

**Peddimore Hall Barns,
Minworth, West Midlands**

**Historic Building
Research and Recording
2006**

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SUMMARY

In November 2006, Birmingham Archaeology carried out a programme of Historic Building Research and Recording at Peddimore Hall, Minworth, West Midlands (NGR SP 153 937). An identification of the historic fabric of the building was undertaken in order to inform design for a proposed conversion of the farm outbuildings to residential accommodation. The range of barns and outbuildings were phased using pre-existing architects plans, and a full photographic record of the buildings was made. The work done revealed a continuing pattern of development from the 17th-century onwards, with adaptation or addition of buildings at least once in each century. The survey found significant amount of 17th-century fabric surviving as either upstanding remains or as re-used roof timbers. It is proposed that prior to any conversion work, further work be carried out on the timber-framed elements of Buildings 4 & 7, comprising dendrochronological analysis of the timbers and a detailed survey and identification of the 17th-century components to assess the form and extent of the earlier buildings on the site.

PEDDIMORE HALL BARNs, MINWORTH, WEST MIDLANDS

1 INTRODUCTION

In November 2006 Birmingham Archaeology carried out a program of Building Analysis and Recording at Peddimore Hall Barns, Minworth, West Midlands. The work was commissioned by Richard Wallis in advance of conversion to residential accommodation.

This report outlines the results of the assessment, which was carried out in November 2006, and which was prepared in accordance with the Institute of Field Archaeologists *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (IFA 2001).

The assessment conformed to a brief produced by Birmingham City Council's Conservation Group (Appendix 1), and a Written Scheme of Investigation (Birmingham Archaeology 2006) which was approved by the Local Planning Authority prior to implementation in accordance with guidelines laid down in Planning Policy Guidance Note 15 (DoE 1990).

2 SITE LOCATION

The site is located on Peddimore Lane, approximately 1 mile to the northwest of Minworth, West Midlands, and is centred on NGR SP 153 937 (Fig. 1).

3 OBJECTIVES

Specific objectives included:

- The production of a photographic/descriptive record of the farm buildings, their setting, fabric and fixtures and fittings.
- The production of a drawn record, plans and elevations, of the farm buildings including phasing and changes in the fabric.
- The production of a historical narrative using documentary and cartographic sources.
- The analysis and interpretation of the site archive in order to achieve an understanding of the structures, their history and function and to promote local and national research.
- The dissemination and publication of the results.
- The long term conservation of the project archive in appropriate conditions.

4 METHODOLOGY

4.1 Documentary Research

Documentary research was carried out Sutton Coldfield Library Local Studies. Sources consulted included readily available published and unpublished documentary sources including historic maps, illustrations and photographs. Birmingham SMR, the main source for archaeological information in the county, was also consulted.

4.2 Written Record

A written record of each building was compiled in the field on *pro forma* building and room record sheets, noting details of building type, date(s), materials, plan, and elevations. These notes were combined with the results of the documentary research to produce an analytical account of each structure including historical and architectural context.

4.3 Drawn Record

The metric survey results consist of site plan and a phased ground plan based of annotation and amendment of existing architectural drawings. The drawings were produced to a standard equivalent to English Heritage Level 3 as defined in *Understanding Historic Buildings* (2006).

4.4 Photographic Record

The photographic survey comprises both general and detail shots using a 35mm camera with black and white film, supplemented by high-resolution digital photographs. The survey consists of both general external and more detailed internal photographs including fixtures and fittings. Photographs were recorded on *pro forma* register sheets indicating location, scales used, orientation, photographer and date.

5 HISTORICAL BACKGROUND

Peddimore Hall (SMR 01122) was the site of a medieval moated manor house of which only the moat survives (SMR 02250). The site has been referred to as double moated, although this is not entirely accurate as the outer moat is actually comprised of a large fishpond to the northwest of the inner moat, fed by a natural stream which runs around either side of the site. This clever use of topography creates the effect of a double moat. The site is known to have been a manor from 1281, and lies within an area assarted in 1241, as an area reclaimed from wasteland. In 1288 the owners of Peddimore Hall were granted the right to enclose and improve their estates by the Earl of Warwick. It is likely that the construction of the moat dates from this period. In 1361 Peddimore Hall was granted a licence to establish a chapel, which was most likely built on the moated site along with the hall.

The surrounding landscape offers clues as to the agricultural history of Peddimore Hall. Located in the fields surrounding the hall are the remains of ridge and furrow, along with the remains of a wooded enclosure, possibly belonging to the lord of the manor (Ferris 1998).

By the seventeenth century the medieval moated site had been abandoned. The antiquarian William Dugdale visited the site in 1656, and noted that nothing remained of the site but a large moat (Spolton 1977, p6). The site was also visited by Campden in the early seventeenth century, who noted that the area within the moat was level with the ground (Spolton 1977, p6).

Despite the date of c. 1600 given in the VCH (1947), the current Peddimore Hall dates from the later 17th century, and comprises a double-pile brick building with sandstone dressings. The west elevation of the building has a central doorway at ground floor level with an inscription on the pediment reading 'DEUS NOSTER REFUGIM' – 'God is our refuge'. The building is thought to have been built in 1659 by William Wilson of Sutton Coldfield, for William Wood, a prominent royalist and Warden of Sutton Coldfield Corporation in 1662 & 1676 (Spolton 1977, p6).

