

HISTORICAL ASSESSMENT-  
KNAPP COTTAGE,  
EVEDINE,  
COLWALL,  
HEREFORDSHIRE



**Mike Napthan Archaeology**  
3 Hamilton Road, Worcester, WR5 1AG [mikenapthanarchaeology@o2.co.uk](mailto:mikenapthanarchaeology@o2.co.uk)

## Knapp Cottage, Evendine, Colwall – historical background

Mike Napthan MIFA 28<sup>th</sup> March 2012

*An assessment and compilation of readily available documentary sources relating to Knapp Cottage Evendine Colwall Herefordshire (NGR SO7571541321) was undertaken by Mike Napthan Archaeology at the request of the landowner Felicity Robinson. No site visit or internal inspection was made, and the present report is therefore compiled on the basis of documentary and cartographic sources only.*

The place name “the Knapp” (sometimes spelt “Nap” and “Knap”) appears to be usually related to stone quarrying, and it is probably significant that a similarly named property (Knapp, Alfrick, Worcestershire) also consists of a cottage overlooking a small roadside stone quarry. The name probably relates to the term “knapping”, used in East Anglia and Kent for the working of flints. In Herefordshire the term also possibly relates to rocky outcrops. The quarrying here appears to have occurred after the start of the 19<sup>th</sup> Century, though quarrying occurred locally throughout the 18<sup>th</sup> and 19<sup>th</sup> C. A mid 19<sup>th</sup> C guide described the locality thus: “*EVENDINE, a hamlet in the parish of Colwall and county of Hereford, 4 miles N.E. of Ledbury. It is situated at the foot of the Malvern hills. Here are extensive limestone quarries, in which many fossils are found.*” (National Gazetteer, 1868).

The property was part of the Barton Court-Bright Estates, which originated in this area prior to the late 17<sup>th</sup> Century. The estates are reasonably well documented, but in the short timescale of the present project it has not been possible to study all of the earlier sources (many held by Herefordshire Record Office). The history of the estate and Bright family was recounted in an article “*The Brights of Colwall*” by Henry Bright, 1872, (The Herald and Genealogist, Vol VII). Bristol Record Office holds a number of records relating to the Brights, including correspondence, as Henry Bright was a Bristol merchant. Herefordshire Record Office holds the following tenancy records relating to the estate:

[no title] AA26/III/11 4 June 1777

[no title] AA26/III/12 1 August 1780

[no title] AA26/III/13 29 May 1782

[no title] AA26/III/14 1 February 1805

These records have not been pursued during the present research.

The earliest mapping for this area is an estate map dating to 1806 (Figure 2) . The document is held at Bristol Record Office (BRO 31965/STG/97 1806) and entitled “*Map of Estates belonging to Lowbridge Bright and Richard Bright in the parishes of Colwall and Coddington (Hereford) and of Mathon and Hanley Castle (Worcs.)*” Surveyed by James Staples of Bristol. Scale: 4 chains to 1 inch. The map is particularly interesting as it shows rather a different layout for the property than the mid 19<sup>th</sup> C mapping. The cottage itself appears shorter (possibly only two bays – a bay being generally around 12-14ft in length), and there is a range of outbuildings to the south west, some of which appear to occupy the position of the later roadside quarry. The 1806 survey quality appears to be high, and this would seem to be an accurate representation. Unfortunately there does not appear to be a surviving terrier [index] to the 1806 survey. There is a slightly earlier terrier of Colwall and Mathon dating to circa 1790-96 at HRO (ref AA26/iii/1), but that has a different numbering scheme, and the two possible mentions of Knapp we have found are “*63A Nap Pleck*”, part of Old Castle farm and “*44 Next Knap Coppice*” part of the Hope End estate, neither of which necessarily relate to the present property . The 1790s document is very long and irregularly arranged, so other mentions may exist.

The second cartographic source for the property dates to the 1840s, when the whole parish was surveyed for the purpose of the tithe awards. The tithe awards for Colwall list Henry Bright as the owner of the Knapp, Joseph Hill as tenant – the accompanying map (Figure 3) shows Knapp cottage as a small rectangular structure (of apparently three bays) and the adjoining quarry, with the land to the NE marked as “Knap Orchard”

The earliest evidence we have for the occupants of the Knapp are the baptismal records (Colwall Baptisms 1813-1896 Film No. 0994231) for the parish of Colwall – (Nb: pre 1813 and after 1841 the location of the parents abode was very rarely given). On February 22<sup>nd</sup> 1818 there was the baptism of Jane, the daughter of Joseph and Priscila Hill, the occupation of the father was described as “labourer”,

and the home address give as simply “Evendine”. Joseph and Priscilla Hill do not appear amongst the Colwall marriage records, and it is not clear when they formed their household. We cannot be absolutely certain that Joseph and Priscilla were resident in the cottage at this time, because there were other members of the extended Hill family also resident in the hamlet of Evendine at the same time – on August 30th 1818 the daughter of James and Susannah Hill was christened Elizabeth, James Hill was a tanner, address given as “Evendine”. Confusingly there was also another James Hill (this one married to Ann), also a tanner in Evendine, whose daughter Harriet was christened Sept 10<sup>th</sup> 1820. Probably attached to one of the above households was Elizabeth Hill of Evendine who baptised her illegitimate son Henry Hill on 13<sup>th</sup> May 1821. It is likely that Elizabeth, described as a spinster, was living with one of the other three Hill households in the hamlet at this time. Interestingly when a Henry Hill later appears in census records at the Knapp (as a son of Joseph) his age (given as 38 in 1861 and 49 in 1871,) indicates that he might have been born circa 1822-3, but there is no listing of his baptism. It seems just possible that he was the Henry Hill born to Elizabeth in 1821, given the fairly approximate given ages reflected by the Census at this period.

