

LAND AT OLD NORTHWICK FARM,
WORCESTER -
ARCHAEOLOGICAL DESK TOP
ASSESSMENT

WCM101896



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Summary

An archaeological desk top assessment was undertaken by Mike Napthan Archaeology in November 2011 to provide a synopsis of evidence relating to the site of an intended housing development on land to the north of Old Northwick Farm, Northwick, Claines, Worcester. The assessment is intended to inform the planning process so that suitable mitigation to reduce impact on any potential deposits or features of archaeological significance may be put in place.

The site lies on the edge of the flood-plain of the River Severn to the north of the City of Worcester, close to the historic hamlet of Northwick. The area remains semi-rural within the flood plain, but the higher ground is almost entirely occupied by housing developments of the 1930s and later. The present site appears to have lain to the west of the planned settlement at Northwick, and beyond the curtailage of the Manor of Northwick, a building that originated as an Episcopal seat.

The site is primarily open rough pasture land on the sloping edge of the floodplain, with a boundary along the line of the first river terrace. A small part of the site (currently occupied by a modernised 1930s bungalow of no architectural interest) lies on slightly higher ground adjacent to Northwick Road. At the southern end of the site there are several farm buildings which form part of a farmstead newly created in the 1890s. The farm-house and principal brick buildings lie outside the development area.

Historical and cartographical sources indicate that most of the site lay within the common field of Northwick prior to enclosure, and that its character remained as a number of small parcels and strips well into the 19th C. Land ownership history is complex – the lands all belonged to the Bishop but were held long-term on copy-hold leases that were sometimes sub-let and exchanged in small parcels. The agricultural use seems to have been principally pasture, but most of the site was used for orchards in the 19th Century. No historic building or occupation sites have been identified within the site boundaries despite a wealth of cartographic evidence running back to the early 18th Century. Brickworks and clay extraction are known to have occupied the lands immediately to the west in the 18th and 19th C, but it appears that these did not extend as far as the present site.

There are no recorded find-spots within the development area or its immediate environs, and the potential for buried archaeological remains or artefacts appears very low.

1 Introduction

- 1.1 An archaeological documentary assessment and site visit was undertaken by Mike Napthan Archaeology in November 2010 at land to the north of Old Northwick Farm, Northwick, Worcester. The project is being undertaken on behalf of Mistery Brothers (the Clients) and has been arranged by David Johnson of Glazzards Architects (the Agent).

- 1.2 The study area is centred on NGR SO 839 580 and consists of principally open farmland, presently used as rough pasture. A small area is occupied by a mid 20th C bungalow, and a further area occupied by a small group of early 20th C farm buildings.
- 1.3 The present report represents the findings of a documentary assessment, together with the results of a brief “walk over” visit to the site undertaken on 28th September 2011.

2 Methodology

- 2.1 Cartographic and published historical sources were searched for information relating to the site and its environs. There is a good collection of historic mapping showing the area from the mid 18th C onwards (Figs 2 to 14). A search was made at Worcester City HER (which now includes the data from adjacent Worcestershire County HER records – distinguished by the WSM prefix). A search was also made at Worcestershire Record Office for additional material pertinent to the site. Trades Directories were consulted for entries relating to Northwick Farm. Census data was not consulted as there were no habitations within the development area during the period for which Census data is available.
- 2.2 The principal sources for the archaeological and historical development of the site are the report by P Groves for the Northwick Manor Heritage Project (Groves, 2010) and a historical assessment by Dr Pat Hughes (1995) undertaken for Worcester City Council. The Hughes report covers the early history of Northwick in detail. No archaeological fieldwork has previously been done in the vicinity excepting some small trial pits and auger survey undertaken by volunteers during the Heritage Project (Daffen et al, 2010).

3 Site background

- 3.1 The present outline proposals consist of the construction of a small housing estate of a mixture of property types, to be accessed by a new road running between the Mission Hall on Northwick Road and Old Northwick Lane, just to the west of Old Northwick Farmhouse. The western boundary of the site is dictated by the nominal “1 in 100 year” flood-line, and the eastern boundary by existing housing. The intended development area lies in an area of the parish of Claines that was essentially rural until the 1930s (Fig 13). Since that time there has been extensive housing development (mainly in the 1930s and 1960s, with infilling occurring into the late 1980s), which has turned Northwick from a small hamlet to a suburban sprawl extending from Perdiswell to Bevere. The City boundary was extended in 1931 to accommodate this development, the only subsequent restriction on the expansion of development in the “Extension” area has been the presence of the flood-plain of the River Severn, where the frequency of river flooding precludes development. The present site lies on the very edge of the floodplain, at the foot of the first river terrace. Due to the sloping nature of the first terrace edge the development site is just above the theoretical “1 in 100year” flood level boundary. This low lying position has made the area unattractive for previous residential development.

4 Archaeological record and historical sources

- 4.1 A search of the archaeological records held by Worcester City HER found no known archaeological “monuments” or “events” within the property. Although there is low level prehistoric and Roman material recorded from the general area, all of the recorded findspots appear to be clustered to the north around Bevere (Groves, 2010). The nearest and most pertinent sites of archaeological interest are the farm-house at Old Northwick Farm (WCM 91052 - SO 83934 57954) The farm-house and brick built out buildings probably date from the 1890s, when Northwick House became a private house rather than a farm and a new farmstead was needed. (P. Hughes, 1995) The house does not appear on mapping of 1884. By 1896 the new house had been built and leased to George Ellis a horse dealer who had also a small milking herd and sheep. It would seem likely that he used the land for grazing. He died in 1900, but his wife continued the business until at least 1908 (WRO BA 2193 parcel 63 ref 705:358). The farm then appears to have been taken by James Hunt who appears as “farmer, Northwick” in Trades Directories from 1912 (Littlebury’s) to at least 1940 (Kelly’s). Subsequent owners have not been traced.

- 4.2 Several historic buildings survive in the former hamlet of Northwick, the most notable being the remnants of Northwick Hall (WCM98466; SO 84258 57928). Formerly known as Brickhouse Farm, Northwick Hall appears on both the Doharty map and the tithe map (Figs 2 and 5) In the mid 19th C it was the residence of William Tolley. All that remains now is a coach house, converted into a dwelling at 165 Northwick Road. (P. Hughes 1995, p.16). Closer to the southern end of the present site is Northwick House (WCM98932; SO 84060 57921). The present building is a gentrified farmhouse; originally the focus of Old Northwick Farm. In the late 19th C it was turned into a purely domestic residence, and the new farm-house and farmstead constructed on the site now known as “Old Northwick Farm” (WCM 91052; Hughes, 1995). The Northwick House landholding has been traced back by Dr Hughes to have originated as one of sixteen “arklands” held of the Bishop at Northwick in 1299. The property grew very slowly by acquisition, and by 1408 only one copyholder held two arklands, the rest remaining as individual small-holdings. By the late 15th C the property is described as “*one messuage and nine diets or arklands and further one messuage and arkland*” (WRO BA 2636/176 42492 ref 009:1 – quoted by Hughes, 1995) At that time they were granted to James Butler. In the 17th C the lands were held by Robert Wheeler, and the other, smaller, messuage (house) was let to a tenant. In the 1660s Francis Wheeler let both houses to tenants Mary Dawes and Jeremiah Smith. The property was subsequently bequeathed to Wheeler’s nephew Robert Carpenter. Robert’s son lived in the house till his death in 1714. Subsequently the house and land was let to the Hall family. James Hall bequeathed it to his granddaughter circa 1730, and it was then sublet to William Randle, who held both house and land until his death in 1774. From 1774 onwards the property was rented by John Jones Smith, who farmed the land but let the house to tenants. In 1816 both house and lands were acquired by John Knapp (probably the son of John Knapp the glover of Common Hill House). Knapp’s son Joseph owned the property until his death, but there were numerous exchanges of lands both between John and Joseph and with neighbouring landowners, which makes the tracing of individual plots very difficult as boundaries changed several times in the 19th C. The other principal land owner in this area was William Tolley, and he also exchanged land with the Knapps (Figs 6-7). The farmhouse was largely rebuilt and extended by Knapp between 1816 and 1841, and it is listed as new built by a survey of the farm made for the Bishop (who still owned the free-hold) in 1840 (WRO BA 2636 parcel 138 ref 009:1 47661/5 – quoted by Hughes 1995). By 1850 in common with all of the Bishops property the land was held by the Ecclesiastical Commissioners, and they sold the freehold to Knapp for £5052 in 1865 – he was then nearly 80. At this time he still held a number of the original “copyhold” strips of land in what had been the open Northwick Field, and the ownership was finally rationalised. On Knapps death in 1871 the property was sold to a Mrs Elizabeth Smith of Kidderminster.
- 4.3 To the west of the intended development area lies the site of the former Northwick Brickworks (WCM98478; SO 83935 57340) – these brickworks seem to have had their origin in medieval or early post-medieval clay extraction as the traditional name of the area NW of the present site was “Common Pitt Field”. As described above Joseph Knapp, a major local landowner, seems to have established or revived a formal brickworks here in the mid 19th Century, utilizing the abundant alluvial clay of the former channels of the Severn. Joseph Knapp is described in earlier Directory entries (eg Hunt & Co’s Directory of 1847) as “maltster and farmer”, the same in Lascelles 1851. The Kellys Directory of 1854 describes him simply as “farmer”, but by 1860 “Cassey’s Directory” he is listed as “farmer and brickmaker”. Presumably the building boom in the City at this period (the brick railway viaduct alone used millions of bricks) encouraged him to diversify and take advantage of the existing low-key brickmaking site abutting his landholdings. Buildings shown in the same area on Doharty’s plan of 1741 may be related to earlier brick or tile making – a brickmaker’s hovel here was occupied at the time of the 1841 Census. Other HER entries in the immediate vicinity also relate to the former extraction and/or brick production: WCM98429 Northwick Brickyard, WCM98657 Earthwork, WSM29986 Field Name – Brick Kiln Piece, WCM 98429 and WCM 98657. Other than the undulating topography there are now few surface indications of the former brickworks, though a brick waster was noted near the footpath west of Common Hill House whilst visiting the site for the present project. There are no indications that the brickworkings extended into the present site area – alluvial deposits here are likely to be relatively shallow and without the deep clay deposits of the former river channels. Brick manufacture in the area seems to have finished in the late 1860s, and the brick pits were described as “almost filled up” by 1877.
- 4.4 The most important building in Northwick was the former manor house, belonging to the Bishops of Worcester (WCM91039; SO 84273 58010) This was the hub of the planned settlement that became the hamlet of Northwick. Nothing now survives above ground on the site, which lies about 400m to the east of the present site at the end of what is now Linley Close, a 1960s housing development. The site has