Re-building on earlier medieval sites appears to have been a feature of the 17th-century around Birmingham with several large houses being added to or re-built in brick, including several which were constructed on medieval moated sites, such as Sheldon Hall and Rectory Hall (Hodder 2004, p157).

William Wood's will of 1685 bequeathed to his wife Anne his 'mansion or dwelling house wherein I now dwell called by the name of Peddimore, together with all barns and edifices, buildings, gardens, orchards and backsides.....together with all those my lands, meadows, pastures and hereditaments.' (Spolton 1977, p6). This is the first evidence for buildings associated with the hall; unfortunately the accompanying inventory, which may have given an indication of the nature of the barns and their function, has been lost.

The earliest cartographic evidence for Peddimore Hall is from a 16th-century map of Minworth, which illustrates 'the lodge of the waste of Arden Hill in Mynworth' (Fig. 2). However, the map does not show either the moat or any associated buildings. The first map to show the associated buildings is the Corn Rent map of 1824 (Fig. 3) which depicts two main ranges built along the north and west sides of a central fold yard, and a smaller group of buildings at the southeast corner. By 1857, when the Poor Rate Valuation Map appeared, a gap on the east side of the complex had been filled so that the fold yard was entirely enclosed except for an entrance at the southwest corner. The O.S. maps of the site (Figs. 4-8) show no significant change to this pattern. A number of small blocks appear to have been added during the course of the 20th century. However, it is unclear whether these were permanent structures or merely temporary lean-tos.

6 BUILDINGS DESCRIPTIONS

6.1 Building 1 (SMR 20453)

Single-storey 19th century stable block (Plate 1). At its east end the building abuts the west wall of Building 2, and appears to have been built as a later extension. The walls are composed of red brick (9¼"x3"x4 3/8") laid in a Flemish stretcher bond. The building has blue brick dressings, with a one-course band three courses from ground level running around the building, and blue brick sills. The interior of the building has two horse boxes, accessed from half-height stable doors on the south elevation (Plate 2). The west horsebox is narrow and lit by a window to the north of centre on the west elevation of the building. The horsebox to the east is much larger and is sub-divided by a east-west timber partition wall. A window central to the north wall of the building allows light to enter via a metal-framed fixed light (Plate 3). The two rooms appear to have originally interconnected, with a blocked up doorway with a timber lintel at the south end of the dividing wall. The floor of both rooms is composed of brick pavers sloping towards drains (Plate 4). The building has a single purlin roof supporting a tile covering. The east room has had joists inserted on top of the walls to form a low ceiling, most likely for insulation.

6.2 Building 2 (SMR 20453)

Two-storey 19th-century cartshed with granary above (Plate 5). Constructed from red brick (8¾"x3¼"x4¼") laid in stretcher bond with occasional headers. The south elevation has two large openings to either side of a central brick pillar with bevelled edges. These have been partially filled in with 20th-century brick (9"x3"x4½") to create a stable block (Plate 6). On the interior at ground floor level the original layout was a large open room for the accommodation of two or more farm vehicles. The room has since been subdivided by half-height walls to form four horse boxes. The central division is composed of painted breeze blocks, whilst those to either side are formed from painted brick. The east and west walls have two evenly spaced piers supporting two substantial wooden beams (9¼"x13¾") which support the joists of the room above. There is a further large beam supported on piers which supports the wall above the openings on the south wall. The piers supporting the

central beam are notched at c.1.7m height (Plate 7). On the south side of the north beam there is a metal hopper leading from the room above (Plate 8). The location of this would suggest that it was positioned above a waiting wagon, and its size would suggest that it was used to distribute grain or feed.

The floor above is reached from a central doorway on the south elevation, it was presumably intended to be reached from the back of a wagon, as it has no staircase. The doorway has a segmental arch composed of headers, with a vertical slit directly above, which has decayed greatly (Plate 9). The eaves above the doorway have a stepped course of stretchers. The interior of the first floor comprises one large room, lit by a segmental-arched, multi-pane metal framed window on the north wall, directly opposite the doorway (Plate 10). There is another window of similar style at the south end of the west wall, which has been partially obscured by the construction of Building 1, with a fully blocked window to the north. The room is open to the roof structure, which is composed of two substantial 19th-century king-post trusses supporting two purlins (Plate 11). The upstairs was latterly in use as a chicken loft, and the floor remains covered in a thick layer of straw, making inspection of the upper side of the hopper impossible.

6.3 Building 3 (SMR 20453)

20th century stable block created by roofing the open space between Buildings 2 & 4 (Plate 12). The south wall is composed of 20th-century (9"x3"x4½") laid in stretcher bond, with a doorway at the west end. The north wall is composed of corrugated metal sheeting with a small window at its top. The interior of the building is painted brick with an inserted half-height partition halfway into the room, creating a horse box (Plate 13). The roof is composed of corrugated iron sheets supported by joists running east-west, resting on planks which have been nailed to the exterior walls of Buildings 2 & 4. Building 3 was surveyed as part of the wider collection of buildings but appears to be of no special interest.

6.4 Building 4 (SMR 20454)

Building 4 is a one-storey 18th-century stable-block with an attic room above (Plate 14). The building is composed of red bricks (8¾"x2¼"x4¼") laid in a variation of English garden wall bond. At ground floor level the southeast corner of the building is covered by a plain render. The roof of the building is covered by red/brown tiles .

