

BUILDING RECORDING AT
HUDDINGTON HILL FARM,
HUDDINGTON,
WORCESTERSHIRE

WSM 54780



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Summary

Building recording was undertaken at Huddington Hill Farm, Huddington in April-May 2011 by Mike Napthan Archaeology in response to a proposed conversion of the farm buildings. The farmstead site is presently centred on a probably early 17th Century and later brick and timber framed farmhouse with later alterations. The farm-house, which lies at the southern end of the farm yard, and its outbuildings were not included in the present survey. The survey covered the traditional ranges of farm buildings only, to the north east there are modern portal frame buildings which until recently were serving the working farm.

There is cartographic evidence for the farmstead which is the subject of this study being mostly present in 1790, but the western range was not completed in its present form until the mid-late 19th Century. There appears to have been a major re-ordering and rationalization of dispersed farm buildings over several phases in the 18th C, and this re-ordering to create a fully enclosed farmyard/stock yard was not completed until the 1830s or 40s, by which time enclosed stockyards were generally accepted agricultural practice. The farm therefore is typical in providing physical evidence of the improvements in agricultural science in the latter half of the 18th C through to the mid 19th C.

The near total loss of the northern range of buildings prior to recording was regrettable – unfortunately the buildings were in poor condition and collapsed whilst negotiations for their recent sale were ongoing. Sufficient of the fabric of the timber framed barn however survived at the time of survey to indicate that the 17th C date attributed to it in the Listed building description is most likely inaccurate. The poor quality of the framing, use of elm and iron spikes with small diameter pegs places the construction almost certainly in the 18th C, and quite probably the building was extensively modified (perhaps re-roofed?) in the 19th C as there is no remaining evidence of framed roof trusses. The building was constructed with brick infill panels from the outset, and this tends to confirm an 18th C or later date.

Practically no interior fittings remained in the buildings, which had been part stripped out prior to commencement of recording. Interesting features that remained included a partial set of red chalk or raddle carpenter's marks in the cart-house/granary building of early-mid 19th C date. Such marks are very transitory where exposed to the weather and rarely recorded. The most interesting timberwork consisted of three re-used cambered tie beams that appear to derive from a high status house or hall of the 15th or 16th Century. The tiebeams appear to have been used in a structure of base cruck construction, and two have fine deep run mouldings to the soffit, the third appears to have come from the gable end of the same building. A likely source for these timbers is the neighbouring Huddington Court, historically under the same ownership, it is reputed to contain a number of cambered and moulded beams. Further study is required to identify if any of the Huddington Court mouldings are similar to the present examples.

1 Introduction

- 1.1 An archaeological historic building record and assessment was undertaken by Mike Napthan Archaeology at Huddington Hill Farm SO94935667 The project is being undertaken on behalf of the landowner Alvin Harper of Wishmerg Ltd / Huddington Investment Ltd (the Clients) This

report is designed to meet the requirements of a Brief issued by Mike Glyde on 29th March 2007 Planning reference WA/07/0506. This report is not a definitive summary of the archaeological and historical resources within the farm as a whole, but may be considered as a guide to the architectural significance and history of the western eastern and northern ranges of buildings around the original farm yard. The farmhouse is outside the scope of the present study but appears to be a very significant example of early brick building, possibly around an earlier timber structure, the framing of which remains internally.

- 1.2 The site location is in a relatively unspoilt and rural area, near a minor road, close to the eastern corner of the parish of Huddington. The site was until recently part of a large working farmstead, but the traditional buildings and farmhouse have been disused in recent years and fallen into decay.
- 1.3 This report represents the findings of the building recording and assessment. The project was designed to provide a reliable and independent assessment of the historical and architectural value of the buildings. The project design was prepared in accordance with the Standard and Guidance for Archaeological Evaluations issued by the Institute of Field Archaeologists (1994). Codes of Conduct of the Institute of Field Archaeologists will be adhered to, as will English Heritage guidelines, notably "Understanding Historic buildings a guide to good recording" EH 2006 .

2 Aims

- 2.1 The aims of the building recording were to gather high quality data from the direct observation of the historic structures in order to provide sufficient information to establish the nature of the built resource within a given area or site (including presence or absence, character, extent, date, state of preservation and quality)

These aims were achieved through pursuit of the following specific objectives:

- i) to define and identify the nature of the farm buildings, and date their construction where possible;
- ii) to attempt to characterize the constructional sequence and recover as much information as possible about the internal features and fabric surviving .
- iii) to determine the likely impact of any future development on the archaeological resource and suggest any mitigation required where appropriate.

3 Methodology

- 3.1 Cartographic and published historical sources were searched for information relating to the site and its environs. There is little historic mapping available for the area, other than the Huddington Estate map of 1790 (Huddington Court Estate Plan 1790 WRO BA 11768 Parcel 10 ref 705.331, Estate Terrier 1809 WRO BA 11768 Parcel 11 ref 705.331). The later mapping primarily consists of the Ordnance Surveys of 1884-5 onwards Trade directories were consulted from copies held "in house" and those held in Worcester Family History Centre. A search of the County Councils' HER database revealed very few records, mainly relating to the Listed buildings forming the farmstead. No previous archaeological fieldwork has been recorded in the vicinity of the site. In the near absence of trades directory data, a search was made for entries in the Census for 1841, 1851, 1861, 1871 and 1891 (all held "in house" on CDRom). Searches at the County Record Office identified little material which could be directly related to the present property. This is probably because the property remained as part of the Huddington Court Estate (which itself has not changed hands very often) from at least the 18th Century until last year. There are extensive deposits of records relating to the Earl of Shrewsbury Estates in Huddington and elsewhere held by WRO, but due to the size and complexity of the collection (WRO BA 11768 ref 705:100) the matter was not pursued as part of the present project. The Huddington Land Tax Assessments BA4609 ref 260.2091 are not particularly helpful as the properties are not clearly defined, and the names of the tenants are not

known, though some rentals of the early 19th C are in the Shrewsbury Estate papers. The PRO holds a copy of a survey of the manor of Huddington undertaken by the Parliamentary forces in Jan 1651 (PRO E 317/Worcs/6).

- 3.2 The survey was conducted in May 2011. A detailed photographic record was made, and selected details recorded with scale drawings at 1:20 and 1:50. The architects base plans were partially redrawn and amended with additional detail, and the buildings were re-measured. Some elements on the architects drawings no longer exist, and in these cases the architects images were retained as a record of missing fabric, most noticeably in the northern range which collapsed during last winter. The building descriptions were compiled using the photographs as a reference. The photographic archive accompanies this report on DVD.