however been the subject of some previous research (Hughes, 1995, Grove 2010, Daffen et al, 2010). There is little material evidence of the makeup of the actual manorial site itself, which seems to have lost significance to the Bishopric with the acquisition of other holdings and the building of the Claines parish church in the mid-thirteenth century. A lease made out to one of the Bishop's officials, Thomas Wem, in 1517, was for the site of the manor of Northwick, with its demesne and pastures, called Bixtons, together with one dovehouse newly built, all houses in the inner court within the moat, two rooms called the Porter's House, the great barn, two stables, one house called the Millhouse and the great garden lying outside the moat, together with all the ponds and fishponds in the pasture called the Coneygree. Records from 1563 documenting a court case indicate that the "fayre" house of Northwick (built in the reign of Henry VII, replacing an earlier bishop's palace) was dismantled by the then Bishop of Worcester, with the materials sold off :

The mannor house of Northwike which was very fayre built of playster and halfe tymbre in the beginning of Kinge Henry the VII his rayne, he hathe alledge pulled down and rased from the bottome of the foundation and having soulede the hall and the most parte of the matter and [...] unto his friendes making thereof a greate pot of money, which... Some part of the rest hathe rased at his sayde palace a pretty building which he called his nursery to which use it also is putt, his wife being of good fecundyte and a very fruitefull woman, and for the furniture and furnishing of the sayde nursery he hathe [...] rased and pulled downe a [...] longe vaulted chappell of stone, standing w... in his sayde palace. (Elizabethan State Papers f127 1563).

Whilst the manorial site did not extend to the west of what is now Northwick Road, there was a chain of fish-ponds - WCM91047, WCM91048, WCM91049, WCM91050, WCM91051, and WCM101719, the westernmost of which WCM91051 lies to the west of the road, close to the northern boundary of the present site. The pond is now shallow and overgrown. There was also a rabbit warren (WCM99119 - Coney Green SO 8436 5797) and a deer-park centred to the south of the present site (WSM 07305 -SO 840 579) The park was surveyed in 1484/5 but being described in the past tense by Leland by the mid 16th century; it was in ruins by the later 16th century (VCH, 3, 1913, 301–2). To the north of the present site the nearest historic occupation site is that of Common Hill House (WSM20344; SO 84014 58387). The house was formerly a fairly prestigious residence built around a house of 17th C origins, but much altered in the early 19th C and more recently mutilated by subdivision and extensions. To the west of Common Hill House there is a small area of surviving ridge and furrow WSM15156 (SO 8360 5830).

- 4.5 Immediately to the east of the north-eastern corner of the development site there is a religious mission hall. This building is believed to have originated as a WW2 "shadow" factory producing Perspex moulded and flat cockpit canopies for aircraft including Lancasters and Lincolns (WCM92067; SO 8398 5822).

5 Site Description

- 5.1 At the time of the visit most of the site was down to rough grass pasture, and the site lies on a gentle slope at the eastern edge of the Severn floodplain. There are indications that the western boundary may mask the edge of a former river terrace as the ground rises sharply from this point. At the north-western corner of the intended development area there is an extended and modernised 1930s bungalow (neighbouring the mission hall) that is proposed to be demolished to create a vehicular entrance sits on the higher ground of the second river terrace. At the southern end of the site there is a small farmstead of mainly metal framed buildings of 20th C date associated with Old Northwick Farm, the former farmhouse lying outside the intended development area.
- 5.2 The wider landscape consists of rising ground to the north-east of the site, a wide, open floodplain of former meadowland and marsh to the west, and a small dip representing a steam valley to the north, after which the topography generally rises towards Bevere.
- 5.3 The site (excepting the domestic curtailage of the bungalow, and the Old Northwick Farm buildings) is largely rural in nature, though immediately overlooked by housing on higher ground to the east. The

attractive open prospects to the west are seriously degraded by a row of large electricity pylons that run parallel to the river. The river is not normally visible from the site, but typical regular winter floods extend to close to the intended western boundary of the site. Much of the flood plain at this point has been previously quarried for alluvial clays, and there are resultant large areas of marsh-land lower than the levee on the eastern bank of the river. These have been reclaimed by nature and are now quite attractive to wildlife and as a recreational walk. The marshland areas are believed to be a SSSI due to it being species-rich marshland.

- 5.4 Views to and across the site from public paths and highway are limited, mainly because of the presence of straggly hedgelines. The most open views are from the lane leading to Northwick Slip, the views from the river edge footpath to the west being obscured by scrubby trees and the distance across the former brick pits. A pathway crosses the northern end of the site and follows the eastern boundary, but it is unclear whether this is a formal or permissive route. The site is clearly visible from the neighbouring dwellings and gardens along Northwick Road, Lucerne Close and some premises in Old Northwick Lane.
- 5.5 None of the standing buildings on the site have been internally examined during the present assessment, however their external appearance and cartographic evidence indicates that all are of 20th C and later date. Some elements of the metal framed farm buildings of Old Northwick farm are possibly of 1930s date, but there are also later 20th C extensions. The cladding appears to be all corrugated iron, with the visible framing being of rolled steel. The bungalow on Northwick Road adjacent to the mission hall is apparently of 1930s origins (it first appears on the 1940 Ordnance Survey mapping - Fig 14), although its external appearance suggests it has been extensively modified since that date. It would appear that none of the buildings within the development area are of any architectural value, though the farm buildings might be considered of local interest, as they are a rapidly diminishing resource. Due to previous development in the area it would appear that any housing development on the present site would not be additionally detrimental to the settings of the adjacent Listed Buildings as these are already somewhat compromised by existing suburban sprawl.