At ground floor level the south elevation of the building has a stable doorway at its east end, contained within the patch of render. To the east of this are a set of brick-built tallet steps leading to the first floor (Plate 15). This is built of red brick (8¾"x3¼"x4¼") laid in stretched bond, and decorated with blue brick. The tallet steps are a later addition to the original block, most likely dating to the 19th-century. To the west of the stairway, partially concealed by the rising stair, is an earlier opening, which has been blocked up at the time of the staircases addition, using similar brickwork (Plate 16). The stair leads to central doorway at first floor level. The doorway has a flat concrete lintel, but does not appear to have been inserted into the brickwork, instead it appears to be an original opening with a replaced lintel. Above the doorway the gable has a plain wooden bargeboard. The roof is supported by a single purlin and a timber wall plate, both of which protrude through the gable wall.

The east elevation co-joins the east elevation of Building 7 at its north end. The relationship between Buildings 4 & 7 is unclear, there appears to be a construction break between the two sections, although this may be due to the placement of Building 7 over the remains of an earlier building. At ground level, the building sits on a row of red brick headers, the wall above is laid in an irregular bond. The south end of the elevation at ground floor level is covered by a layer of render, containing a segmental-arched metal-framed, multi-pane window (Plate 17).

The interior of the building at ground floor level consists of a stable room partitioned into two by the addition of a timber partition running north-south through the west portion of the room. The north wall of the room is composed of timber-framing with brick nogging (Plate 18). The wall has been painted obscuring the details. At the east end of the wall is a doorway leading through to Building 7. The sill of the doorway seems to be composed of the sill beam of the timber frame, and the frame of the door is held in place by two large iron straps. The floor of the room is composed of concrete, with a drainage channel at the south end, running out through the east wall. The ceiling has the joists and beams of the floor above exposed.

At first floor level the interior of the building comprises a single attic room. This has been heavily remodelled on the interior, with the addition of an interior skin of breeze blocks to both north and south walls, as well as replaced purlins and rafters. The north wall of the room is timber-framed in its lower portion, continuing the framing of the floor below (Plates 19 & 20). The frame is extant up to tie-beam level. The frame is an end wall of a square-panelled barn, with three posts rising up between two curved braces. The wall-post to the west is still in situ, but that to the east has been removed, leaving the brace hanging from the tie-beam. The posts have been lapped and pegged onto the tie-beam. The infill is brick nogging measuring 9"x2¼".

6.5 Building 5 (SMR 20455)

18th-century stables with dovecote and hayloft above (Plate 21). At ground level the building rests on a row of squared sandstone blocks, of identical character to those which lie at the base of the wall of Building 7 (Plates 22 & 23). This would appear to suggest that Building 5, like Building 7, may have been built on the sandstone footings of an earlier building, most likely a timber-framed barn. The sandstone blocks appear too well shaped for sill stones, and may have been re-used from an earlier medieval building. The remainder of the building is composed of red brick (9"x2½"x4¼") laid in English garden wall bond with blue brick dressings.

The south elevation of the building has a segmental-arched doorway in its western portion leading through to a loose box. To the east of this is a further doorway leading through to a pair of loose boxes, the doorway has been reduced from its original size. Between the two doorways is an unglazed segmental-arched window. To the east of the doorways is a small segmental-arched owl-hole (Plate 24). At first floor level the building has a dovecote built into the south elevation, comprising a set of twenty-four nesting boxes, with a ledge and hood composed of a projecting course of brick headers (Plate 25).

The west end of the south elevation of Building 5 has a clear straight joint running from ground level to a height of c.3m, above which it is roughly keyed into the rest of the elevation (Plate 26). The reason for this is not particularly obvious, it may represent the incorporation of an earlier wall into the fabric of the building, or the re-building of an earlier structure on the site.

The west elevation of the building (Plate 27) has a short window at ground floor level towards its south end. This has a wooden frame and has been roughly inserted into the brickwork. To the north of the window, at various heights, are three wall ties (Plate 28). The presence of additional support to this portion of wall may indicate that the lower portion of the elevation represents an earlier wall incorporated into the structure. At first floor level the elevation has a central doorway, again roughly inserted into the brickwork, leading through to the attic room. Above this the wall is badly finished and in some areas rebuilt, suggesting the building has been re-roofed. The current roof structure is supported on a single purlin, and a timber wall-plate, both of which appear to have been crudely inserted into the wall.

The north elevation of the building is partially obscured at ground level by a low brick-built trough. Above this the wall bears a variety of scars and what appear to be joist holes, none of which have a clear pattern. These most likely date to the buildings shown on the 3rd, 4th and 5th edition O.S. maps (Figs. 6, 7 & 8), which lay directly to the north of Building 5.

The interior of the building at ground floor level is divided between a narrow stable at the west end of the building, and a larger stable, split into two loose boxes at the east end of the building. The interior walls are of painted brick. The western room has a concrete floor, whilst that to the east is floored with brick pavers. The ceiling of both rooms is supported by a substantial timber beam running east-west through the building, supporting the joists of the first floor room (Plate 29).

The first floor room was not fully inspected due to the insecure nature of the doorway. It appears to have been subdivided into two or three separate spaces. The roof structure is a simple 19th-century truss (Plate 30). The interior of the room does not appear to give access to the nesting boxes, which instead appear to resemble those illustrated by Brunskill (1982, p 84), comprising a small recess for the birds to nest in.

