box hearths. To fix stopps to all external angles. To fix 1 ½" rebated door cases rebated for 1 ½" doors to all internal doors. To fix 4 ½ x 3 rebated and beaded door frames to front and back door rebated for 1 ¾ doors. To lay 7/8" dressed and grooved batten floors in bedrooms and 1" dressed and grooved batten floors in sitting rooms. To hang 1 ½ double moulded doors 6.8 x 2.8 to bed rooms and parlour doors, and 1 ¾ moulded doors to front and back door. To fix closets on landing with framed front and end 1 ¼ thick moulded on one side...To carry up stairs with 1 ¼ string, 1 ¼ steps, 1" riser housed and wedged into strings to have 3 x 3 square newels 1 ¼ x 7/8 square baluster and oval birch handrail with all necessary furring for plasterers, the ? to the stop chamfered and to have turned ornaments on top of the newel.

To provide 1 7/8 sashes double hinge in deal, cased frames, double sunk sill, 7/8 pulley, stiles 5/8 lining, iron sash pulleys of good quality, good cords & sufficient weights.

To fix roof – see section, the purlins to be supported from head of stoothings and dogged to stoothing spars 16" center to center. To fix ceiling joists 16" center to center. To fix single mouldings to all doors and windows in bedrooms 2 ½ x 1 and architraves to doors and windows in entrance and sitting rooms 4 ½ wide.

All the plinths in the bedrooms to be 5 ½ x ¾ torus plinth. All plinths in entrance and sitting rooms to be 7 x ¾ torus plinths.

All the windows & front & back door to have plain ¾ linings. To fix a Man Hole into roof 2'.0" x 1.4" ¾ casing and ¾ hatch.

Front and back door to have 7" iron rim locks x 2 – 8" barrel bolts & brass furniture. All sitting and bedroom doors to have 6" iron rim lock and brass furniture, the closet to have a good closet lock. All internal doors to be hung with 3 butts x 1 ¼ screws, the outer doors to have 3-3 ½ butts each x 1 ½ screws, the sashes to have good strong fastners. The sitting rooms to have 1 ¼ framed and moulded window backs.

Smith Work

To fix 6 – 0 gutter from eave spout, see elevations and 5" half-round eaves spout to back and 3" fall pipes. To provide 2 sham (?) fronts to sitting room fireplace.

Drawings for Black Bull extension:





The Lodge.

More complete records of the Lodge survive than for any single building in Malton. There are very detailed building accounts from major works of extension and improvement in 1878, when the rear elevation was refaced and the current lounge as well as the front porch added. There are other accounts from repair works earlier in the 19thC and from 1784, as well as plans and inventories from the mid- 18th and earlier 19th centuries.

It is important to remember that until relatively recently, the Lodge included all of the buildings of the Estate Yard, as well as the Estate Offices and adjoined Estate Foreman's house. The 'Lodge Farm', of which plans survive extended over Orchard Fields as well as across Old Maltongate. Final division of the site occurred when the Lodge was sold in 1992 and the extensive gardens behind were gifted to Ryedale District Council with a view to their being made a public space, which finally occurred in 2009.

The documents summarised or quoted below are from ZPB III 8/10 NYCRO.

"Account of money laid out in fitting up the Lodge at Malton now tenanted by Josiah Maynard Esq. Oct. 24th 1784.

To Joseph Gaskin for raff, etc

Michael Atkinson and to Wood and Pattison for carpenter's work

George Nicholson for painting

Ralph Mathers for Glaziers work

John Jackson ditto

To Wm Exley for masons work (£117 – 4 – 5)

Andrew Race for leading (transport)

Materials:

Wm Wright for hardware

Thos Luccock ditto

John Luccock whitesmith work

Obborn for flooring boards

Wm Garanciers for lining the pew

Wm Normans for two marble chimney pieces (£21 – 11 – 9)

Labour, making a new garden – levelling, leading, rubbish and earth etc
Mr Kemp for pale fence; Wm Oliver, new pump:

£74 - 4 - 3

Total expenditure: £532 – 13 – 10 ½ [£701,000 2010]

Architect John Gibson prepared a summary account of additions, alterations and repairs, 1879:

	£	s	d
Cottages, out-offices etc	281	7	4
Coach-house boxes etc	206	15	2
Stables, cow-house, piggery, fold yard Garden drainage, etc	315	15	11
Old servants wing, New bedroom to same:	188	5	8
Old House			
Repairs and alterations, bay windows, etc	334	15	-
Alterations to SW end of new wing, Bay windows etc	67	17	11
Garden wall	148	16	9

Total:	£1543	13	9
Account of first contract, new wing	£820	-	-
Ditto 2 nd , out offices	£188	6	9
TOTAL	£2552	-	6

Using the average earnings index, this amounts to a little over £1m.

These figures can be confirmed by reference to the craftsmen's accounts.

The mason, who won the job on a competitive tender, was Thomas Hodgson, who had a stoneyard in Greengate. The painter was John Shepherd, of Market Place. A Hughes and Son were the carpenter and joiners; John Hudson the Blacksmith.

Cast iron guttering, as well as iron hay racks, curve-fronted mangers and manger fittings were supplied by J Arthur Young & Co, Manchester.

Central heating was also fitted and the plan of the pipework, etc also survives.

Throughout the masons account and day-book, there is reference to 'sheet laths' – 25 bundles for the fold yard buildings, for example.

Account, May 3rd 1879: a mason and labourer each expend 35 hours 'sheeting roof'.

Sheet lath and hair mortar appear alongside one another throughout.

The masons are doing this sheeting work, clearly.

Hodgson's account for a new wall in the garden represents the construction of the E wall of the kitchen garden, which remains – with a brick inner face and a calcareous sandstone outer face:

"Account for new walls in the garden.

Roods	of 20 stone walling in fair courses, faced with brick one side:	£105
50	240 quoins to pilasters:	£3
65 yds	cube excavating in foundations:	£3/5-
63 yds	Moor stone coping, 24" by 5" tooled And throated, jointed with cement	£30/1/9
10	Moorstone caps to pillars, tooled, Weathered and throated	£7/10/9

Mason, thos Hodgson.”

This contains the first reference to ‘cement’ in any of these contracts or accounts, although in the context of exposed coping joints. It may be assumed to refer to ordinary Portland cement, newly available in its modern form, or perhaps to natural cement as still being produced at Port Mulgrave at this time.

The painter’s account is detailed also, but a few excerpts are below:

“clearcoling and distempering ceilings’; 3 gallons cream distemper colour.

‘preps window and pilasters, chimney piece etc of Little Drawing Room...Preparing and illuminating shield and figures over mantelpiece in Little Dining Room, in gold, silver and colour’.

The chimney piece of the ‘Little Dining Room’ was removed from the building just before the sale of the Lodge in 1992, by the Estate workforce, along with several other original or early chimney pieces, though it was claimed at the time, by ‘thieves from out of town’. The overmantle referred to above remains in the Lodge; the chimney piece is probably the one currently in the Fitzwilliam Estate Foreman’s House. Both elements have been stripped of all paint since 1992. The chimney piece as described held a panel of Delft tiles in a frieze over its opening. A photograph of both in situ in the Little Drawing Room, taken in 1992, survives. The Little Drawing Room is now a bedroom, in the single storey W extension of the main coach-house building – the panelling within and the chimney piece were of the same period and style. (for photograph, see elsewhere, Malton Buildings Group.

NC 11.04.2012.