6 Discussion and Conclusions

- 6.1 The site appears from the historical and cartographic sources to have had minimal levels of human activity (other than agricultural use) from the medieval period to the later 19th Century. The evidence of any earlier human activity is very sparse in this area of the parish, but some prehistoric and Roman agricultural activity (such as grazing) would not be unexpected. The focus for prehistoric occupation is likely to lie on the higher ground of the gravel terrace rather than the siltstone and alluvial geology of the present site. From recorded findspots the Roman occupation appears also to have favoured the higher ground. The planned settlement boundaries of the medieval Northwick are known fairly accurately from the researches of Dr Pat Hughes (Hughes, 1995), and do not extend into the present development area, though it is possible that some activities peripheral to the settlement did extend into the area later occupied by the farmstead of Old Northwick Farm.
- 6.2 The extensive evidence of the 19th C estate mapping (Figs 8 to 10) shows that boundaries frequently changed as land parcels were exchanged both before and after the enclosure of the open field. The eastern boundary line appears to have remained fairly consistent, probably because it follows a physical change in topography.
- 6.3 The extensive clay extraction in "Common Pit Field" and Joseph Knapp's later brickworks seem not to have extended into the present development area, presumably because of differential geology as the alluvium gets shallower approaching the first river terrace. Brick manufacture also produced a lot of smoke during firing of the clamps, and it would seem likely that they would be placed therefore well away from the genteel residences of Knapp at Northwick House and his neighbours at Common Hill House.
- 6.4 The farmstead at Old Northwick does not appear to be of any great antiquity – it does not appear on any maps pre 1900, and the farmhouse was probably built circa 1895, first appearing on mapping in 1903. The present metal framed barn appears to have been constructed in the early-middle years of the 20th C, and is of an essentially mass-produced character. Such early portal framed and corrugated iron-clad buildings are now becoming increasingly rare due to the size of modern farm machinery, particularly

within the City boundaries, and therefore this structure may be considered of limited local architectural interest. The majority of the farmstead lies outside the present development area.

- 6.5 The agricultural land use seems to have varied between pasture and use as firstly a “nursery” (presumably for fruit trees) then as an orchard. The present land-use is as rough pasture. There does not appear to have been any intensive arable cultivation of the site in the 20th C, and therefore any buried archaeological remains should survive in relatively good preservation in those areas of the site not affected by previous construction. On initial examination there does not appear to be any trace of the typical “ridge and furrow” produced by medieval cultivation of strip-lands, and therefore it is likely that medieval agriculture in this area was largely pastoral, perhaps with haymeadows on the lower lands closer to the river.
- 6.6 The only part of the site to lie on the higher ground of the first river terrace is the area intended to provide road access towards the north of the site. The area is presently occupied by a bungalow of 1930s date. This bungalow and its neighbours to the south sit on a curious triangular ridge of higher ground between Northwick Road and the flood plain. Northwick road itself dips into a hollow at this point, and the houses are set above the road-level. It would appear possible that there was some modification of the natural topography when the present Northwick Road was built. The western boundary of the gardens drops sharply to the edge of the present property, and it is probable that the garden edges have been artificially built up. The mission hall sits at a much lower level, in what appears to be a natural dip adjacent to the fishpond, which probably originated as a minor stream course. Due to the modification of the natural topography, and the construction of the bungalow itself it would appear unlikely that this area would retain any well preserved archaeological stratigraphy.
- 6.7 Overall the archaeological potential of the site appears to be very low, and therefore the intended housing development is unlikely to have any serious impact on the archaeological resource

7 Bibliography

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8 Acknowledgements

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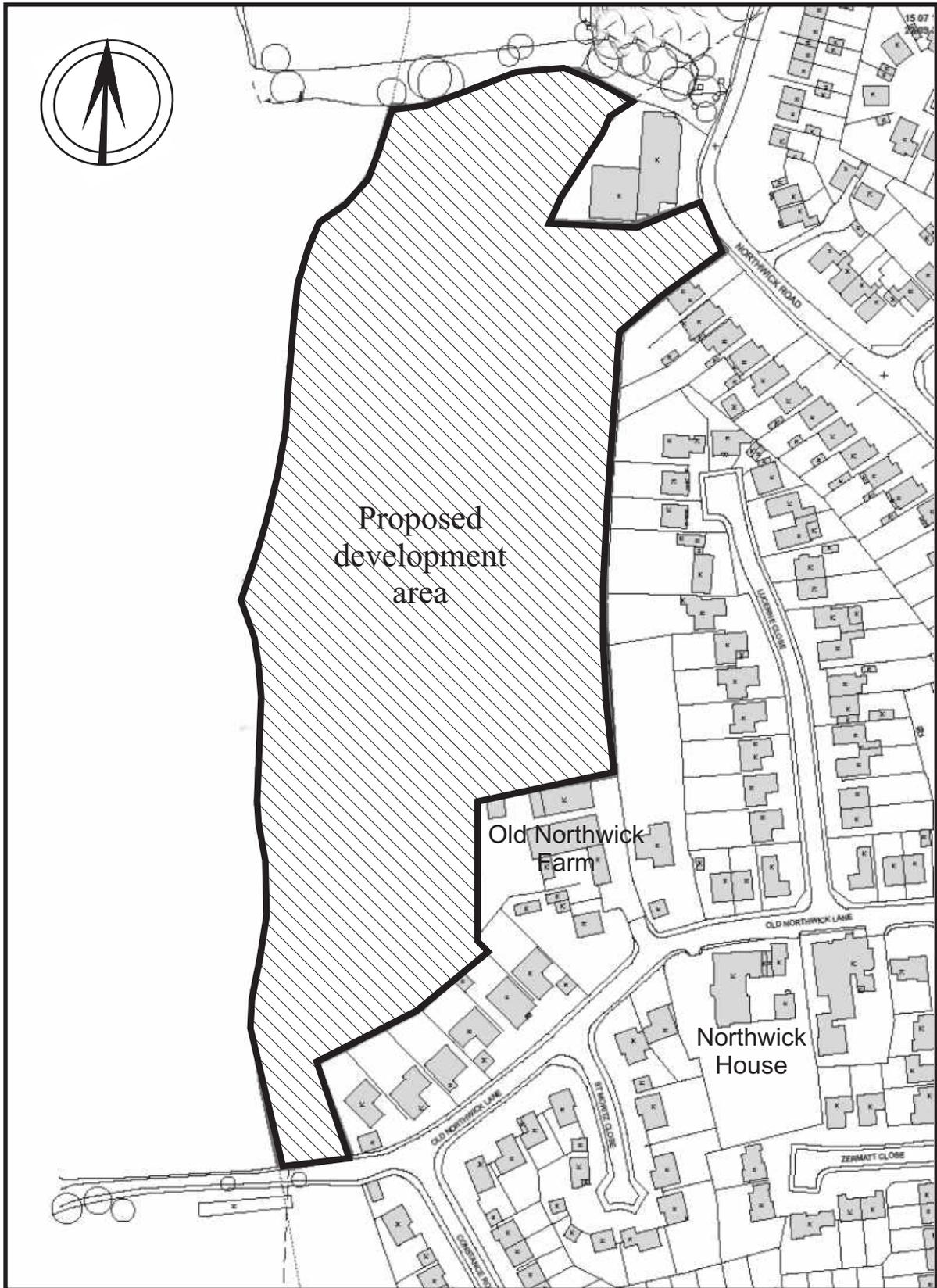