6.6 Building 6

20th-century workshop/garage, built as a lean-to onto the east elevation of Building 5 (Plate 31). The walls are composed of red brick (9¼"x3"x4½") laid in stretcher bond, the roof above is corrugated sheets. The south elevation has a large set of double doors to the west of centre, with a window to the east. Both have lintels composed of brick headers. The east elevation of the building has a doorway leading through to the interior. Like Building 3, Building 6 was surveyed as part of the wider group of buildings, but is of no special interest.

6.7 Building 7 (SMR 20454)

Large 18th-century threshing barn, aligned north-south, with the main doors aligned east-west. The building is composed of red brick (9"x2½"x4¼") laid in an irregular bond. Like Building 5 a portion of the barn sits on a row of squared, shaped sandstone blocks, indicative of an earlier, timber-framed building on the site (Plate 32). This is further indicated by the presence of a large amount of timber-framed elements incorporated into the fabric of the building, which appear 17th-century in style.

The east elevation of the building joins the east elevation of Building 4 at its south end (See 6.4 above). At the west end of the building there is a doorway through to the interior. This has been inserted into the brickwork directly below an earlier opening, the position of which is recognisable from a row of headers several courses above the doorway. Directly to the north of the doorway the elevation sits upon a row of shaped sandstone blocks at ground level, which run northwards until the south side of the main doorway (Plate 33). Above this there is a large diamond shaped air-vent seventeen course high, which has been blocked up on the interior (Plate 34). These were originally placed in the walls of barns to allow the air to circulate, preventing the interior from becoming mouldy (Peters 1981, p15). To the north of this there is an inserted narrow window with a tile sill and a timber lintel. To the north of this is an inserted doorway, reached by two brick built steps, with a plain timber frame surround. The insertion of the doorway has partially blocked a smaller diamond-shaped air-vent five courses high, directly to the north of the doorway. A large pair of central doors lie to the north of this, and rise from ground level upwards to the roof (Plate 35). This appears to be the original entrance to the threshing floor. The doorway is supported by brick piers on either side, the upper hinges of the door are supported on original sandstone hinge blocks. The lower hinge blocks have been replaced by brickwork. Directly to the north of the north pier, Building 8 protrudes forward from the main elevation. To the north of Building 8, Building 9 runs east-west. Between the two blocks are a large set of wooden doors leading into Building 7 (Plate 36).

The interior of Building 7 was originally one large open space, reflecting its use as a threshing barn. Room G1 has been bricked off to first floor height, and is accessed via the doorway on the east elevation, and through the ground floor room in Building 4. The function of the room appears to have been for the preparation of feed. The north wall has a small central projecting chimney breast. The south wall of the room is formed from the other side of the timber-frame, which forms the north wall of Building 4 (See Section 6.4 above). The timber-frame tilts backwards at the top of the wall towards the south, the nogging has clearly been built to accommodate this, suggesting that the nogging is a later addition, most likely dating to the 18th-century rebuild of the barn (Plate 37). From G2, the timber-framing is visible above the level of this south room (Plate 38), the west wall-post is joined to the tie-beam by means of a large iron strap (Plate 39).

G2 has been separated from the rest of the barn by a 20th-century timber partition to the north, and the single-storey brick wall to the south. A large amount of the interior is taken up by single-storey 20th-century workshop, the interior of which was not seen. The roof of the room is composed of king-post trusses. The north truss, lying directly above the north partition wall, appears to be an earlier re-used truss, possibly from the earlier timber-framed barn, as it has mortice slots with peg holes on its soffit (Plate 40). The truss has a large central king-post with curved braces tenoned into the tie-beam, but lapped and pegged onto the principal rafters. The south truss is a bodged collection of re-used timbers resting upon the north wall of G1 (Plate 41). Above the trusses, several of the purlins appear to be re-used from an earlier structure.

G3, to the north of G2, represents the original threshing floor of the barn. The east wall still has the large open doorway taking up the entire wall. The west wall, which should originally have mirrored that of the east, has been infilled, with a 19th-century brick wall rising to a mid-height with corrugated metal sheeting above. The north wall is again an insertion, with a brick wall rising to the same height as that to the west, with wooden boarding completing the remainder of the partition above. The truss above the wall appears to have some re-used timber in it, including the king-post, but the principals, which scissor slightly at the top, appear to be machine-cut and most likely later 19th-century date.

To the north of this lies G4. G4 is perhaps the most altered portion of the barn. The east wall has been removed with the addition of Building 8 in the 19th century. The room has been partitioned from those to the north and south and a first floor level added, supported on brick piers of nineteenth century date. The north half of the west wall is composed of timber-framing (Plate 42). It was not possible to conduct a full inspection of the timber-framing, as the exterior of this portion of the elevation was obscured, and the first floor level of G4 was not accessed. However, an earlier inspection of the building (Fentiman 1985) includes a sketch of the exterior of this portion and shows a greatly similar timber-frame pattern to that of the south wall of G1. This may represent another frame of the earlier timber-framed barn, or a portion of another timber-framed building. The roof of this portion of the room again contains large amounts of re-used timber from an earlier timber-framed building (Plate 43).

G5 consists of a small one-storey room, the upper levels of the space appear to be reachable only from G4. The room is formed from the wall of Building 9 to the north, and the inserted 19th-century wall to the south. The west wall was not seen.