By 1824 we can be certain that Joseph and Priscilla Hill were living at “The Knapp”, because this was the address they gave when baptising their son John on Feb 1<sup>st</sup> 1824. Two years later the same address was given when they baptised Harriet (4<sup>th</sup> May 1826). Joseph was still described as a labourer. The next child they baptised was Caroline Hill (12<sup>th</sup> October 1826), with the same residence/occupation details for the parents.

A 10 month old baby Mary Hill of Evendine was buried on 28<sup>th</sup> May 1825, but she does not appear to have been baptised in the parish, so it is unclear which Hill household she was born into. Her near contemporary John Hill, of “The Knapp” died in 1826 (aged 2) and was buried on 22<sup>nd</sup> April 1826.

In 1829 a further Hill household appears in the baptismal records at Evendine, Thomas Hill (labourer) and his wife Hannah baptised Mary Ann Hill on August 2<sup>nd</sup> 1829. They had another daughter baptised Elizabeth on 22<sup>nd</sup> July 1832.

The last available baptismal record that specifies the parent’s residence as “the Knapp” was that of William Hill, son of Joseph and Priscilla Hill, christened on 27<sup>th</sup> Aug 1831. He lived only 6 months, and was buried 1<sup>st</sup> March 1832, his address given as “The Knapp”. A John Hill of Evendine died aged 75 in 1838 and was buried 7<sup>th</sup> October 1838 – he is likely to have been either the father or uncle of Joseph Hill of “The Knapp”. After 1841 the baptismal and burial records have no address given for the parent’s or deceased abode, but we can trace some details through the Census returns.

#### Census 1841

“Knapp”

Joseph Hill (Head) 59 Agricultural Labourer

Priscilla Hill (Wife) 50

Jane Hill (Daughter) 21

Harriet Hill (Daughter) 14

Caroline Hill (Daughter) 11

William Hill (Son) 1

Joseph Hill died in 1849 aged 70, and was buried at Colwall 24th June 1849 . The household was then headed by his widow.

#### Census 1851

“Nap Cottage”

Priscilla Hill (Head) 67 Domestic duties

Henry Hill (Son) 25 Agricultural Labourer

Sarah Phillips (Lodger) 32 Laundress

Phoebe Phillips (Lodger’s daughter) 6 At home

Harriet Phillips (Lodger’s daughter) 3 At home

Joseph Phillips (Lodger’ daughter) 1 At home

Priscilla Hill died aged 68, and was buried at Colwall on the 4<sup>th</sup> August 1857, the household at The Knapp was subsequently headed by her son Henry.

## Census 1861

"Evendine"

Henry Hill (Head) 38 Agricultural Labourer

Elizabeth Hill (Wife) 24

Henry Hill (Son) 3

Jane Hill (Daughter) 1

Mary Hill (Daughter) 1month

Julia Sebourne (Visitor) 16 House Servant

## Census 1871

"Knapp Cottage"

Henry Hill (Head) 49 Labourer

Elizabeth Hill (Wife) 34

Henry Hill (Son) 13

Jane Hill (Daughter) 12

Mary Hill (Daughter) 10

Annie Hill (Daughter) 6

Elizabeth Hill (Daughter) 5

Alice Hill (Daughter) 2

-

James Handey (Lodger) 34 Farm Labourer

Harriet Handey (Lodger's wife) 29

Harriet Handey (Lodger's daughter) 9

William Handey (Lodger's son) 7

Walter Handey (Lodger's son) 5

Oliver Handey (Lodger's son) 1

The presence of two households with a combined of 14 persons suggests that The Knapp was then at least partially sub-divided (though the lodgers may have been living in a single large room and sharing the cooking facilities). Only Oliver Handey had been born in the parish of Colwall, so it is unlikely that the lodgers had been present at The Knapp for more than four years – Walter like his father had been born in Upton on Severn. Henry Hill appears to have died in the spring of 1876 (there is a recorded death of a Henry Hill aged 55 in the Ledbury registration district which would seem a probable match), as by the following Census his wife had re-married (to a much younger man), and was still caring for Henry's three youngest children.