Figure 1: Site location - land to north of Old Northwick Farm, Northwick

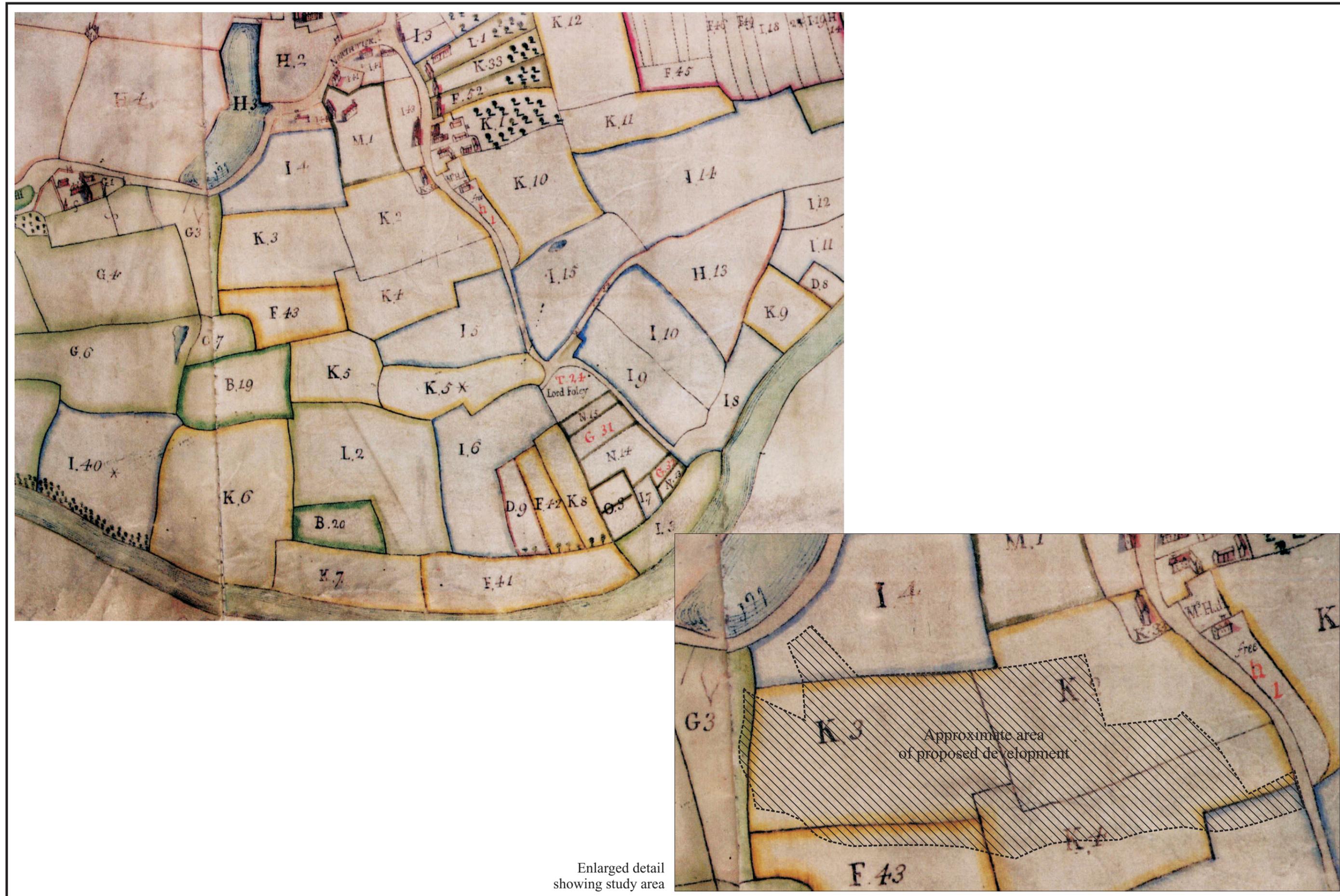


Figure 2: John Doharty plan of the Manor of Claines, surveyed 1751-3 (WRO BA5403 parcel 20 r009:1) - for details of holdings see Figs 3 and 4.

Num. Letter	Names of Grounds	Meadow		Pasture		Arable		Northwick
		A	R	A	R	A	R	
K	A Farm held by M ^r Hemming for his Grand Daughter Miss Hall, M ^r Bandle Son Two Homesteads & Orch. N ^o 37 & 12. A ^c Copies.							
1	Two Homesteads & Orch			2	2			
2	The Surlong					3	3	
3	The Surlong					4	-	
4	The Surlong					3	2	
5	Abulls Meadow	2	1					
*5	The Paddock	3	-					
6	The Lay	8	1					
7	The Lay Meadow	3	2					
8	Poplar Meadow	1	2					
9		1	3					
10	Saint Hills					3	3	
11						2	3	
12	Long Lands					5	3	
13	8 Lands					1	2	
14	6 D ^o					1	-	
15	6 D ^o					-	2	
16	In Northwick field					1	1	
17	Head Lands					-	3	
18	2 Lands					-	1	
19	Further Traff					4	3	
20	In Upper Northwick field					1	-	
21						3	-	
22	New Inn Close					1	3	
	Carried Forward	20	1	2	2	39	1	

Num. Letter	Names of Grounds	Meadow		Pasture		Arable		Northwick
		A	R	A	R	A	R	
K	Brought Forward							
		20	1	2	2	39	1	
23	In Chucketts field					1	-	
24						1	2	
25	Hunger Pitt					3	1	
26	In Shucketts field					1	3	
27	In Barrow Cop					1	-	
28						1	2	
29	Pear Tree Close					3	-	
30	In Kemseys Land					1	-	
31	Cum Meadow Close					2	2	
32	New Inn Close					4	-	
33	Two Ten ^t & Gardens in Northwick			1	1			
	Total	33	3	20	1	3	3	59

TERRIER TO MAP
OF THE MANOR OF
CLAINES.
SURVEYED BY J. DOWHARTY IN 1751-3

Figure 3: Extracts from the "Terrier" to the Doharty map of Claines of 1751-3 - for map extract see Fig 2.

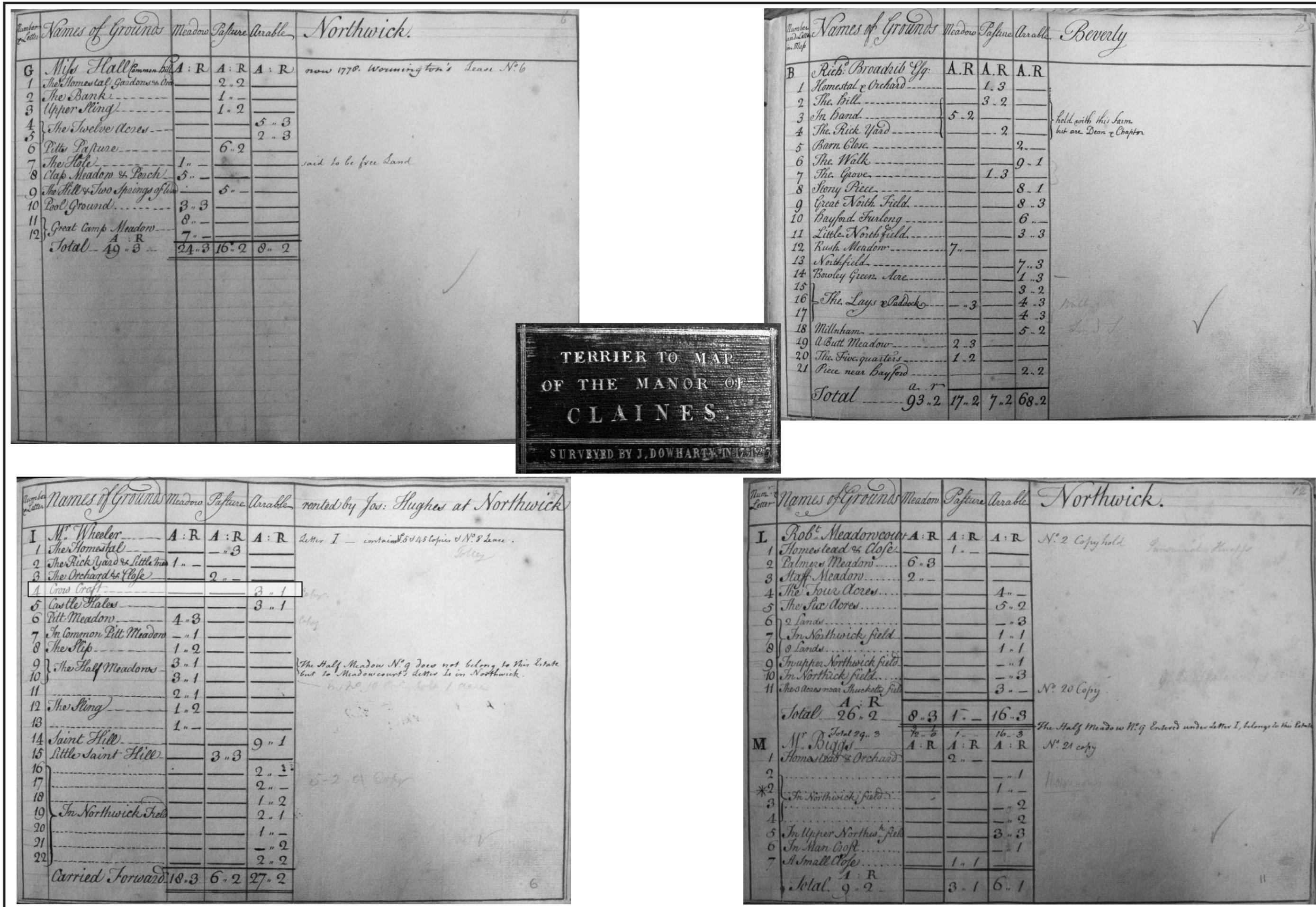


Figure 4: Extracts from the "Terrier" to the Doharty map of Claines surveyed 1751-3 - for map extract see Fig 2