4 Archaeological background

- 4.1 The present site has not been the subject of any previous archaeological intervention. It appears that there have been very few interventions in the parish of Huddington, and the only prior detailed record of a farmstead appears to be that undertaken by the present author at Sale Green Farm in 2002 (Napthan 2002, WSM 31947).
- 4.2 From casual observation of the groundworkss ongoing at the time of survey the site appears to have only moderate archaeological potential. The farmyard and the interiors of several of the buildings had been stripped down to the underlying clay, and no signs of cut features were seen. Should buried archaeological deposits survive anywhere on the site it is likely that they would be beneath the farmhouse and its outbuildings and gardens, the areas around the farmstead having been heavily disturbed by construction of the modern farm buildings and yard, and previously cultivation. There are two large ponds close to the farmstead which are rather larger than usual for stock watering pools – it would seem likely that these may be extraction pits for the clay used in brickmaking for the house and farmstead.
- 4.3 Some former ridge and furrow was recorded around the area of the farmstead, (WSM 03049), but for some reason the presence of several significant field names (eg Pigeon House Close, Burnt Ground and Wind Mill Hill – Figs 2 and 3) do not seem to be recorded.on the HER Of these the Pigeon House Close lay immediately to the north of the farmstead, and the 1709 plan shows a small isolated rectangular building which might well be the eponymous Pigeon House. This building lay close to the position of the drainage chamber now under construction. Burnt Ground lay alongside the road, further to the NE. The grid reference given for the probable deer park of Huddington Court (WSM 07966) is erroneous, as the historic mapping clearly shows a “Park” (Fig 2) to the SSE of Huddington Court, on the far side of the stream from the Huddington Hill holding. “Park” was land parcel 80 of the 1790 map and 1809 Terrier. (Huddington Court Estate Plan 1790 WRO BA 11768 Parcel 10 ref 705.331, Estate Terrier 1809 WRO BA 11768 Parcel 11 ref 705.331)

5 Buildings Background

- 5.1 The farm buildings (Fig 1) are briefly recorded under three Historic Environment Record entries, of these only the Listed building descriptions, have any meaningful data: For the farm buildings (WSM 34985) the listing description is as follows *HUDDINGTON CP HUDDINGTON SO 95 NW 6/188 Barn, stables and granary about 20 yards north-east of Huddington Hill Farmhouse GV II Barn and granary. C17, altered and extended mid-C19. Timber-framed with brick infill and brick replacement walling and additions; plain tiled roofs. Original part of four framed bays aligned east/west with two wagon bays in second and fourth bays from west end; wagon bays have opposed cart entries with double doors. Framing: three panels from sill to wall-plate and also some long rectangular panels; collar and tie-beam trusses, west end truss having three struts to collar and V-struts in apex; intermediate trusses have two struts to collar. Three-bay brick addition at east end with a two-bay south return, the southernmost of which is a wagon bay with opposed double doors. Walls have header ventilation courses. A four-bay stable range with granary above adjoins the south gable end; west elevation facing farmyard has a shuttered window, a gabled dormer with louvred opening and two doors.*
Listing NGR: SO9495256687

- 5.2 Whilst the farmhouse WSM 43497 is outside the present development area it forms an intrinsic part of the farmstead - *HUDDINGTON CP HUDDINGTON SO 95 NW 6/187 Huddington Hill Farmhouse GV II Farmhouse. Dated 1706, probably a remodelling of an early C17 building with further mid-C19 and mid-C20 alterations. Part timber-framed with brick infill, refaced and replaced with handmade and machine-made brick, plain tiled roofs. H-plan; three-bay main part aligned east/west, sandstone chimney with brick stack in easternmost bay, central porch wing and two-bay cross-wings, west wing having an external chimney with off-sets. Two storeys and cellar. Most window and door openings have cambered heads. South front elevation: mainly C20 casements; central part has a ground-floor 2-light window, a blocked window opening and a bay window in angle with right side of porch and a brick stack to left of porch; porch wing has an archway and a 2-light window in the gable; above the archway is a sandstone sundial dated "1706", and within is a door with four raised and fielded panels and a moulded architrave. The left gable end has a 2-light ground- and first-floor window, a blocked first-floor window and a door with six raised and fielded panels and a flat canopy. The right gable end has two ground-floor 2-light windows and attic light. Interior: some stop-chamfered main ceilings beams; timber-framing exposed in west wall-frame; large back-to-back fireplaces to central bay and east wing. Listing NGR: SO9492756656.*

6 Historic Evidence

- 6.1 A reference to Huddington occurs amongst the boundaries given in a charter relating to Crowle, which seems to date from the 11th century. In 1086 Alric the archdeacon held a hide of land at Huddington, which had formerly been held by Wulfric, as a villein, of the Bishop of Worcester's manor of Northwick. The overlordship of the Bishop of Worcester was recognized until the 17th century.
- 6.2 In the reign of Henry II this hide at Huddington was held by Alan de Warnestre. It must have passed before the end of that reign to Simon son of Adam de Croome, for Simon was holding a hide at Huddington without doing service for it, and this land he said he held of Roger de St. John, who held it of the bishop. Richard de Hodington was in possession of the estate in 1299, and is probably to be identified with Richard de Cromelyn, who was holding the vill of Huddington in the previous year, and paid a subsidy there in 1327. He must have been succeeded shortly afterwards by John de Hodington, who paid subsidy in Huddington in 1332–3. Walter de Hodington, who was a witness to a deed of 1339–40, was probably son of this John. In 1390–1 the manor was settled on Walter's son Thomas and his wife Joan daughter of Richard Thurgrim and their issue, with contingent remainders to Thomas son of Alexander de Besford and Thomas son of John Moraunt, sons of Margaret sister of Thomas Hodington. Thomas Hodington left two daughters, Agnes wife of William Russell and Joan wife of Roger Winter. Nicholas Stokes and Robert Russell, probably the son of William and Agnes, were said to be holding the manor of Huddington in 1431. The Russells received as their share a rent of 22s. from the manor, while the manor itself passed to the Winters. Robert Winter was apparently in possession in 1487–8, as he then claimed certain fishing rights at Huddington. Roger Winter, son of this Robert, died in 1535 holding the manor of Huddington, which then passed to his son Robert. Robert was succeeded in 1549 by his son George Winter. Robert had settled the manor in 1542 upon his wife Catherine, who afterwards married Thomas Smith and held some estate in the manor in 1567.
- 6.3 The hamlet of Huddington first became home to the Wintour family during the reign of Edward I, when a loyal soldier of the Kings, entrusted with the running of Caernavon Castle, relinquished his custodianship in old age, and settled at Droitwich. The last of the family to reside there was Sir George Wintour, born in 1622, he married Frances Talbot, daughter of John Talbot, Tenth Earl of Shrewsbury, but when she died on 17 July 1641, he married Mary, eldest daughter of Lord Carrington. Mary died on 16 November 1642, probably in childbirth, leaving Sir George a widower for the second time before his 21st year. The Wintour family lived at Huddington Court after the marriage of Roger Wintour to Joan Hodington toward the end of the 15th century.
- 6.4 George Winter died in 1594, being followed by Robert Winter, his eldest son by his first wife, Jane daughter of Sir William Ingleby. This Robert Winter and his brother Thomas were deeply implicated in the Gunpowder Plot. When they were fully satisfied that the plot was discovered the

conspirators fled to Huddington, where they stayed on 6 November 1605. Thomas Winter was captured on the following day at Holbeach, and taken to the Tower on 8 November, but Robert, less resolute than his younger brother, escaped from Holbeach before the encounter with the sheriff's men, and in company with Stephen Lyttelton hid for two months in barns and poor men's houses in Worcestershire. He was finally captured at Hagley, at the house of Mrs. Lyttelton, through the treachery of John Finwood, one of her servants. He was attainted of high treason, and executed on 30 January 1606, the day before his brother. His estates were restored in the same year to his widow, Gertrude Winter, who seems to have forfeited the manor in 1607 for recusancy. Her son John Winter, however, died seised of the manor in 1622, being followed by his sons John, Robert and George successively. George Winter was created a baronet 29 April 1642, took the side of the king in the Civil war, and died without issue on 4 June 1658, when the baronetcy became extinct (VCH 3,1913, 408-412).