6.8 Building 8 (SMR 20454)

19th-century lean-to abutting the east side of Building 7. The walls are composed of red brick laid in an irregular bond. The roof of the building is composed of tiles and slopes downward from the east wall of Building 7. The south elevation has a large set of double doors. The interior of the building is open through to Building 7. The structure appears to

have been added to Building 7 during the 19th century to form extra storage room for farm equipment.

6.9 Building 9 (SMR 20457)

19th-century cowshed (Plate 44). The building is constructed from high-quality red brick laid in Flemish stretcher bond. The doors and windows have two-ring rough segmental arches, and the windows have bullnosed brick sills (Plate 45). The main range of the building runs east-west, and is subdivided into four stables of differing size. A drainage channel runs the length of the building at the south end. The eastern room has a large set of doors on the east elevation, and may also have functioned as a coach-house. A small one-cell block protrudes from the south side of the building at the east end. This appears to have been a tap room to provide water for the animals. The roof of the building is supported on large 19th-century king post trusses (Plate 46). At the west end of the building the roof turns through 90° to join the roof of Building 7.

6.10 Building 10 (SMR 20456)

Building 10 is not really a building, but rather a shed constructed from two parallel walls (Plate 47). These both appear to be of 19th-century character, but are from two distinct structures. The wall to the west was originally much lower, and has been raised to the same level as the east wall by the addition of several courses of modern brick (Plate 48). The supporting piers for the wall are on the interior of the building. The wall appears to have been the east wall of the low building marked on earlier O.S. maps, and from its height was most likely a piggery. The east wall of the building may originally have been a boundary wall to the farmyard. It is supported by piers on its exterior, two of which are 20th-century additions, of the same period as the north wall of the building. The wall has a bricked up opening at its south end, and an inserted window at its north end.

The north and south walls of the building are of 20th-century appearance, and have been added to create a long garage building. The roof is supported by simple timber trusses which lie on the piers of the west wall and the top of the east wall. The roof consists of corrugated metal sheeting.

7 CONCLUSIONS

Peddimore Hall barns show a pattern of development from the 17th century through to the present day with significant additions at least once in each century. There are significant amounts of re-used 17th-century timber contained within Buildings 4 & 7, including two almost intact gable frames of a square-panelled barn and an almost complete roof truss. These elements may be contemporary with the construction of the hall in the later 17th century, and perhaps represent the remains of the first farm buildings to have been erected on this spot. Timber framing was indeed the principal form of construction for farm buildings from the Middle Ages until the end of the 17th century. One extant local example is the Old Barn, Wiggin Hill Lane (SMR 01145), which is situated approximately one mile to the southeast of Peddimore Hall.

That farm buildings contemporary with the brick-built Peddimore Hall may have been constructed of timber is an indication of their lower status. Brick had been in use in Warwickshire from c. 1500, and by the time Peddimore Hall came to be built, was still a material largely associated with houses of substance, and its comparative rarity may have made it a prestigious form of construction. The later 17th-century, then, was a period of transition in which timber was being superseded by brick as the material of choice for the discerning. Regarding lesser structures, like farm buildings and the more lowly dwellings, timber framing lasted into the eighteenth century when it was finally replaced by brick as a material with which to construct walls. Something of this transitional period is reflected in

the barn at Langley Heath Farm (SMR 01075), approximately one mile to the northwest, An early 18th-century brick structure containing a roof structure more usually associated with the 17th century (Hislop 2006).

At Peddimore Hall, an almost complete re-build of the farm buildings probably occurred in the early 18th century, to judge from the thickness of the bricks (Campbell and Saint 2005, 180-1), the construction programme resulting in the raising of Buildings 4, 5 & 7. There does not seem to have been an accompanying phase of building activity in respect of the Hall, but the neighbouring barn at Langley Heath Farm has already been mentioned as a building of this date, and it is not impossible that the erection of these structures was part of a more general rebuilding in this part of the countryside.

Another phase of construction occurred in the early 19th-century with the construction of Buildings 1, 2 & 8. The construction of Building 9 most likely occurred during the third quarter of the 19th-century, the period of 'High Farming' (c.1840-c.1880), which saw increased emphasis on stock rearing accompanied by a corresponding expansion of accommodation for cattle (Wade Martins 1991, 60-64), and later in the century with the addition of Building 9. The buildings continued to evolve in the 20th-century, with the addition of Buildings 3 & 6 and the transformation of earlier fabric into Building 10. The farm buildings at Peddimore Hall are typical of the 18th- and 19th-century agricultural vernacular of the West Midlands with red brick walls, plain tile roofs and segmental arches.

The proposed conversion of the buildings should aim to leave most of the historic material in place. The timber-framed elements are by far the most significant portions of the barns, and as such must be treated appropriately. The actual age of the timber-framed elements is not known. Stylistically they appear to date from the 17th century, but owing to the incomplete nature of the evidence the exact date is difficult to assess. The study of the buildings' history would benefit from a more accurate chronology, which could be achieved through the use of dendrochronology on relevant timbers. A fuller identification and inspection of the various re-used timber elements would also shed more light on the original size and form of the earlier timber-framed buildings on site. Such work has the potential to contribute to filling the gaps in our knowledge of Birmingham's early-post medieval buildings highlighted by Hodder in his appraisal of the subject for the West Midlands Regional Research Framework for Archaeology (Hodder 2003a, 4).