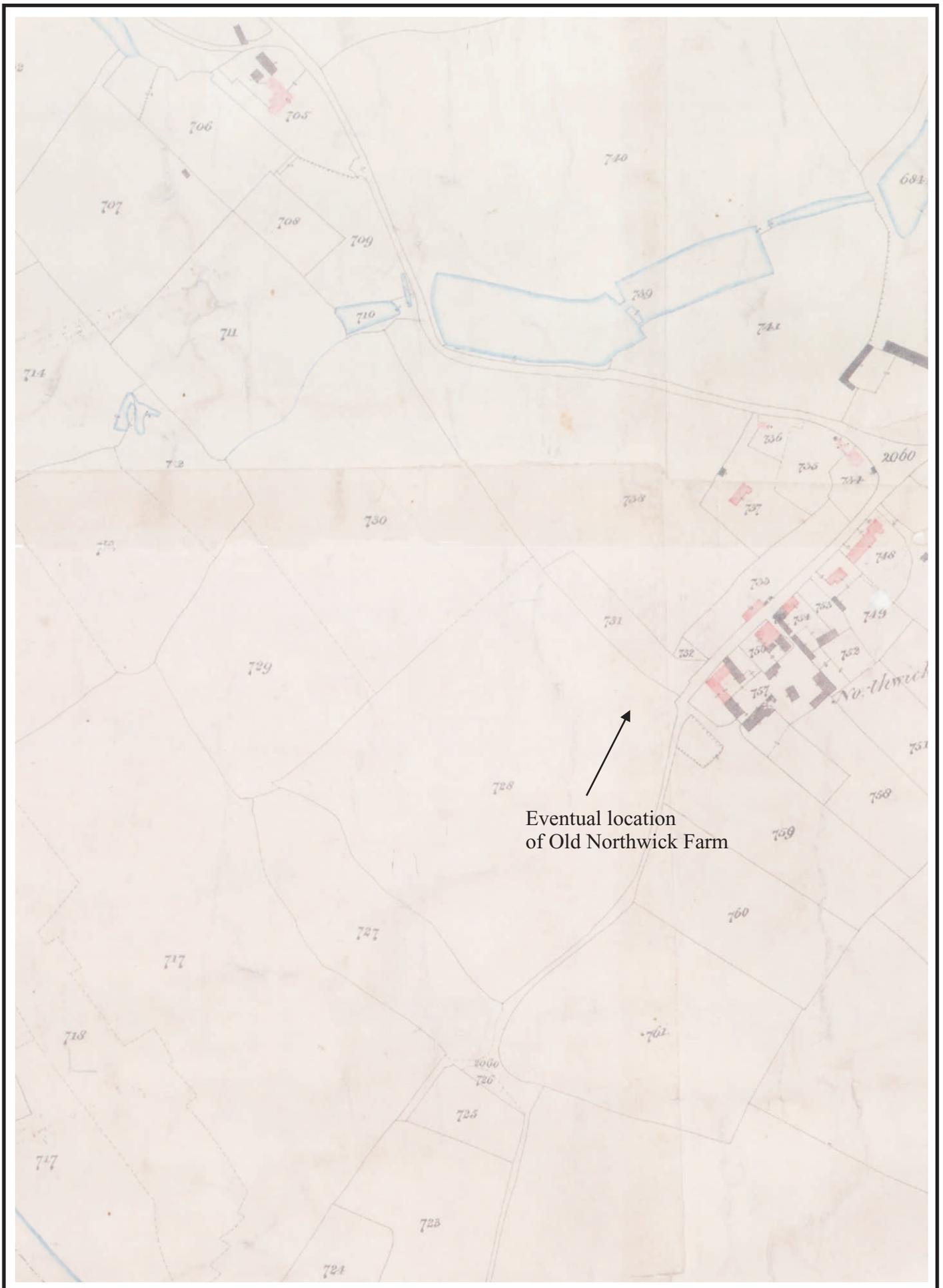


Figure 5: Extract from the 1843 Tithe Award plan for Claines (WRO BA 1572 parcel 183 ref 760:183) - for holdings of principal occupants see Figs 6 and 7

Landowners	Occupiers	Number referring to No. Plan	Name and Description of Lands and Premises	Stat. of Cultivation	Quantities in A. R. P. Acres	Amount, per Acre, of several sorts of Tithes payable to the Incumbent	
Knapp Joseph	Edwards Charles	626	Becketts	Arable	2 2 2	1 1 10	
	Smith Bennett	628	Becketts	Arable	4 1 23	1 16 7	
	Rudge John	627	Becketts	Arable	2 " "	" 17 4	
	In Hoand	712	Part of Lower pits	Pasture	1 " 26	" 6 4	
		715	Edmunds Meadow	Pasture	5 3 "	1 19 6	
		716	Cow pasture	Pasture	7 2 18	2 11 3	
		717	Brick kiln piece	Pasture	17 " 17	4 15 4	
		718	Brick pits and poplars		5 1 32	" 7 10	
		719	Adjoining poplars	Arable	1 3 20	" 4 10	
		720	House and Garden		" 1 14	" 2 6	
		726	The Islands	Wood	" " 10	" " "	
		727	Horse pasture	Pasture	2 3 25	" 15 3	
		728	Alders field	Arable	10 1 "	4 14 7	
		729	Novel Meadow	Pasture	3 1 32	" 15 3	
		731	Shrubbery	Plantation	" 2 33	" 1 7	
		730	Orchard	Pasture	1 " 9	" 10 3	
		731	Orchard	Pasture	1 " 31	" 8 6	
		732	Pickyard		" 1 "	" 1 5	
		733	Garden		" " 20	" 1 1	
		737	Homestead Garden &c.		1 " 37	" 5 2	
		738	House Orchard	Pasture	1 1 1	" 8 6	
		739	Sandpit field	Pasture	2 1 26	" 11 3	
		760	Part of sandpit field	Arable	2 " 38	" 12 "	
	770	Private Road		" " 16	" " "		
	774	Private Road		" " 20	" " "		
	1894	Lowesmoor Close	Pasture	1 1 10	" 10 6		
	754	Seven Houses and Gardens		" " 32	" " "		
	766	Cottage and Garden		" 1 16	" " "		
						68 2 3	20 2 11
	Bagnall John	764	Northwick	Arable	6 3 24	3 " 2	
		765	Northwick	Arable	7 2 32	3 7 4	
		771	Part of Northwick	Arable	1 2 9	" 14 10	
						16 " 25	7 2 6
	Weaver William	772	Part of Northwick field	Arable	1 3 36	" 15 10	
	Newey John	773	Part of Northwick field	Arable	2 3 17	" 7 4	
	Knapp Joseph (Continued)	Williams Edward	775	Part of Northwick field	Arable	1 2 30	" 16 "
		Morris William	776	Part of Northwick field	Arable	1 2 14	" 15 1
		Rudge Daniel	777	Close Ditches	Arable	2 2 25	1 5 6
			778	Middle Suft	Arable	5 " 32	2 9 11
						7 3 17	3 15 5
Newey John Junior		779	Part of Close Ditches	Arable	3 " 7	1 9 1	
Wood Archibald		1078	Hunger pit	Arable	3 1 33	1 13 2	
Knapp John Executors of Charles Bedford and William Bingle		Jackson Richard Sandy	638	The Hill	Pasture	4 3 16	1 5 4
			639	Coppice	Wood	" 2 21	" " 7
						5 1 37	1 5 11
Knapp Joseph	699	Big Meadow	Pasture	9 1 12	2 15 7		
	713	Lower pits	Pasture	2 3 "	" 14 4		
	714	Pits	Pasture	3 " 10	" 15 1		
				15 " 22	4 5 "		

Figure 6: Claines Tithe Apportionments - the holdings of Joseph Knapp - for plan see Fig 5.

Landowner	Occupier	Number referring to the Plan	Name and Description of Lands and Premises	State of Cultivation	Quantities in Statute Measure			Several Acres by Survey taken in 1791		
					Acres	Roods	Poles	Acres	Roods	Poles
Tolley William	In Hand	612	Claines Meadow	Pasture	5	1	38	1	5	7
		616	Hawbridge	Arable	16	"	21	6	14	6
		672	Ashcroft	Arable	9	"	32	3	18	4
		680	burris Meadow	Pasture	6	"	21	1	18	3
		681	Sitch	Pasture	15	"	28	5	2	8
		682	Kicketts	Arable	4	2	38	1	15	7
		683	The Green	Pasture	20	2	25	6	11	11
		684	Horse pond	Water	"	2	"	"	"	"
		685	The Grove	Arable	9	2	24	3	1	7
		686	The Park	Arable	15	1	20	6	11	"
		687	Great ground	Arable	15	"	10	6	2	11
		738	Grow Croft	Pasture	6	"	10	1	17	2
		739	Three fish ponds		2	1	25	"	"	"
		740	Green field	Arable	12	2	"	5	8	8
		741	Orchard	Pasture	3	2	"	1	4	2
		742	House Buildings, Field, Rickyard and Garden		1	3	28	"	8	11
		743	Shrubbery and Plantation		"	2	35	"	"	"
		744	Plantation		"	1	21	"	"	4
		745	The Lawn	Pasture	1	1	"	"	7	4
		746	Plantation	Plantation	"	1	5	"	"	3
		761	Saint Hill Meadow	Pasture	4	2	19	1	8	1
		762	Northwick Meadow	Pasture	26	1	25	6	9	11
		763	Saint Hill	Arable	10	2	8	4	9	11
		767	Northwick Field	Arable	11	1	20	5	7	1
		828	Broomhill	Arable	6	3	38	3	"	9
		622	Two Houses and Gardens		"	1	5	"	"	"
		679	Cottage and Garden		"	1	14	"	"	"
brought Forward					205	2	38	73	7	11