- 6.5 Sir George Winter, by his will dated 13 March 1657, left the manor of Huddington to his wife Mary and his aunt Helen for their lives, with remainder to Francis Earl of Shrewsbury, his first wife's brother, and to Gilbert Talbot, brother of Francis, in tail-male, with contingent remainder to the English Fathers of the Society of Jesus. Helen Winter and Francis Earl of Shrewsbury and his brother Gilbert were dealing with the manor in 1660. The issue male of Francis Earl of Shrewsbury failed on the death of his son Charles in 1717-18, and Gilbert Talbot, son of Gilbert above mentioned, succeeded to the title and estates. The manor has since descended with the title, and belonged to Charles Henry John Chetwynd-Talbot, twentieth Earl of Shrewsbury until it was sold in as part of the 3300 acre Shrewsbury's Worcestershire Estate in 1918. Huddington Hill farm was at that time 191¾ acres and sold for £4405 Huddington Court was purchased at the same sale by Mr Hubert H Edmonson (Newspaper cutting WRO BA 10065 ref 989.9.944). The Edmonson family continue to own Huddington Court, and the farmhouse at Huddington Hill.
- 6.6 The farm was tenanted in the 19th C and it is not at all clear from the census which property was Huddington Hill as it is not always named in the returns. The farm was however listed as Huddington Hill on the 1841 Census, and the occupants were then the Yates family headed by George Yates, 60, farmer his wife and two sons Solaman 25 and Adam 20. A relation Jayne Crayner aged 25 and her three children were also present. The resident servants were Thomas Reyley, 50, farm servant, and Thomas Juggins 35, factor's clerk.
- 6.7 Billings' Directory of 1855 lists William Lloyd as the farmer at Huddington Hill, and therefore it may be deduced that the occupants of the farm in 1851 may have been the household listed by the Census as headed by Sarah Lloyd (unmarried, aged 30), farmer of 188 acres employing 5 labourers. Presumably she was farming in the temporary absence of her brother or father as the only other occupants were Elizabeth Dyson, a general servant aged 14 and Joseph Gittings a waggoner aged 47. In the 1871 Census it is probable that the property was that occupied by John Bishop (aged 51) and his wife Winn (48). By 1891 William Holden (aged 60) farmer is listed in this part of the parish, and it is likely that he was at Huddington Hill as Holdens (father William and son Thomas) held the farm from at least 1900 to 1932 according to Trades Directory evidence. By 1936 the tenant was a farmer listed simply as "Smith"

7 The Cartographic evidence

- 7.1 The parish is fortunate in being entirely covered by the 1790 Huddington Estate map (Huddington Court Estate Plan 1790 WRO BA 11768 Parcel 10 ref 705.331, Estate Terrier 1809 WRO BA 11768 Parcel 11 ref 705.331), the whole parish at this date being owned by the Earl of Shrewsbury. The map, by an unknown surveyor appears to be of good quality and fairly accurate (Figs 2 and 3). An original copy and later tracings are held by WRO. Probably as a consequence of the parish being in single ownership there was no tithe award for the parish, and therefore the early 19th C is not represented in the historic mapping.
- 7.2 The 1790 mapping shows the northern and eastern ranges of the farmyard much as they are now, with the exception that the southern end of the eastern range looks to be a little wider. This may reflect the presence of an earlier building on a similar but not identical footprint to the present stable block, or might be considered as a small lean to shed alongside the present building, the scale of the plan being very small individual structures are not distinguished. The portrayal of the western range shows a clear difference between 1790 and the present day, only the north-eastern

building element being present. There is a further building lying to the west of the present location of the open fronted cattle byre, but the byre itself is not shown. This is intriguing because the physical remains of the byre indicate that it was very probably present pre 1790. It is possible that the building was unroofed at the time of survey and not shown. The cart-house/granary was not built at the time of the survey, and its eventual site remained clear.

- 7.3 The 1790 plan shows at least five buildings that are no longer present – there was a range of two or three buildings (one of barn size) to the SW of the house, a further small building to the NEE. The building west of the byre has already been mentioned – this was approximately the same size as the present byre. The remaining building stood in Pigeon House Close, and therefore may very well have been the pigeon house. Pigeon houses were fairly common agricultural features on wealthier farms of the 17 and 18th Century. No overview of the pigeon-houses of Worcestershire has been drawn up but a recent gazetteer of the pigeon-houses of Herefordshire identified 300 pigeon house sites in the county. Worcestershire has 67 Listed pigeon-houses, but this is not truly representative as a high proportion remain without Listed Building status (Walker, 2010, 17). Walker indicates that the majority of pigeon houses were built after 1619 (when restrictions relating to the manorial prerogative were abolished). The present example appears to be rectangular, which is a fairly uncommon form (the majority being square, and round then octagonal then rectangular in order of frequency). Walker lists only 8 rectangular pigeon houses out of about 50 “square” masonry and timber framed Herefordshire examples for which there are dimensions.
- 7.4 The Ordnance Survey of 1884 (Fig 4) shows the building range much as it is now (minus of course the various portal framed buildings of recent date that stood to the north-west, north and north-east of the historic farmstead). The building range to the SW of the house had gone by the late 19th C, as had the building west of the byre, the putative pigeon house and the small building east of the farmhouse. Some of the accretions to the north of the farmhouse appear to be present by this date, though the latest extensions to the farmhouse do not appear to have occurred until the 1950s.

8 The standing buildings

- 8.1 The earliest buildings of the farmstead, being the farmhouse and range to the south of the farmyard wall were not part of the study, but represent an interesting range of part timber framed early brick buildings, apparently of early 17th C (or possibly earlier) date with later modifications, including an outshot brick porch reputedly formerly dated 1706 on the sundial (now illegible). Brief inspection of the building indicated that it has a stone built cellar, and that there is extensive timber framing built into the interior of the structural walls (which externally appear to be all brick). The building has a complex plan form, possibly originally “H” shaped, and the frequent level changes and awkward circulation suggest that it had evolved gradually to reach its present form prior to the 18th C. The building is in poor structural condition in some areas, and is presently insecure and at risk.
- 8.2 *Eastern Range* (Figs 5-9)
- 8.2.1 The eastern range consists of a barn at the north end, and a stable/hayloft block at the southern end. The barn is of unusual form as the northern-most bay is linked to a continuation of two bays running along the northern range. Whilst these two bays were constructed separately they appear to have been planned in one with the three bays of barn in the eastern range. The most southerly of the bays is a threshing bay, formerly with large double doors (recently removed). To each side of the threshing bay there is a low brick partition wall. There appears to have been a high level floor within the storage bays of the barn, as there is an internal ledge about 3.7m above floor level, with corresponding loading hatch on the northern gable end. Above the ledge the external walls are only 9”, and have been built over-hand from the exterior only. The walls below are fair faced both sides. All of the walls have frequent ventilation holes, in fairly regular patterns. The second bay has decorative “lozenge” shaped arrangements of vent holes at low level, facing the farmyard only. The fourth bay, lies to the south of the threshing bay, and is clearly an addition to the barn, as there is a clear vertical joint in the brickwork on both elevations 4-5 bricks south of the barn doors. The fourth bay is both slightly lower and narrower than the main barn, following the external dimensions of the stable block to the south. There are slight internal indications of a vertical joint in the brickwork between bay 4 and the stable block, though these are not clear externally. It