8 ACKNOWLEDGEMENTS

The project was commissioned by Richard Wallis. Thanks are due to Richard Wallis for his co-operation and assistance throughout the project. The fieldwork was carried out by Michael Lobb, who also produced the written report. The illustrations were prepared by Nigel Dodds. The report was edited by Malcolm Hislop who also managed the project for Birmingham Archaeology.

9 SOURCES

9.1 Textual Sources

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9.2 Cartographic Sources

1824 Corn rent map

1857 Poor rate valuation map

1888 Ordnance Survey 1:2500

1903 Ordnance Survey 1:2500

1914 Ordnance Survey 1:2500

1939 Ordnance Survey 1:2500

1964 Ordnance Survey 1:2500

APPENDIX 1

Birmingham City Council Monument List Report

21/12/2006

Number of records: 106

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
Building				
01144	OLD BARN COTTAGE	House	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1669 9309 (MBR: 10m by 10m)
20338	FOX HOLLIES ROAD FOX HOLLIES		House	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire
	Centroid SP 147 944 (MBR:			100m by 100m)
01142	WIGGINS HILL FARMHOUSE	House	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1673 9302 (MBR: 10m by 10m)
Find Spot				
20254	WIGGINS HILL MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16240 93070 (point)
20255	WIGGINS HILL ROMAN POTTERY		Findspot	Sutton New Hall, Birmingham, Sutton SP
	16800 93150 (point)		Coldfield, Warwickshire	
20256	PEDDIMORE HALL FLINT FLAKES		Findspot	Sutton New Hall, Birmingham, Sutton SP
	15690 93810 (point)			
	AND MEDIEVAL POTTERY		Coldfield, Warwickshire	
20314	WISHAW LANE FLINTS AND MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Warwickshire	SP 16090 93780 (point)
20315	WISHAW LANE WORKED FLINT	Findspot	Sutton New Hall, Birmingham, Warwickshire	SP 16020 93580 (point)
20329	WISHAW LANE FLINT	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 15990 93290 (point)
20253	WIGGINS HILL FLINT AND MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16600 93069 (point)
20536	FOX HOLLIES PREHISTORIC WORKED FLINT	Findspot	Fox Hollies, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1479 9431 (MBR: 10m by 10m)
20247	HERMITAGE FARM MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16550 94500 (point)
20333	WIGGINS HILL ROAD FLINT AND		Findspot	Sutton New Hall, Birmingham, Sutton SP
	16400 93200 (point)			
	ROMAN POTTERY		Coldfield, Warwickshire	
20335	WIGGINS HILL ROAD FLINT AND		Findspot	Sutton New Hall, Birmingham, Sutton SP
	16870 93160 (point)			
	ROMAN POTTERY		Coldfield, Warwickshire	

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
20470	GROVE FARM ROMAN POTTERY, Centroid SP 1617 9400 (MBR: FLINT AND HEAT-SHATTERED STONES		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton 10m by 10m)
20534	FOX HOLLIES ROMAN POTTERY Centroid SP 1485 9448 (MBR:		Findspot Coldfield, Warwickshire	Fox Hollies, Birmingham, Sutton 10m by 10m)
20535	FOX HOLLIES MEDIEVAL AND POST-MEDIEVAL POTTERY	Findspot	Fox Hollies, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1500 9445 (MBR: 10m by 10m)
20328	PEDDIMORE LANE MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 15030 92980 (point)
20182	WIGGINS HILL FARM FLINT	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16760 92890 (point)
20006	WIGGINS HILL FARM ROMAN AND Centroid SP 1679 9366 (MBR: MEDIEVAL POTTERY		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton 10m by 10m)
20007	WIGGINS HILL FARM ROMAN AND 16750 93210 (point) MEDIEVAL POTTERY		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP SP 16750 93210 (point)
20008	WIGGINS HILL FARM FLINT	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	
20011	HERMITAGE FARM ROMAN AND Centroid SP 166 943 (MBR: MEDIEVAL POTTERY		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton 100m by 100m)
20167	WALMLEY ASH ROAD MEDIEVAL 14820 92920 (point) POTTERY		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP Sutton New Hall, Birmingham, SP
20168	WALMLEY ASH ROAD MEDIEVAL 14830 92830 (point) POTTERY		Findspot Curdworth, Warwickshire	
20252	WIGGINS HILL MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16980 92880 (point)
20181	WIGGINS HILL FARM MEDIEVAL 16840 92780 (point) POTTERY		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP Fox Hollies, Birmingham, Sutton
20537	FOX HOLLIES PREHISTORIC FLINT Centroid SP 1497 9431 (MBR: AND ROMAN POTTERY		Findspot Coldfield, Warwickshire	
20183	WIGGINS HILL FARM ROMAN & MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16760 92890 (point)
20184	WIGGINS HILL FARM FLINT &	Findspot	Sutton New Hall, Birmingham, Sutton	SP 16690 92890 (point)