## Census 1881

"Knapp Cottage"

James Field (Head) 21 Bricklayer's Labourer

Elizabeth Field (Wife) 41

Alice Hill (Step-daughter) 13 Scholar

Esther Hill (Step-daughter) 10 Scholar

Emma Hill (Step-daughter) 6 Scholar

After 1881 it is no longer possible to trace the occupants of the Knapp with certainty – the hamlet increased substantially in size at this period and there are a number of "possible" properties all identified simply as "Evendine" without house names. The Census enumerator's route is uncertain. The one property in 1891 that seems to fit fairly well in terms of location and householder's names is this:

## Census 1891

"Evendine"

James Field (Head) 32 Platelayer GWR

Elizabeth Field (Wife) 54

In the Census of 1901 the property is apparently briefly re-named "Hill House" – which would of course be appropriate as the home of the Hill family. The presence of Jane and Emma Hill in 1901 indicates that the same family is present as was recorded at Knapp Cottage

## Census 1901

"Hill House"

James Field (Head) 41 Platelayer GWR  
 Elizabeth Field (Wife) 62  
 Jane Hill (Stepdaughter) 41 Charwoman  
 Emma Hill (Stepdaughter) 26 Post woman  
 Alicia Weston (Foster child) 12 Scholar  
 Edith Weston (Foster child) 10 Scholar

Census 1911

“Evendine”

James Field (Head) 52 Platelayer GWR  
 Maria Field (Wife) 39  
 Elsie Bullock (Stepdaughter) 12  
 Ivy Field (Daughter) 1½

Between 1901 and 1911 Elizabeth Field (formerly Hill) apparently died. An Elizabeth Field of the right age (67) was registered at Hereford as having died in the spring of 1907, and this was possibly the lady from The Knapp. James Field seems to have soon remarried to a much younger wife (33 years younger than his previous partner!), who already had a daughter, and he went on to have a further child with Maria in 1909. The Barton Bright estate was sold in 1905, and again in 1913. For the first sale The Knapp was treated as part of the Lower House Farm, but curiously omitted from the sale particulars plan and details (Figure 4). For the 1913 Sale Knapp Cottage and Knapp Orchard were sold as a single parcel, apparently with the intention that it might make a small-holding (Figure 5). The 1913 purchaser is presently unknown, but it appears possible that the cottage was purchased by the Hill/Field family. Early-mid 20<sup>th</sup> C occupants have not all been traced, but when Albert Earnest John Baldwin, a retired builder's labourer, (born 1894) died at the Knapp in 1970, the informant for the death certificate was his niece Elsie May Hill, also of the Knapp. When an application was made for Planning permission in 1987, the applicant was one “D Hill”. Whilst not conclusive (as there were several branches of the Hill family in Evendine) this suggests an impressively long occupancy by the Hills and their relations.

It has not proved possible to trace the majority of 20<sup>th</sup> C occupants as the property is not listed in street directories (which only cover principal residences in this area up to the late 1930s), and the census data is not yet released. The cottage seems to have soon reverted to its original name, and this has varied in the last century between Knapp Cottage and The Knapp.

The building was possibly extended from two to three bays (the extension being at the eastern end) in the very early 19<sup>th</sup> C, but without inspecting the fabric we are reliant on early cartographic evidence, which is certainly not conclusive. By the mid 19<sup>th</sup> C the house seems to have been of three bays. A small ground-floor extension at the NW corner of the house possibly occurred prior to the end of the 19<sup>th</sup> C (the fabric has not been examined), and there also appears to have been another small 19<sup>th</sup> C extension or outbuilding against the eastern end of the northern wall prior to the early 20<sup>th</sup> C. The size and position of the cottage appears to have remained fairly constant throughout the 19<sup>th</sup> Century, and no substantial changes appear to have occurred until the mid-late 20<sup>th</sup> Century. The 1911 census records that the building then had a total of six rooms. The original layout of the main part of the house survived relatively intact until the 1950s, with a three-bay arrangement, the stairs and entrance doors being in the central bay. The western bay appears to have been the original living kitchen as it has the original chimney base. At first floor level there were three bedrooms, one being a through room.

The building was altered circa 1955, with construction of a small single storey kitchen extension, and the present tiled roof with dormers appears to date to this period, the dormers being flat roofed until 1987. The Listed Building description does however indicate that some earlier roof fabric still survives –

Description: The Knapp, Grade: II, Date Listed: 19 September 1984 English Heritage Building ID: 151474 OS Grid Reference: SO7571541321 SO 74 SE COLWALL CP EVENDINE LANE (north side) 4/75 The Knapp, GV II

*Cottage. Probably C18, extended c1955. Timber-frame, brick infill panels, roughcast finish to gables, stone rear wall, continuous tiled roof, brick end stack and local type stone external rear stack to left bay. One storey and attic, 3 bays, C20 casements and 3 C20 dormers, entrance formerly to left, now to middle bay through late C20 timber-framed pentice. Interior: C18 beaded doors to top rooms; several rafters are*

*fashioned from bark-covered bifurcating branches which though producing an unusually rustic effect are pegged into place. Formerly thatched.*

Aerial photography from the years 1946, 1961 and 1971 (Fig 6) is unfortunately not quite clear enough to make out the mid 20<sup>th</sup> C alterations (though the roof can be seen to be tiled by 1971) During the period of the combined counties of Hereford and Worcester the property was under the Malvern Hills District Council and a planning application MH824/87 (1st June 1987) refers to "demolition of a single storey sub standard kitchen and erection of a 2 storey extension to form kitchen, bedroom, and bathroom" The 1987 planning application drawings (Fig 7) show the earlier kitchen extension to have been of single storey under a lean-to corrugated asbestos sheeting extension of the main roof pitch. The walls were of externally painted brick, and the plan form is suggestive that the 1950s extension was a conversion of one or more earlier structures (possibly an outside WC or wash-house). It would seem likely that the stairs were replaced in the 1950s, probably to reduce the pitch and enable a re-ordering of the upper floor room division. By the 1980s a lightly framed timber porch had been added to the north of the kitchen. Some time prior to 1987 a glazed porch or conservatory had been added to the south front of the house, extending the full length of the original elevation. The character of this "porch" suggests a 1960s-70s date (and it appears to be present on the 1971 aerial photograph (Fig 6). Being a lightweight "porch" rather than a permanent structure this addition would not have required planning permission before the house was Listed (1984).