Landowner	Occupier	Number referring to the Plan	Name and Description of Lands and Premises	State of Cultivation	Quantities in Statute Measure			Several Acres by Survey taken in 1791		
					Acres	Roods	Poles	Acres	Roods	Poles
Tolley William (Continued)	In Hand (Continued)	732	Shrubbery		"	"	7	"	"	"
		733	Two Houses and Garden		"	3	1	"	"	"
		736	Cottage and Garden		"	1	33	"	"	"
		734	Cottage and Garden		"	"	27	"	"	"
		737	Two Houses and Garden		"	2	36	"	"	"
brought Forward					207	3	17	73	7	11

Figure 7: Claines Tithe Apportionments - the holdings of William Tolley - for location plan see Fig 5

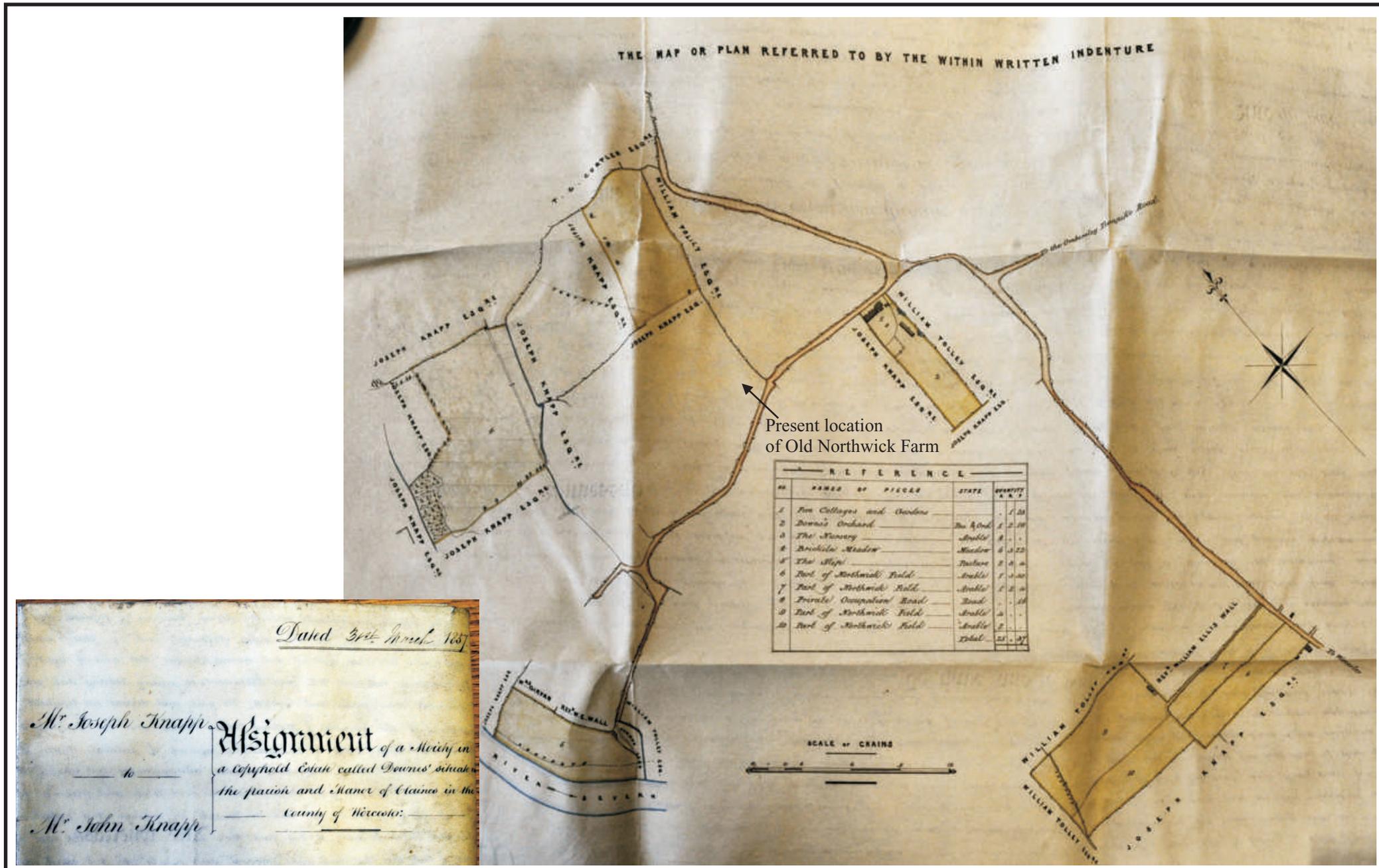


Figure 8: Northwick plan of 1857 - the northern part of the proposed development area (Parcel 3, "The Nursery", arable, 4 acres) was then transferred from Joseph Knapp to John Knapp

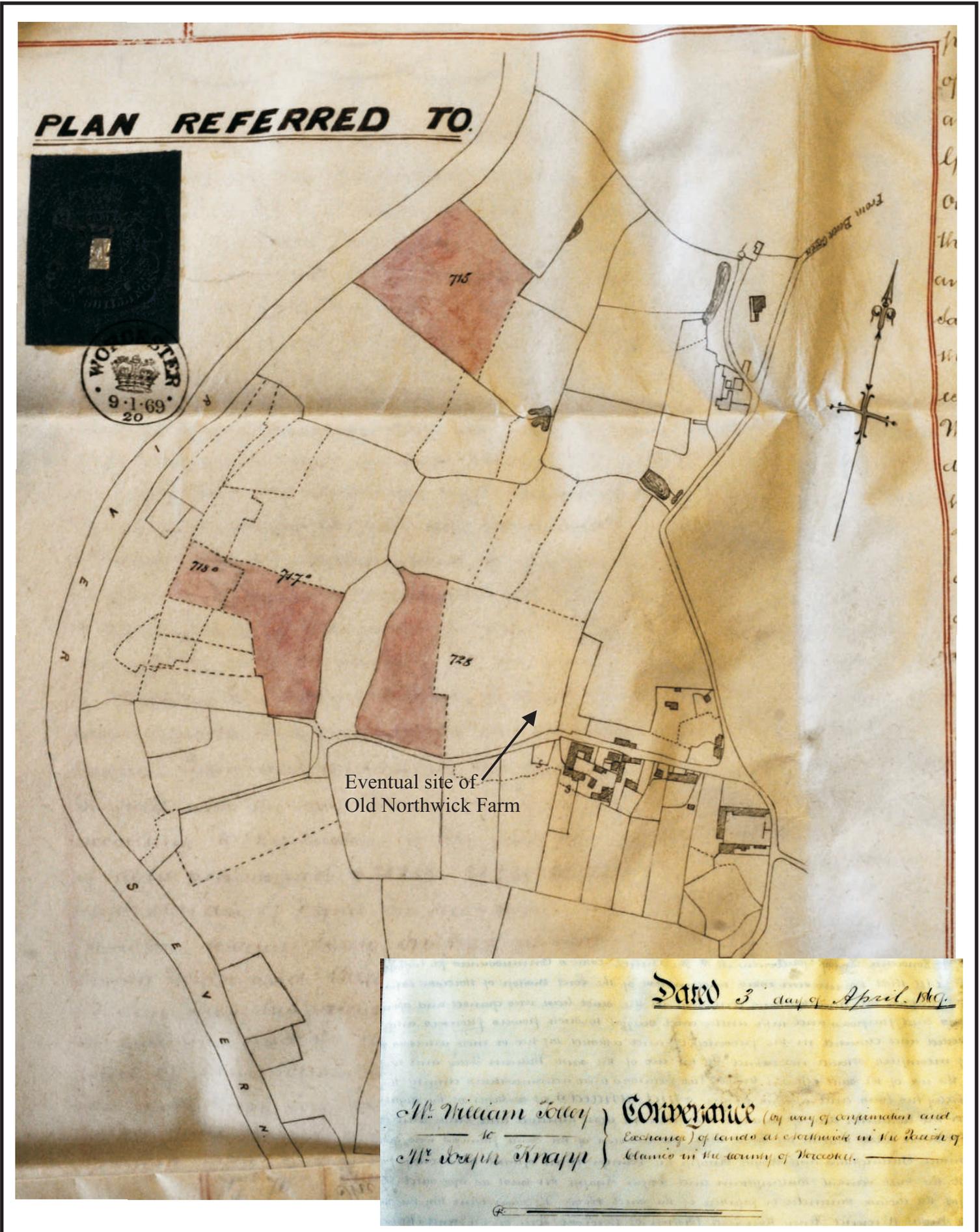


Figure 9: Northwick plan of 1869 attached to a conveyance of lands from William Tolley to Joseph Knapp - the area described as "Part [of Parcel] 728 - part of Alders Field 3 Acres" Was amongst he lands originally had under the lease of the 11th day of April 1820 "between the Right Reverend then Lord Bishop of Worcester on the one part and the said William Tolley of the other part"



Figure 10: Northwick plan of 1875 - the proposed development area was then sold from Knapp, Greenway and others to Thomas Gale-Curtler. Note that the southern part of the development area (Parcel 728) was then orchard. Note also the brickworks hovel by the river in the bottom left hand corner (Parcel 720).