would appear that the fourth bay was constructed as infill between the barn and the stable block, however the fabric of both walls and roof is of similar character to the barn, and there is probably no great difference in date. Both the barn and fourth bay appear to be present on the 1790 plan, and would appear to be mid-late 18th C brickwork. The roof structure is of pegged elm trusses, and several of the purlins retain partial bark. The trusses (Fig 9) have small queen struts and a high level collar, leaving a large open area facilitating storage within the roofspace. The trusses have simple short stroke carpenters marks in Roman numerals I-III. The roof contains only small amounts of re-used timber – some of the struts are re-used oak, and one elm purlin of the threshing bay has a disused trench on its underside. The roof is of early-mid 18th C character, and appears to be in generally good condition.

- 8.2.2 The former stable block/hayloft lies at the southern end of the eastern range. At the time of recording the brick floor and floor joists of the upper floor had already been removed. Only faint traces of the former stall partitions were visible in the whitewash of the walls. There were some traces of a manger running the full length of the eastern wall, but no stable fittings remained. The outline of a vertical timber suggests that there was a vertical ladder to the hayloft in the SW corner of the building. The stable doors had also been removed. The stable windows are of pegged oak construction, and the presence of pintles hammered into the frame indicates that they had opening casements. Other provision for ventilation of the stable is very limited, being only three small ventilation brick grilles in the western elevation. At hayloft level there are unusual open “A” framed trusses of elm, with substantial tie beams into which the first floor joists had been lodged (Fig 9). Several of the trusses exhibited localized charring from rush lights or candles. The original hayloft door appears to have been in the southern gable end, where it would be most conveniently accessed from the farm-house. This door had, however been bricked up and partially replaced by a loading hatch. An inserted doorway has been created midway along the eastern elevation, cutting through the wall-plate and covered by a small side roof. This appears to have occurred in the early 20th C. There is a further loading hatchway in the northern end wall of the hayloft, in a position that would have been external prior to the construction of the fourth bay of the barn. There is a further small west facing loading hatch set in a dormer, which appears to be 18th C origin. The hinges of the remaining hayloft hatches are of 18th C date, possibly re-used in the present context. In common with the adjoining barn the roof of the stable block is of common flat tile, the western pitch being of handmade tiles and in poor condition, whilst the eastern pitch has been re-roofed with underfelt and machine made tile. Graffiti on one of the trusses gives a date of 1857, under this is inscribed the date 1972.

8.3 *Western range* (Figs 5, 6, 12-16)

- 8.3.1 Two areas of 17th C brick were noted within the western range of the farmstead, and these form the lower parts of the end walls of the cattle-byre. In the case of the southern wall there appears to be only a single 4” skin of early brickwork, backed by the early-mid 19th C brickwork of the cart-house/granary. No building is marked in this position on the 1790 plan, so it is possible that the early brick was re-used, though this re-use is unlikely to have been later than the very early 19th C. As there is also early-mid 17th C brick incorporated in the northern end of the byre it would appear that the byre was constructed with re-used materials, though in the case of the northern wall it is possible that the brickwork was part of a building on the footprint of the former dairy. The back wall of the byre is mid 19th C, and the brick piers, although rebuilt, appear to have been early-mid 19th C. The most significant early fabric within the byre, however, is the group of three tie-beams re-used in the trusses. All three of the oak tie beams are cambered, and two have moulded soffits, which is sufficient to indicate that they did not originate in an agricultural building. The presence of very large mortices towards the extremes of the tie-beam soffits very strongly suggests that they originated in a cruck framed building. There are mortices in the cut-down ends of the tiebeams indicating that shorter timbers had been used to stiffen the wall-plates of vertical walls. One of the tie beams has no soffit moulding, and is much morticed beneath, indicating that it derives from a gable-end. Whilst these timbers are much mutilated, particularly by their conversion to shorter-span trusses, they represent substantial, and legible, fragments of an important timber framed building of the 15th or possibly 16th C. The present trusses appear to be late 18th C or early 19th C work, and it is noticeable that they use small diameter pegs and almost all of the timber above the tiebeams is elm, the one exception being a strut of re-used oak. There is a sequence of simple, short square stroke Roman numeral carpenters marks relating to the rebuilt trusses.
- 8.3.2 The northern end of the western range consists of a rectangular building, the main external elevations of which all appear to be of 19th C date (excepting the lower part of the southern gable end, which is of 17th C brick as noted above). The floor is all concrete, and there is a ramp to the

north, these are suggestive of a former dairy, though no fittings remain. For purpose of discussion this building is referred to as a “dairy”. The roof is of bolted softwood trusses which appear to be of mid 19th C. The interior faces of the western wall and end walls are rather irregular and mainly 18th C brick. It would appear that the southern gable (incorporated into the byre) is probably *insitu* 17th C brickwork, and that the rear (western) wall and northern gable end were rebuilt in the very late 18th or early 19th C incorporating some reused brick from the earlier structure. The west wall is on a Lias stone plinth, which might relate to an earlier structure on a similar footprint, though perhaps significantly the northern gable end has a brick plinth. The farmyard elevation is clearly late 19th C, probably around 1860-75, and appears to have been entirely rebuilt, perhaps replacing an open front. The roof trusses and machine made tile roof appear to belong to this latter phase. The evidence of the southern gable suggests that the roof line was raised slightly at this time. Both long walls show considerable signs of long term outward movement, and attempts have been made to tie the spread together with tie bars and plates. The brickwork of the eastern elevation has continued to move between the plates, leading to substantial distortion of the wall head. The rear wall has been supported by concrete block buttresses. The building has few remaining features, but note worthy are the brick vent, of diamond form in the northern elevation, and the former loading hatch beneath it. These may be indicative that the building formerly served as a cattle byre or similar. There is a large bowl shaped depression in the concrete floor towards the northern end of the building – the function of this is unclear.