The 1987 extensions drastically altered the layout, with a new single storey kitchen at the eastern end of the house (curiously designed with no direct access to the dining room) and a substantial two-storey extension to the north elevation containing bathroom, utility, hall and WC. A new, large, bedroom was formed in the upper floor of the northern extension, but the awkwardly designed access meant that the original eastern bedroom was lost to become access and a small store-room. The house, as it now stands, is externally largely a product of the 1980s conversion, encapsulating at its core the original two or three bay cottage which is probably of 18<sup>th</sup> C date (though no detailed examination or scientific analysis has been undertaken to confirm the dating). Whilst much altered it would appear that sufficient of the original building may still survive for any future detailed survey to confidently determine the date of construction and original layout, together with the sequence of later alterations.

Mike Napthan March 2012

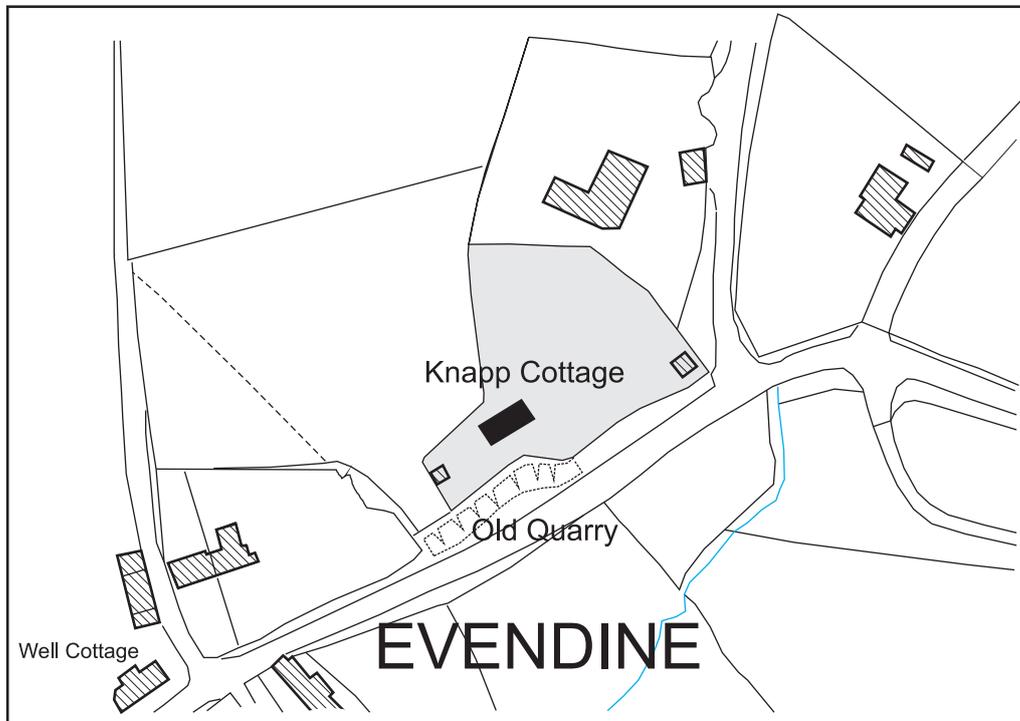


Figure 1: Site location of Knapp Cottage (NGR SO7571541321)



Enlarged detail of area around "The Knapp", which is marked "J"

Figure 2: Evendine area in 1806 (BRO 31965/STG/97 1806) entitled "Map of Estates belonging to Lowbridge Bright and Richard Bright in the parishes of Colwall and Coddington (Hereford) and of Mathon and Hanley Castle (Worcs.)" Surveyed by James Staples of Bristol. Scale: 4 chains to 1 inch. Image courtesy of Bristol Record Office. The building now known as "The Knapp" appears to be no more than two bays long, and has a range of outbuildings to the south-west. Interestingly the roadside quarry does not appear to be shown at this date. Buildings marked red are habitations.