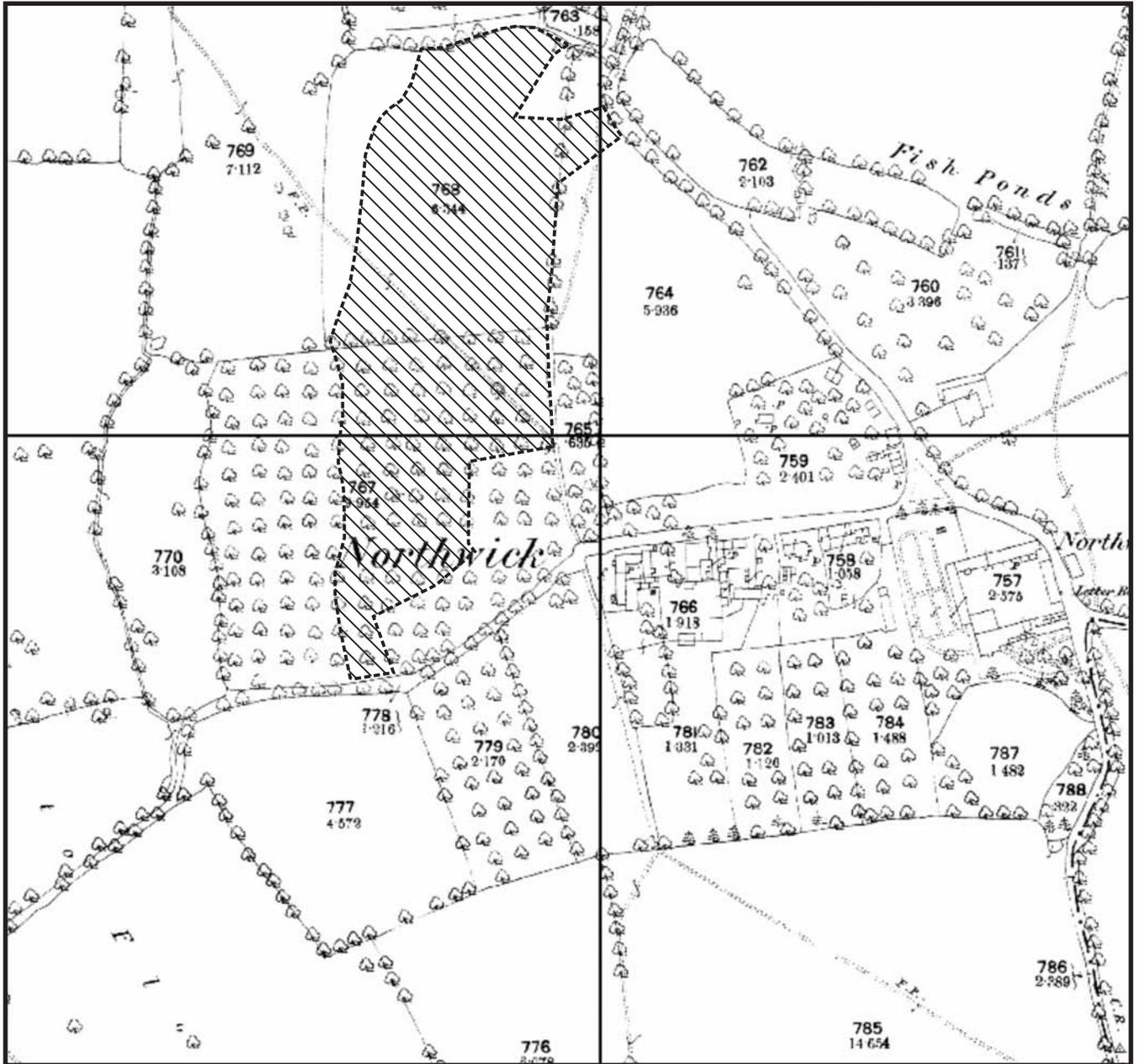


Figure 12: First Edition Ordnance Survey mapping of 1884, overlaid with approximate outline of proposed development area

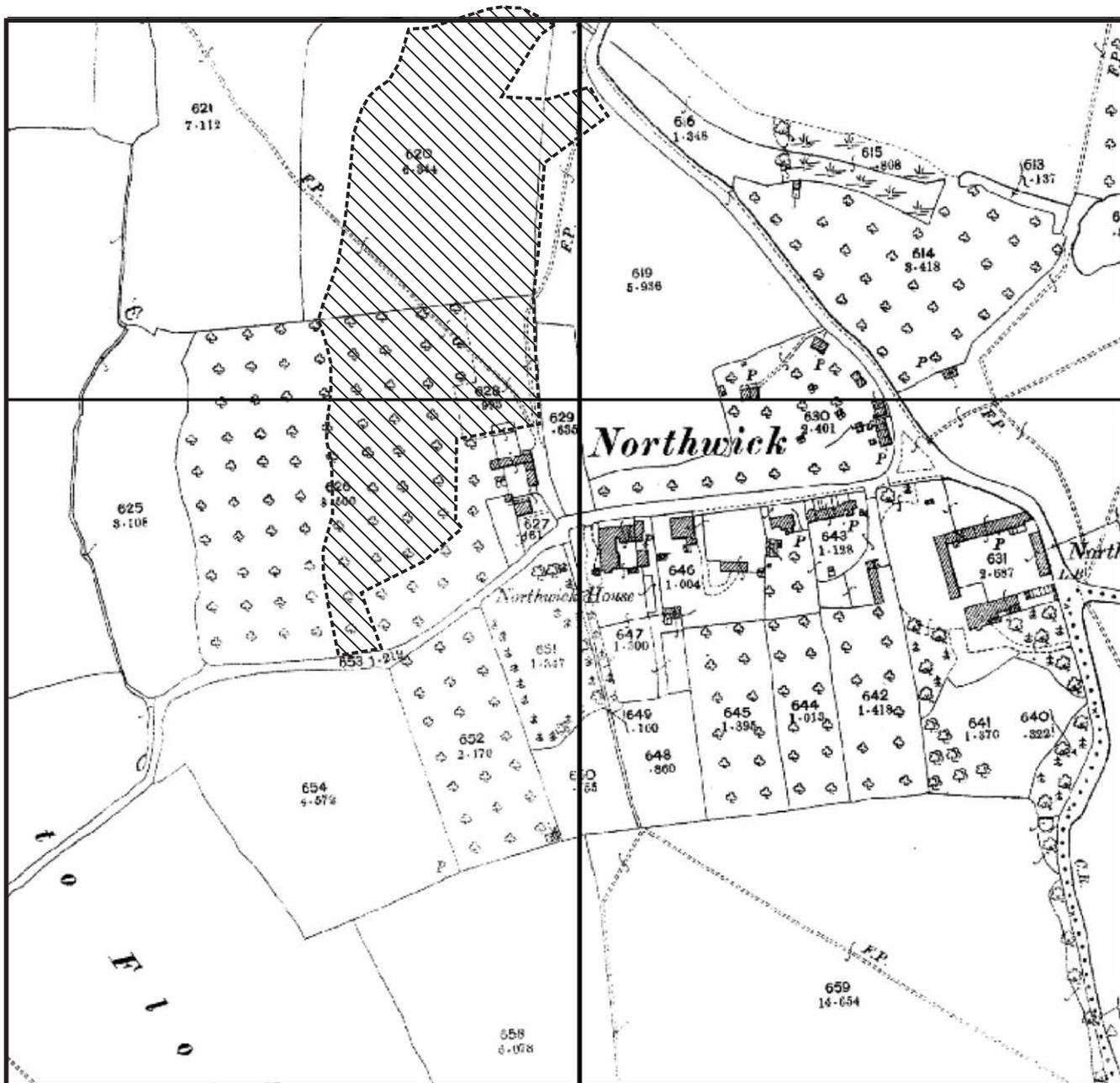


Figure 12: First Edition Ordnance Survey mapping of 1903, overlaid with approximate outline of proposed development area. Note that the present Old Northwick farm was first developed between 1884 and 1903