- 8.3.4 The cart-house granary building lies at the southern end of the range. The northern end wall of this structure incorporates much 17th C brick in its northern face, and it would appear that the carthouse was built up against, and over the pre-existing southern gable end of the byre, though the byre wall in this case would seem impracticably thin. The construction and fabric of the carthouse is consistent with an early-mid 19th C date, probably 1820s-30s. The trusses are of sawn and pegged elm, and notable for the survival of a number of red painted or chalked carpenters marks. The carpenters marks extend to the tie beams where each of the joist mortices was apparently formerly marked, although only the higher numbered joints in the NE corner are still legible (where they have been protected by the remains of the roof). The floor boarding of the granary in the roofspace has been recently removed. It appears to have been moderately wide elm boarding. Battens fixed to the vertical queen posts of the trusses appear to have restrained the boarding of the bin-fronts. Access to the granary was via two hatches in the floor, there was also a stair from the byre leading up to a doorway in the northern gable end. A window was provided in the southern gable end. The cart house consists of three bays, each open to the west. There is additionally a window facing the house, and a doorway to the farmyard. The floor has been removed.
- 8.4 *Northern Range* (Figs 5, 6, 10 and 11)
- 8.4.1 The northern range formerly consisted of a timber framed barn of four bays, and a two bay continuation of the brickbuilt barn of the eastern range. The timber framed barn survived in a poor state until c2010, when it collapsed. Only the westernmost bay now survives as a roofless condition having lost its gable end. The remainder of the barn is now only traceable as the lower courses of the dwarf walls. The fallen timbers have been cleared from the site and the salvageable elements stored in one of the modern portal framed buildings. The general layout of the barn was recorded on the as existing drawings prepared for the 2007 planning application.
- 8.4.2 Whilst only a fragment of the barn (consisting of the framed gable wall and side walls of the western bay) survives, these together with the retained timbers, tend to indicate an 18th C origin for the building. The structural timbers of the remaining portion are all elm, and the majority are cut from very small scantling timber, with bark and sapwood retained on the interior faces. The box framing is held together with mainly small diameter pegs and some iron spikes, The quality of the framing is extremely poor, and there is no surviving diagonal bracing. The building seems to have been constructed with brick infill in mind as there are no stave mortices or wattle grooves. The southern wall of the surviving bay has been entirely replaced in late 19th or early 20th C brickwork. The brick panels of the framed elements are mid 18th C brick, with patterned vent holes. The dwarf walls are mainly late 18th C brick with some later patching.
- 8.4.3 The roof structure of this barn has been lost completely, but the remaining fallen timbers suggest that it was mostly of re-used timbers, and probably had no framed trusses (as no fragments of framed trusses were seen). It appears likely that the trusses were spiked together from re-used material. Of the fallen and recovered timbers only one was possibly from a principal frame – and that was a section of jowled oak post, of probably 17th C date. The floor surface in the western bay is concrete, the floor has been stripped from the remaining bays.

- 8.4.4 At the eastern end of the northern range there are two brick built bays in a similar style to the barn to the east. There is a fairly clear constructional break between the eastern barn and the two bays to the north west, and whilst the loosely bonded brickwork gives no clear stratigraphic relationship it is likely that the western bays are slightly later as the northern roof oversails the western pitch of the eastern range roof. The truss forms are very similar between the two sections of roof, and it would seem likely that the roofs of the eastern and northern barns were constructed by the same hand. Most of the roof of the northern section is now missing.
- 8.4.5 At the intersection of the north and eastern ranges there is a lean-to building of probably late 19th C date. This building appears on the 1884 Ordnance Survey (Fig 4). There were three separate compartments, each with a separate south facing door and high level window openings. The building probably served as pigsties or similar. The roof and the SW corner of the building has collapsed.

9 Discussion and Conclusions

- 9.1 The building range is of interest as an example fairly typical of the 18th-19th Century mixed farms once found throughout Worcestershire. Very little of the present farmstead (excluding the house) appears to be pre 18th C, and the building ranges all appear to have been extensively rebuilt or constructed in the 18th Century. The earliest elements, possibly 17th C, are found in the end walls of the byre, but this is curious as the building does not appear to be present on the 1790s plan (Fig 2). The “dairy” was present on the 1790 plan, but appears to have been widely reconstructed since that date. The northern range appears on the 1790 plan, with a slight variation in width where the timber framed section met the brick section, suggesting that the present arrangement had formed by that date. The timber framed section is difficult to date with any precision, but is likely to be between the 1730s and 1770s with later modifications. In the mid 18th C the trend of infilling timber framed panels with brick became established, and the quality of both the timber used and the workmanship of such structures tended to decline. The present building appears to have been built of timber that would generally be considered sawmill offcuts, and the joints have had to be cut around the roundwood sections. In some places there was clearly insufficient timber section to form a joint and the timbers have been spiked together. The brick built section of the barn, and the adjoining eastern barn appear to have been constructed in the latter part of the 18th Century. These buildings are relatively well built, with competent use of brick and timber, contrasting with the poorly built timber framed barn. There are no closely dateable features, and the date range may be 1740s onwards, the building being certainly present by 1790. The next building to be discussed is the stable block, with hayloft over. This structure was probably built in the latter half of the 18th C, but it is not possible to say with certainty whether it preceded or followed the brick built barn elements. The mapping evidence (Fig 2) shows a structure on the site of the present stable block, but with a slightly wider southern end, the widening being on the eastern side. If this, as it appears, shows the 1790 building footprint to be different to the present arrangement then the stable block must have been rebuilt in the last decade or so of the 18th C. The lack of any surviving interior details makes dating difficult, but the building was clearly constructed prior to the early 19th C when the influence of the agricultural improvers started to affect stable design, particularly in relation to ceiling heights and ventilation.
- 9.2 The most interesting timberwork on the site consists of the three re-used cambered tie beams in the byre that appear to derive from a high status house or hall of the 15th or 16th Century (Figs 12 and 14). The tiebeams appear to have been used in a structure of base cruck construction, and two have fine deep run mouldings to the soffit, the third appears to have come from the gable end of the same building. A likely source for these timbers is the neighbouring Huddington Court (15th Century and largely rebuilt in 1584), historically under the same ownership, it is reputed to contain a number of cambered and moulded beams on the first floor (Listed Building description quoting VCH). The original house is thought to have been reduced in size since the 1651 detailed Parliamentary Survey description, It was further altered to designs by Aston Webb in 1881 and this would have provided opportunity for fabric to be re-used in secondary locations on the Huddington Estate. Further study is required to identify if the Huddington Court mouldings are similar to the present examples, as we have been unable to locate any interior photos of the house.
- 9.3 The use of chalk or raddle carpenters marks has been previously under-recorded. Whilst there has been extensive study of incised marks, the more ephemeral surface markings are often overlooked, particularly because they tend to be used in later structures. It has been suggested that the use of

different pigments (red ochre, red raddle and red chalk) for setting out lines and annotation has regional variations and red ochre is reported from Herefordshire and Worcestershire (Pacey, 2007, 205-6). The use of lettering to distinguish timbers rather than numerals is a late practice, again not frequently recorded. As with numbered timbers the practice suggests that the timbers were being cut to size and the joints pre-assembled elsewhere prior to final re-assembly and erection (Pacey, 2007, 96). The conventional incised carpenter's marks from the present site were all of the simple numerical stroke (ie I-III) type, without flecks or incised circles, and this points to later 18th and early 19th C practice.