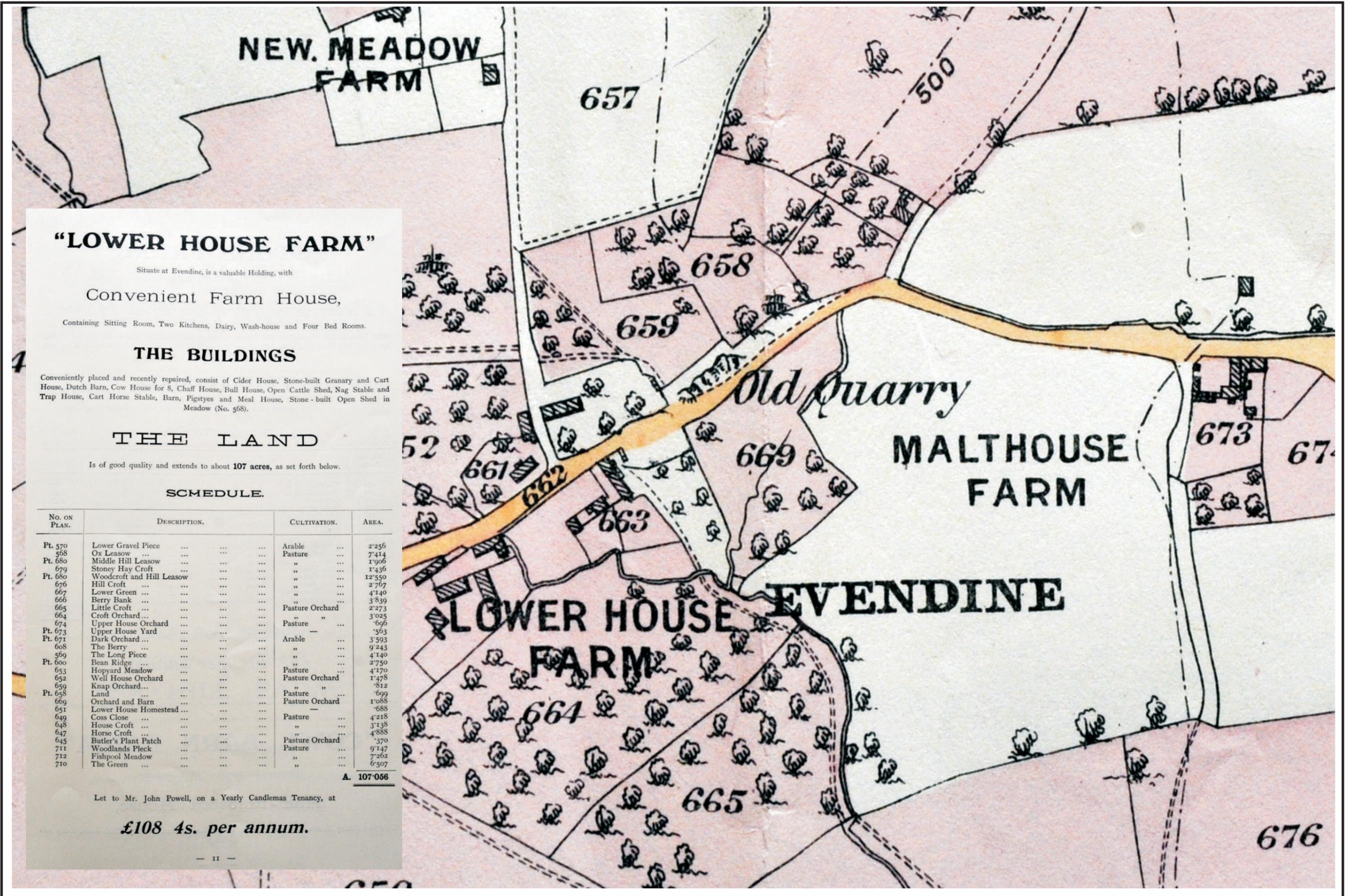


Figure 4: Evendine, Colwall - map from the 1905 Sales Particulars for the Barton Court Estate (sale by Millar, Son & Co. on 2nd August 1905). Knapp Cottage is neither marked nor described, the plot being listed simply as "Knap Orchard - pasture orchard" - this suggests that the cottage was then disused. Source HRO MS 6/63