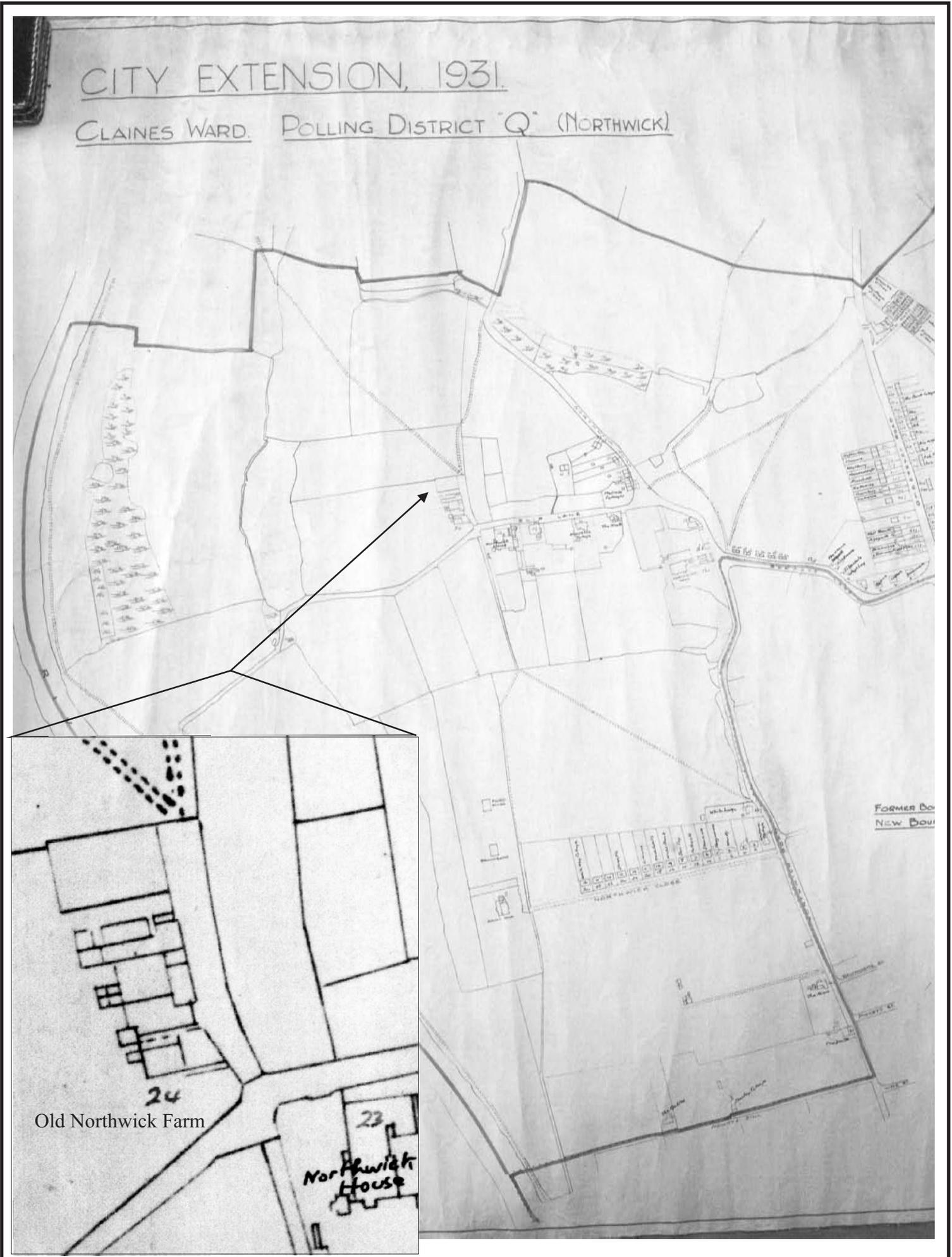


Figure 13: Northwick plan of 1931 showing the earliest phases of urban expansion into this area, with inset enlarged detail of the "Old Northwick" farmstead

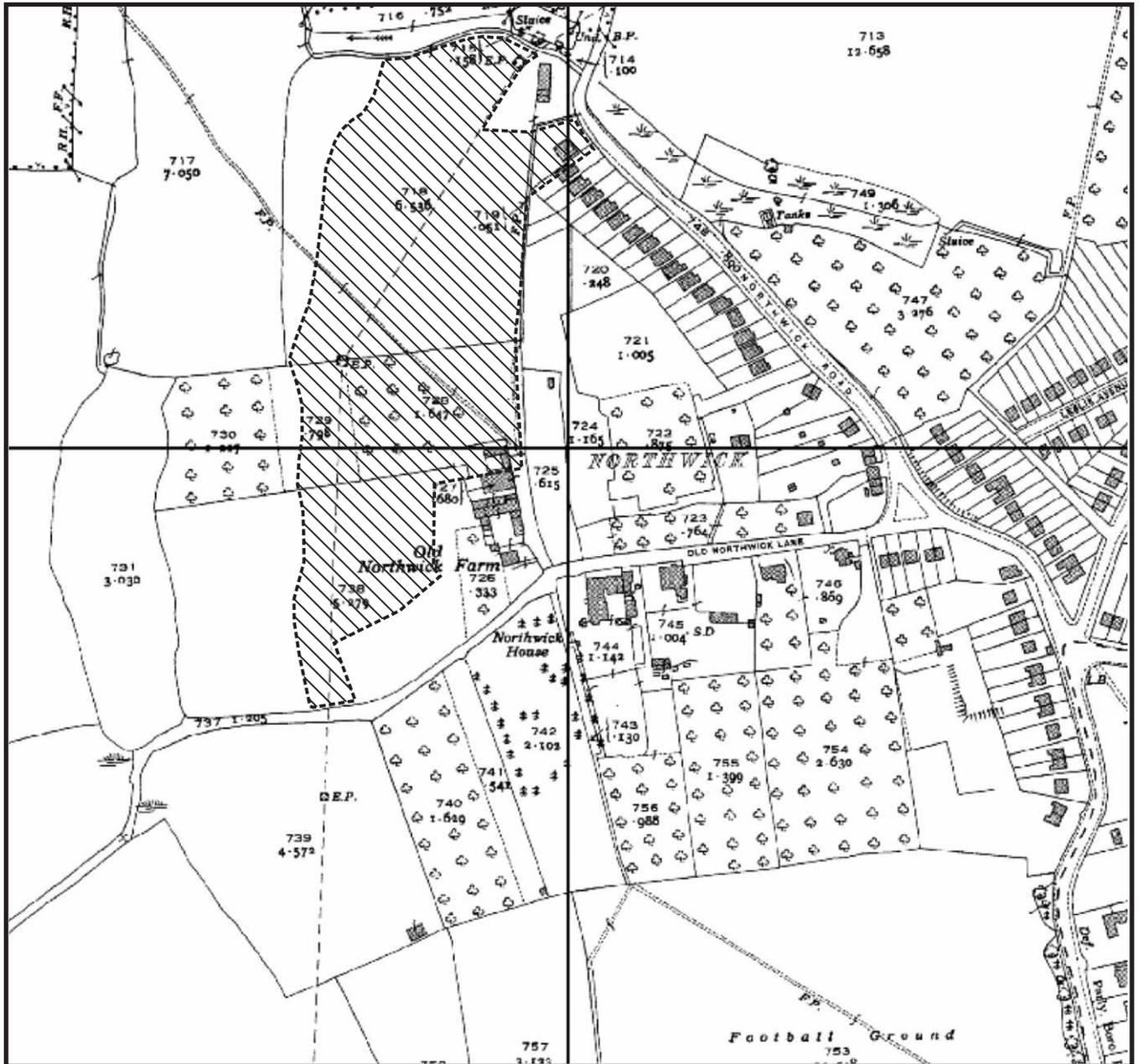


Figure 14: Fourth Edition Ordnance Survey mapping of 1940, overlaid with approximate outline of proposed development area



View from SW corner of site facing NE



View facing south-east towards Old Northwick farmstead



View from NE corner of site facing south-west



View across NW corner of site looking towards Lucerne Close

Figure 15: Views of intended development area