- 9.4 The buildings which were the subject of the present project all retain some historic fabric externally, but all have suffered extensive loss of internal fixtures and fittings, some of the losses apparently fairly recently. The roofs of several of the buildings, most notably the stables, have clearly been neglected and failing for a long period, but otherwise the fabric is generally sound. If the remaining fragment of the northern timber framed range is representative it appears likely that the structure was inherently weak and flawed from construction, and had been further weakened by inappropriate alterations. Large span agricultural buildings of this type often rely on the mass of stored produce within to stiffen them during the winter months, and it is not unknown for unbraced barns to collapse once emptied of straw or hay, particularly if the doors are left open to the wind. The present farm range is unexceptional, and the main interest in the site lies in the farm-house, which regrettably lies outside the scope of the present project.

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11 Acknowledgements

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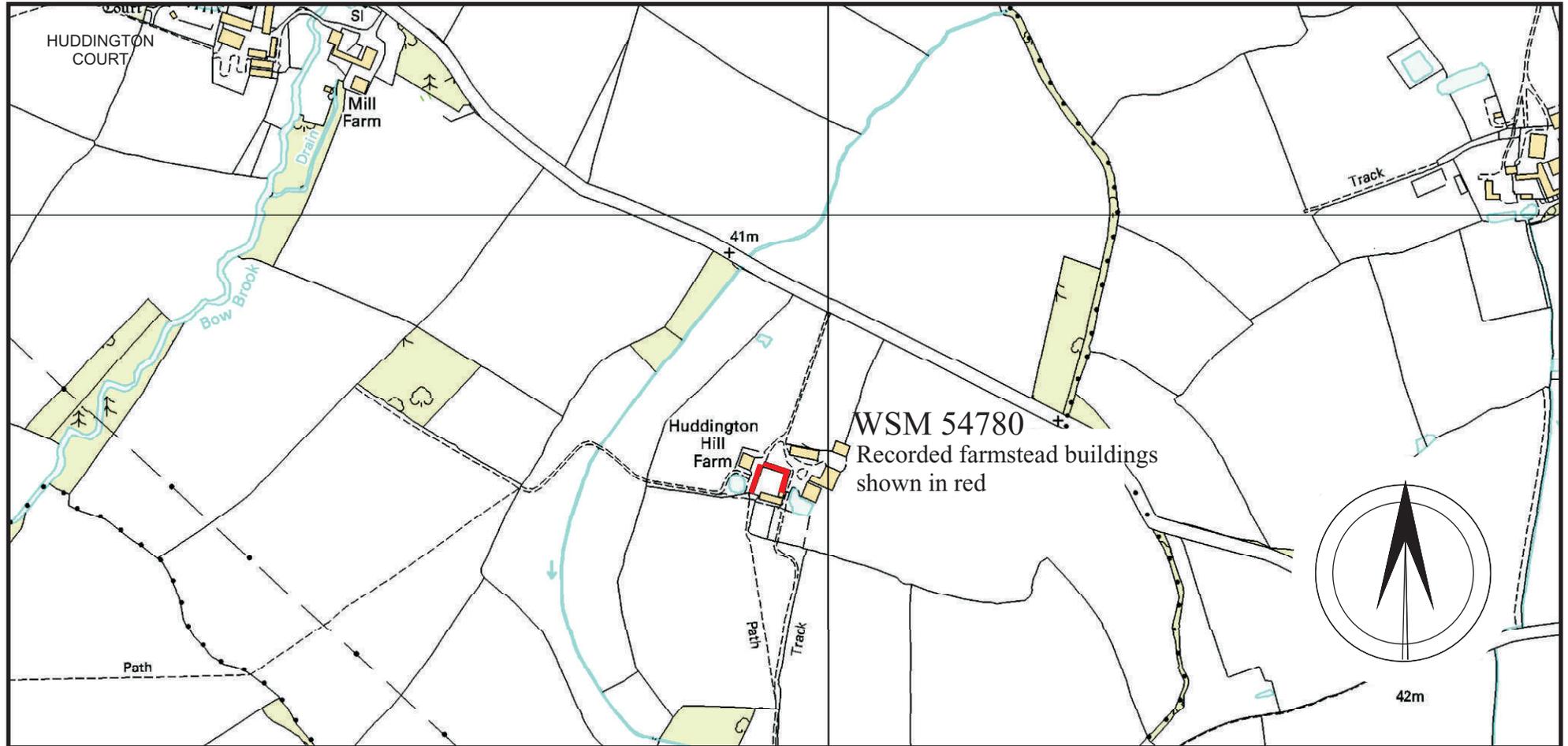
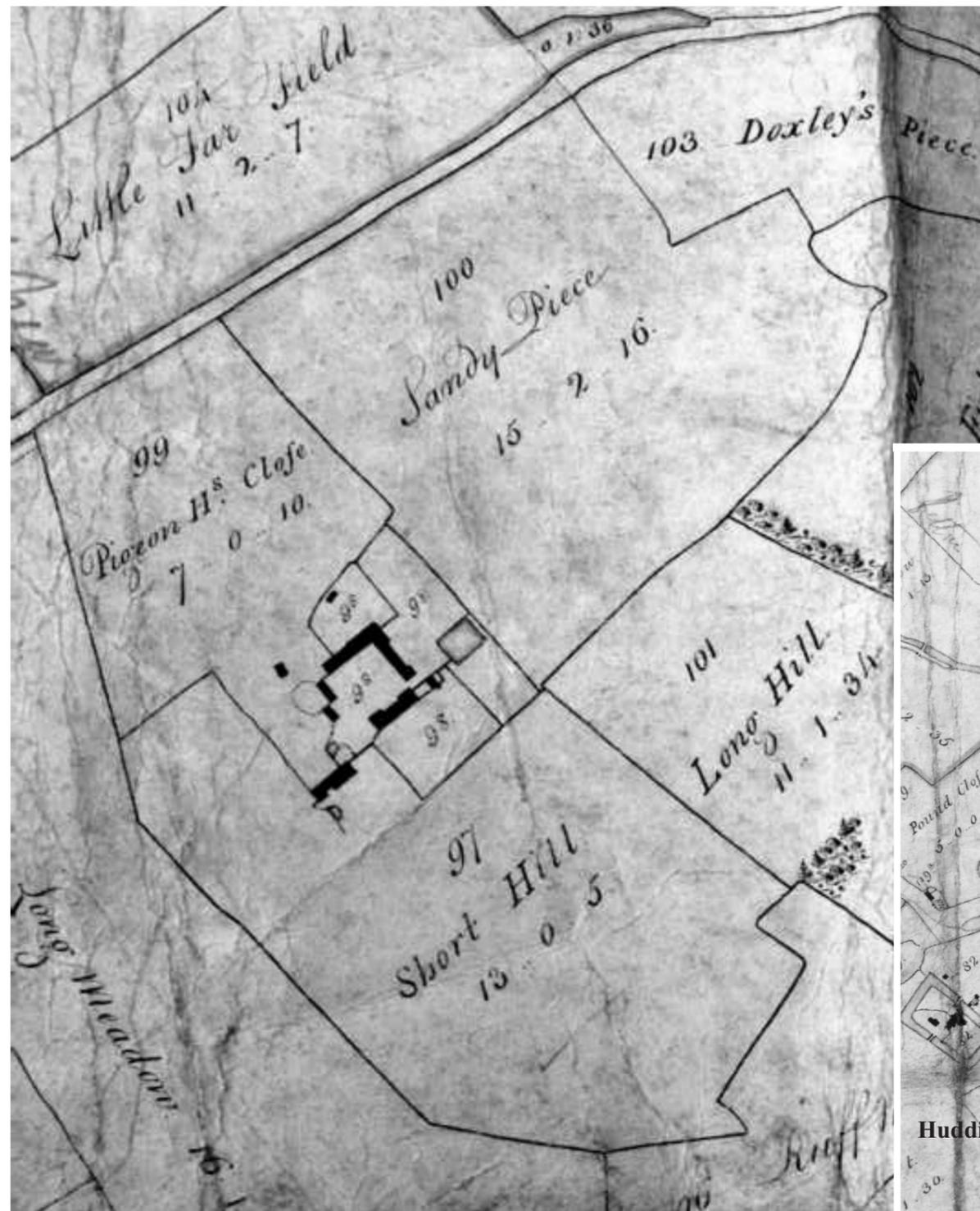