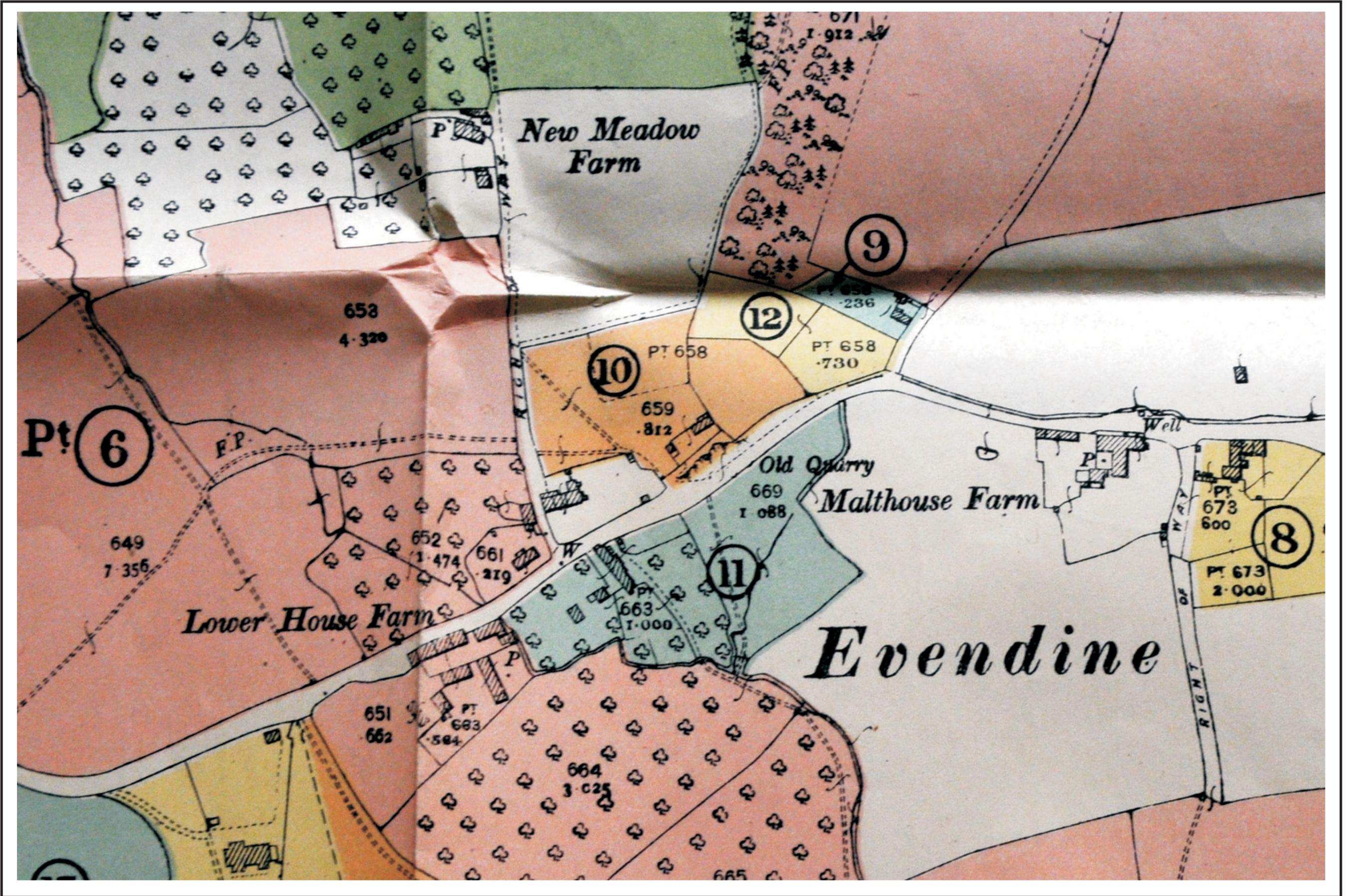
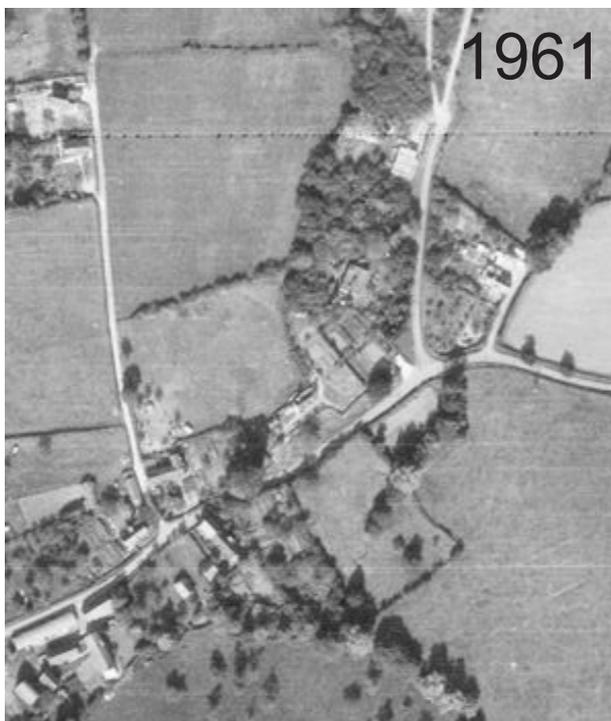


Figure 5: Evendine, Colwall - map from the 1919 Sales Particulars for the Barton Court Estate (sale of the Barton Court and Colwall Park Estate by Castiglione and Scott 3rd Sept 1919). Knapp Cottage is shown (Lot 10), and was sold with the Knap Orchard as a smallholding. There appears to be a small rear extension to the cottage.



RAF/106G/UK/1652 FP Frame 1341 11th Jul 1946 (LN: 427)



RAF/58/4705 F21 Frame 24 26th Sep 1961 (LN: 2044)



OS/71011 V Frame 22 11th Mar 1971(LN 10147)

Figure 6: Knapp Cottage, Evendine as recorded by RAF and Ordnance Survey aerial photography. All photographs Crown Copyright and held by the National Monuments Record - not for publication