20185	MEDIEVAL POTTERY WIGGINS HILL FARM ROMAN & Findspot MEDIEVAL POTTERY	Coldfield, Warwickshire Sutton New Hall, Birmingham, Sutton	SP 16620 92940 (point)
20194	PEDDIMORE HALL ROMAN COIN Centroid SP 153 935 (MBR:	Coldfield, Warwickshire Findspot	Sutton New Hall, Birmingham, Sutton
		Coldfield, Warwickshire	100m by 100m)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
20334	WIGGINS HILL ROAD MEDIEVAL		Findspot	Sutton New Hall, Birmingham, Sutton SP
16410 93120	(point) POTTERY		Coldfield, Warwickshire	
20248	HERMITAGE FARM FLINT AND MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16600 94370 (point)
20180	WIGGINS HILL FARM ROMAN & MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16700 93210 (point)
20575	HERMITAGE FARM MEDIEVAL POTTERY	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1670 9450 (MBR: 10m by 10m)
20696	PEDDIMORE HALL SEAL MATRIX AND STRAP FITTING			SP 15548 93470 (point)
20697	PEDDIMORE HALL ROMAN COIN			SP 15539 93477 (point)
20567	WIGGINS HILL ROAD MEDIEVAL Centroid SP 1687 9316 (MBR: POTTERY		Findspot Coldfield, Warwickshire	Birmingham, West Midlands, Sutton 10m by 10m)
20560	WEBSTER WAY MEDIEVAL POTTERY	Findspot	Birmingham, West Midlands, Sutton Coldfield, Warwickshire	Centroid SP 1473 9351 (MBR: 10m by 10m)
20561	WEBSTER WAY POST-MEDIEVAL Centroid SP 1465 9370 (MBR: POTTERY AND GUN FLINTS		Findspot Coldfield, Warwickshire	Birmingham, West Midlands, Sutton 10m by 10m)
20554	BULLS LANE MEDIEVAL POTTERY Centroid SP 1641 9447 (MBR:		Findspot	Birmingham, West Midlands, Sutton
20553	BULLS LANE MEDIEVAL AND POST-MEDIEVAL POTTERY	Findspot	Coldfield, Warwickshire Birmingham, West Midlands, Sutton	10m by 10m) Centroid SP 1630 9443 (MBR: 10m by 10m)
20547	WIGGINS HILL MEDIEVAL POTTERY	Findspot	Birmingham, West Midlands, Sutton Coldfield, Warwickshire	Centroid SP 1654 9410 (MBR: 10m by 10m)
20546	WIGGINS HILL GUN FLINT	Findspot	Birmingham, West Midlands, Sutton Coldfield, Warwickshire	Centroid SP 1445 9364 (MBR: 10m by 10m)
20538	FOX HOLLIES MEDIEVAL POTTERY Centroid SP 1497 9431 (MBR:		Findspot	Fox Hollies, Birmingham, Sutton
20559	WEBSTER WAY FLINTS	Findspot	Coldfield, Warwickshire Birmingham, West Midlands, Sutton	10m by 10m) Centroid SP 1482 9345 (MBR: 10m by 10m)
20545	WIGGINS HILL ROMAN AND MEDIEVAL POTTERY	Findspot	Birmingham, West Midlands, Sutton Coldfield, Warwickshire	Centroid SP 1445 9364 (MBR: 10m by 10m)
20539	FOX HOLLIES GUN FLINT	Findspot	Fox Hollies, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1478 9415 (MBR: 10m by 10m)
20540	FOX HOLLIES WORKED FLINT	Findspot	Fox Hollies, Birmingham, Sutton	Centroid SP 1489 9413 (MBR:

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
20566	WIGGINS HILL ROAD MEDIEVAL Centroid SP 1640 9320 (MBR: POTTERY		Findspot Coldfield, Warwickshire	Birmingham, West Midlands, Sutton 10m by 10m)
20543	FOX HOLLIES PREHISTORIC WORKED FLINT	Findspot	Birmingham, West Midlands, Sutton Coldfield, Warwickshire	Centroid SP 1508 9424 (MBR: 10m by 10m)
20564	WEBSTER WAY FLINT AND POST-MEDIEVAL POTTERY	Findspot	Aston, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1500 9367 (MBR: 10m by 10m)
20332	WIGGINS HILL ROAD ROMAN AND 16390 93380 (point) MEDIEVAL POTTERY		Findspot Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP
20562	WEBSTER WAY POST-MEDIEVAL Centroid SP 1500 9350 (MBR: POTTERY		Findspot Warwickshire	Aston, Birmingham, Sutton Coldfield, 10m by 10m)
02972	WIGGINS HILL ROMAN COIN HOARD	Findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 166 930 (MBR: 100m by 100m)
Monument				
20195	PEDDIMORE HALL RIDGE & FURROW	Ridge and furrow	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1543 9377 (MBR: 10m by 10m)
20196	PEDDIMORE HALL EARTHWORK		Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1552 9385 (MBR: 10m by 10m)
20660	PEDDIMORE HALL ESTATE BOUNDARY			SP 15558 94111 (point)
20618	PEDDIMORE EVALUATION	Field system, burnt mound	Birmingham, West Midlands, Sutton Coldfield, Warwickshire	Centroid SP 158 931 (MBR: 100m by 100m)
20250	HERMITAGE FARM EARTHWORKS 16650 94260 (point)		Site Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP
20570	FOX HOLLIES CRUCIBLE WALL	Wall, findspot	Fox Hollies, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1473 9438 (MBR: 10m by 10m)
20251	WIGGINS HILL ROMAN AND MEDIEVAL POTTERY	Site, findspot	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 16800 92880 (point)
20013	PEDDIMORE HALL RIDGE AND FURROW	Ridge and furrow	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 153 936 (MBR: 100m by 100m)
01145	THE OLD BARN	Barn	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1669 9309 (MBR: 10m by 10m)
01122	PEDDIMORE HALL, HOUSE	Great house	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1532 9370 (MBR: 10m by 10m)
20005	MINWORTH GREAVES FIELD RIDGE Centroid SP 167 927 (MBR: AND FURROW		Ridge and furrow Warwickshire	Sutton New Hall, Birmingham, 100m by 100m)
01141	WIGGINS HILL QUAKER COTTAGE		Club	Sutton New Hall, Birmingham, Sutton