Figure 1: Site Location



A PLAN
of the
HUDDINGTON ESTATE
(near Grafton) in the
COUNTY of WORCESTER.
1790.



Detail of area around farmstead - note that the western range was incomplete at this date, though there was a building apparently on the site of the present "dairy". The pigeon house is probably the small building to the NW of the farmstead.

Dotted line shows extent of Huddington Hill farm in 1790

Figure 3: Extracts from an estate plan of 1790, showing Huddington Hill as part of the Huddington Court Estate.

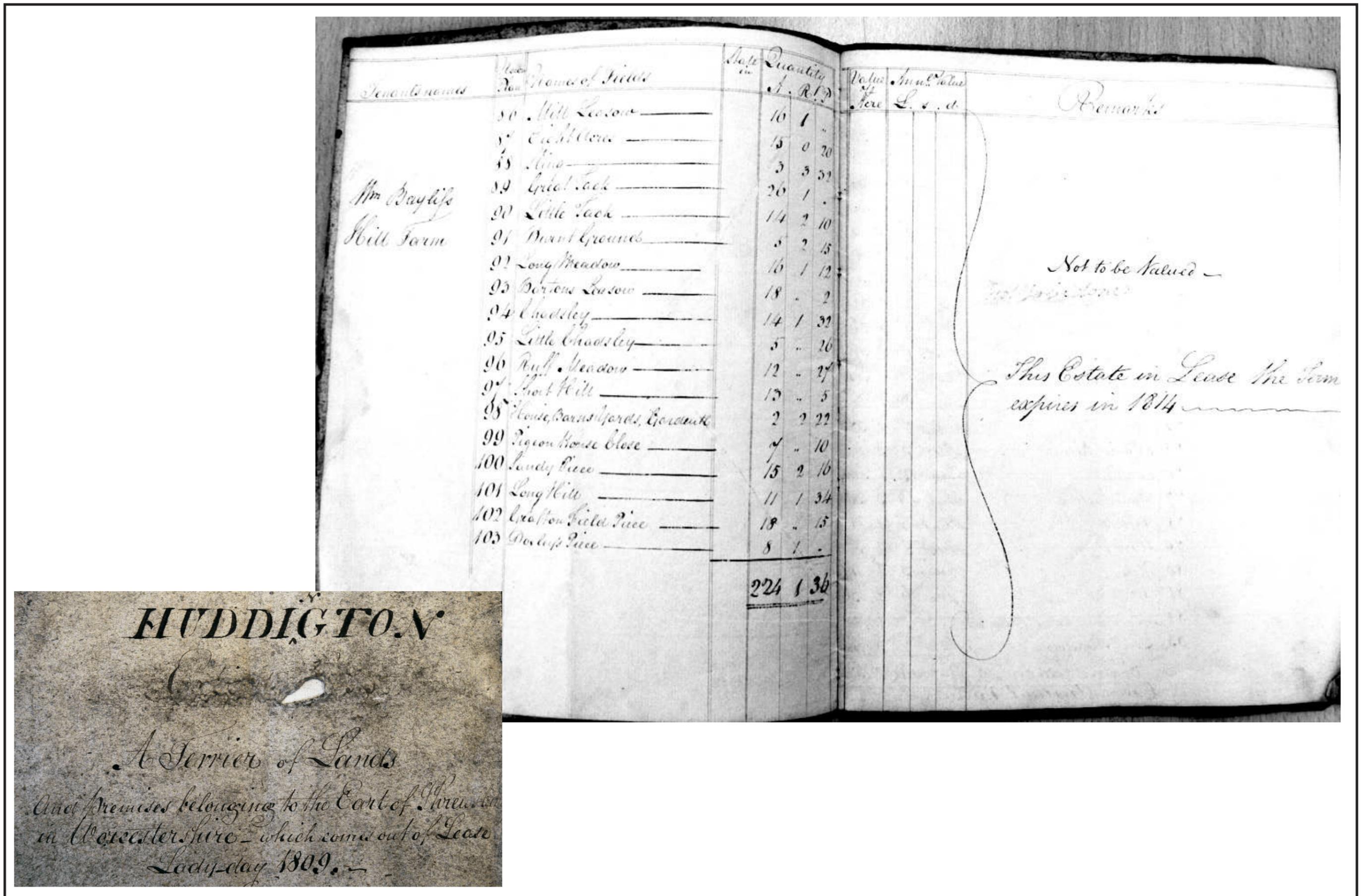


Figure 3: Extracts from an estate terrier of 1809 of the Earl of Shrewsbury's estates, showing Huddington Hill farm lands then tenanted by Mr Bayliss (nb field numbers relate to 1790 survey)