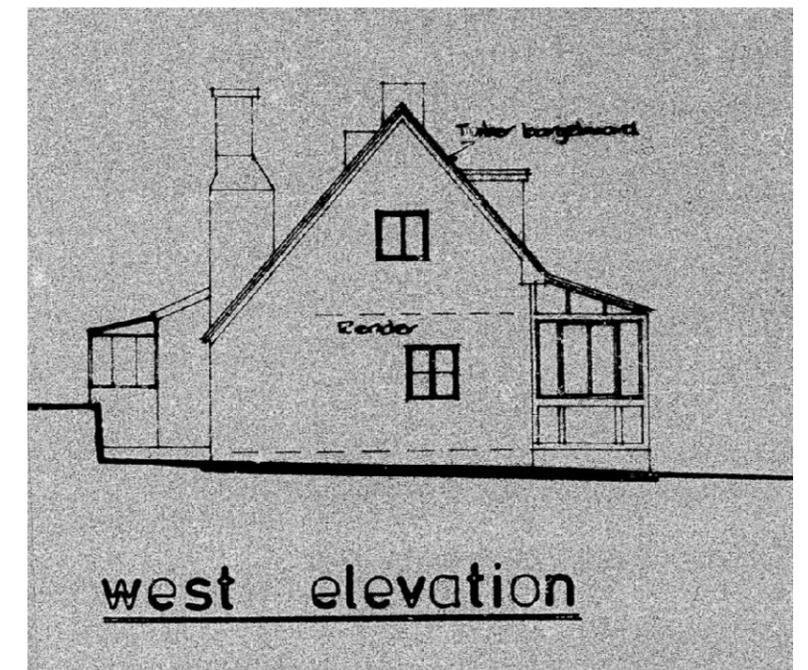
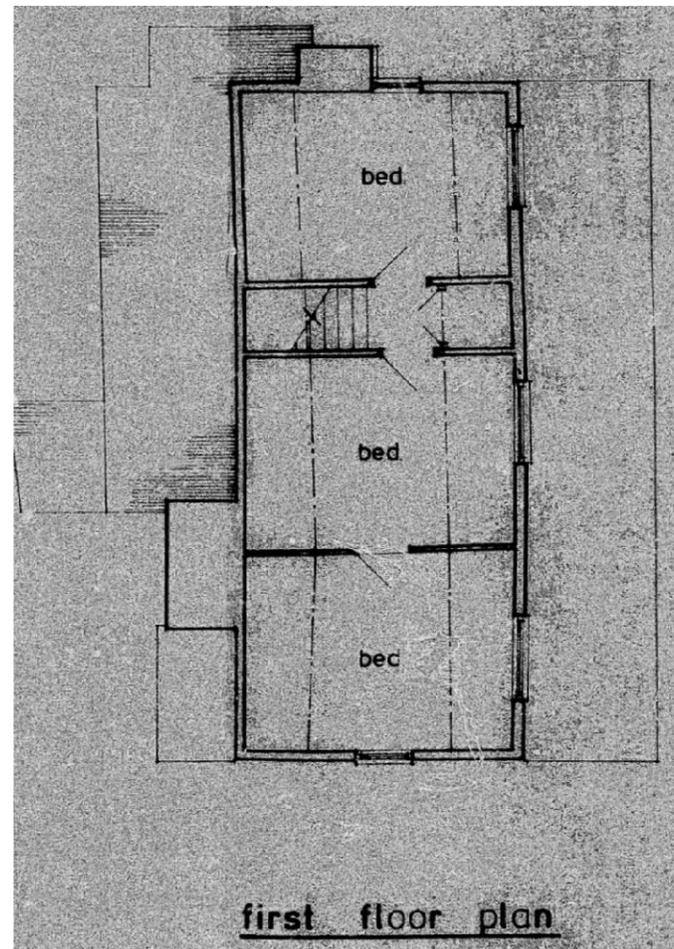
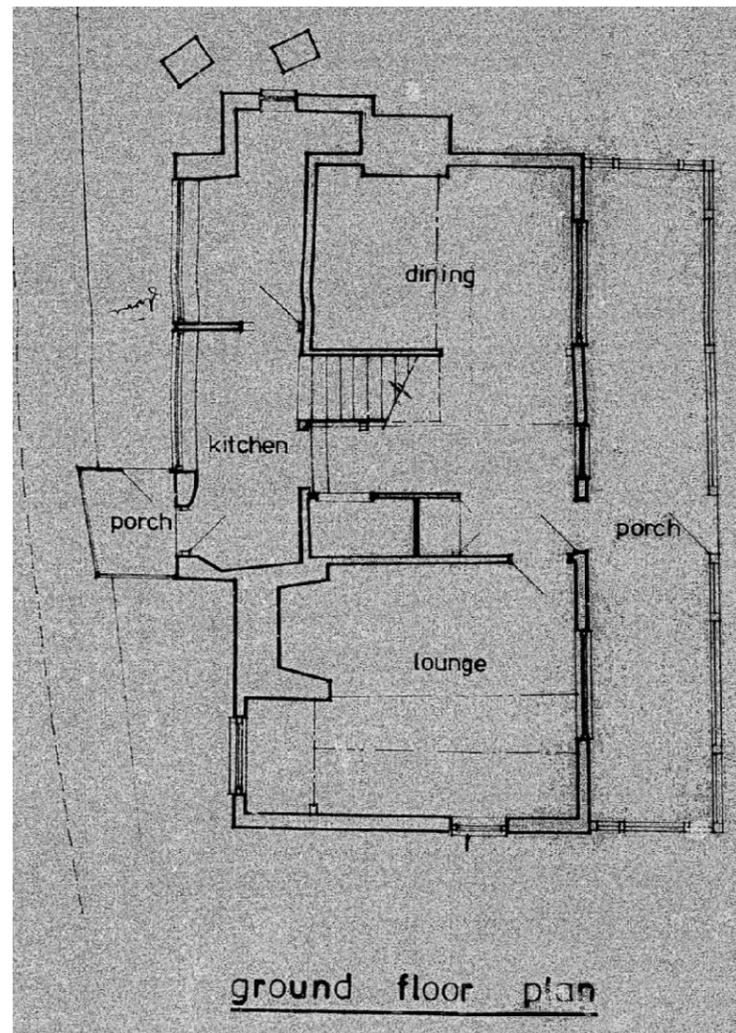
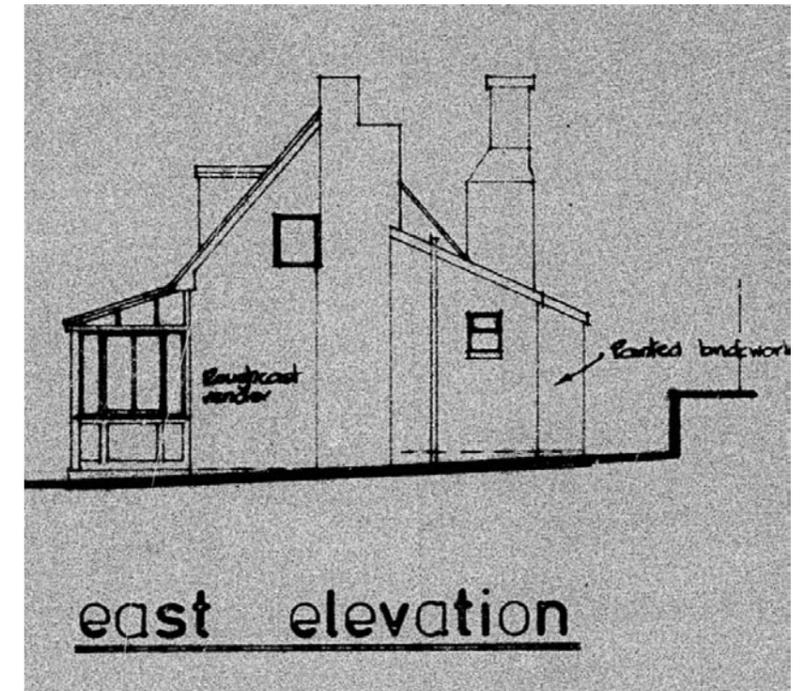
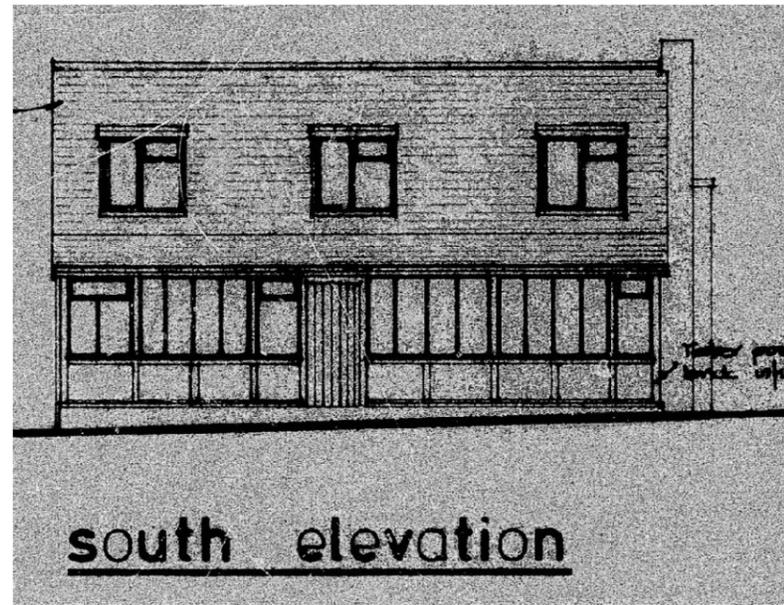
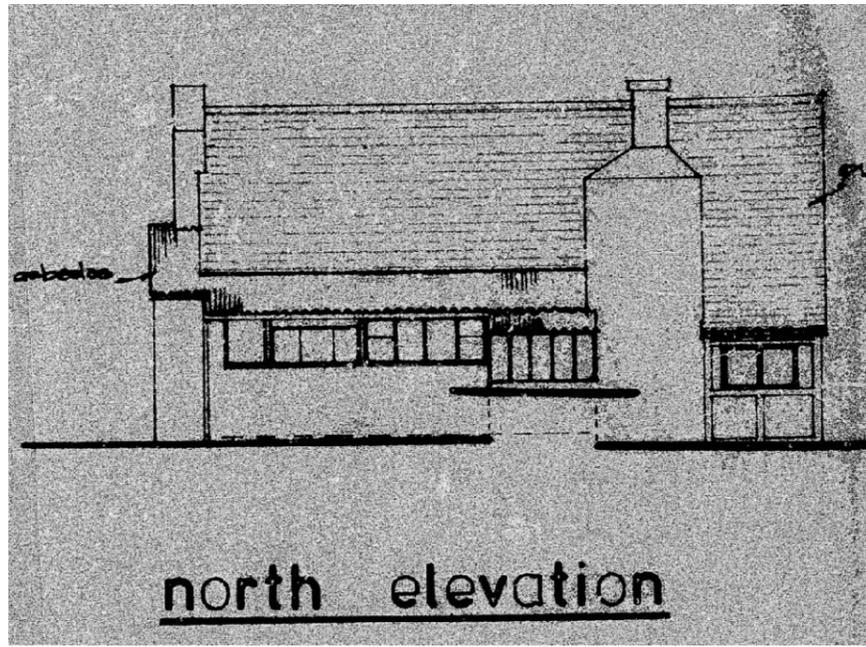


Figure 7: Knapp Cottage, Evendine - "as existing" survey drawings prepared for the 1987 Planning Application - nb: derived from negative microfilmed copies, not to common scale