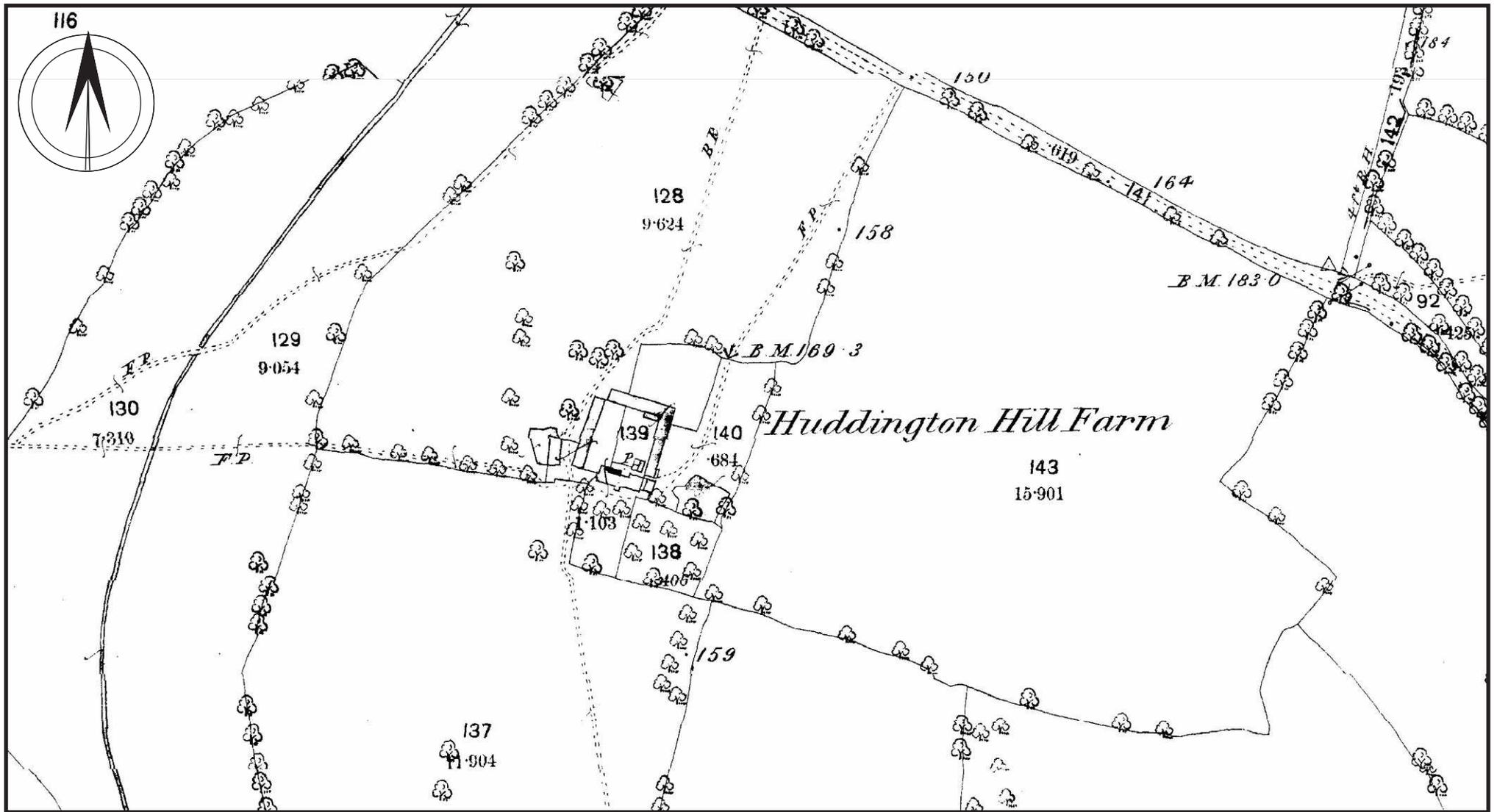


Figure 4: Huddington Hill farm on Ordnance Survey 1884 Mapping

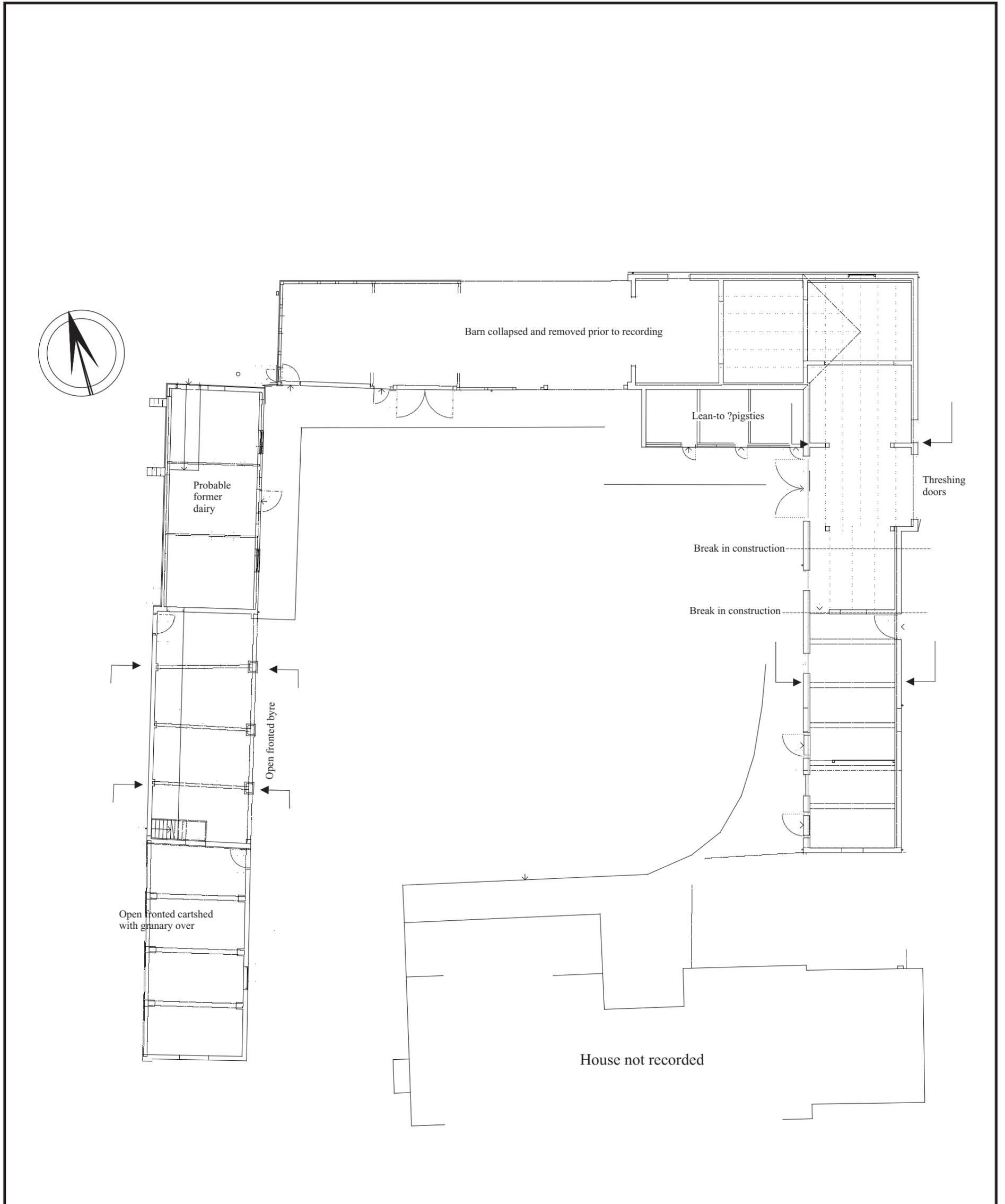


Figure 5: Site Plan



Farmhouse



Eastern range, and remains of northern barn range in foreground

Western range, and remnant of timber framed northern range



Exterior of eastern range



Figure 6: General views of Huddington Hill farmstead



View from SW



View facing S from NE corner of barn



(L) View facing N within stable/
hayloft building (Below R) View
facing south within hayloft



View facing N across former threshing floor of barn



Figure 7: Eastern range of farm buildings