Centroid SP 1673 9309 (MBR:

Coldfield, Warwickshire

10m by 10m)

MonListRpt

Report generated by HBSMR from exeGesIS SDM Ltd

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Ref	Site Name	Monument Types	Administration Areas/Description	NGR
01128	FORGE FARMHOUSE MINWORTH		Farmhouse	Sutton New Hall, Birmingham, Sutton
	Centroid SP 1539 9283 (MBR:			
02246	WIGGINS HILL EARTHWORKS	Site	Coldfield, Warwickshire	10m by 10m)
			Sutton New Hall, Birmingham, Sutton	Centroid SP 168 933 (MBR:
			Coldfield, Warwickshire	100m by 100m)
20012	HURST GREEN FARM MOAT	Moat	Sutton New Hall, Birmingham, Sutton	Centroid SP 160 929 (MBR:
			Coldfield, Warwickshire	100m by 100m)
20663	WIGGINS HILL HAMLET			SP 16706 93096 (point)
20048	RAMSHURST FARM	Farmhouse	Sutton New Hall, Birmingham	SP 15770 94500 (point)
20049	POOL HALL MOAT	Moat	Sutton New Hall, Birmingham, Sutton	Centroid SP 1677 9425 (MBR:
			Coldfield, Warwickshire	10m by 10m)
02251	HERMITAGE FARM MOAT	Moat	Sutton New Hall, Birmingham, Sutton	Centroid SP 1674 9435 (MBR:
			Coldfield, Warwickshire	10m by 10m)
20262	POOL HALL MOAT	Earthwork	Sutton New Hall, Birmingham, Sutton	SP 16750 94100 (point)
			Coldfield, Warwickshire	
02250	PEDDIMORE HALL MOAT	Moat	Sutton New Hall, Birmingham, Sutton	Centroid SP 153 937 (MBR:
			Coldfield, Warwickshire	100m by 100m)
01075	LANGLEY HEATH FARMHOUSE AND FARM BUILDINGS	Farmhouse, farm building	Sutton New Hall, Birmingham, Sutton	Centroid SP 1470 9451 (MBR:
			Coldfield, Warwickshire	46m by 55m)
02257	WALMLEY ASH ROAD MOAT	Moat	Sutton New Hall, Birmingham, Sutton	Centroid SP 1457 9304 (MBR:
			Coldfield, Warwickshire	10m by 10m)
20323	PEDDIMORE ENCLOSURE	Enclosure	Sutton New Hall, Birmingham, Sutton	SP 15850 93220 (point)
			Coldfield, Warwickshire	
20541	FOX HOLLIES BURNT MOUND	Burnt mound	Fox Hollies, Birmingham, Sutton	Centroid SP 150 941 (MBR:
			Coldfield, Warwickshire	100m by 100m)
20533	WIGGINS HILL FARM BURNT MOUND	Burnt mound	Birmingham, West Midlands, Sutton	Centroid SP 1607 9283 (MBR:
			Coldfield, Warwickshire	10m by 10m)
20478	YEW TREE COTTAGE BANK AND		Boundary bank, boundary ditch	Sutton New Hall, Birmingham, Sutton
	Centroid SP 1617 9448 (MBR:			
	DITCH BOUNDARY		Coldfield, Warwickshire	10m by 10m)
20458	HURST GREEN FARM	Outbuilding	Sutton New Hall, Birmingham, Sutton	Centroid SP 1581 9278 (MBR:
	OUTBUILDING		Coldfield, Warwickshire	10m by 10m)
20457	PEDDIMORE HALL FARM BUILDING		Outbuilding	Sutton New Hall, Birmingham, Sutton
	Centroid SP 1524 9368 (MBR:			
			Coldfield, Warwickshire	76m by 59m)
20456	PEDDIMORE HALL FARM BUILDING		Outbuilding	Sutton New Hall, Birmingham, Sutton
	Centroid SP 1526 9368 (MBR:			
			Coldfield, Warwickshire	10m by 10m)
20455	PEDDIMORE HALL FARM BUILDING		Outbuilding	Sutton New Hall, Birmingham, Sutton
	Centroid SP 1527 9369 (MBR:			

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
20454	PEDDIMORE HALL FARM BUILDING Centroid SP 1525 9368 (MBR:		Outbuilding Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton 10m by 10m)
20453	PEDDIMORE HALL FARM BUILDING Centroid SP 1524 9367 (MBR:		Stable Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton 10m by 10m)
20452	WIGGINS HILL ROAD BRIDGE	Canal bridge	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1676 9272 (MBR: 10m by 10m)
20444	FOX HOLLIES RIDGE AND FURROW	Ridge and furrow, marl pit	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1468 9394 (MBR: 10m by 10m)
20260	RAMSHURST FARM EARTHWORK 15770 94500 (point)		Earthwork Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP SP 15650 92790 (point)
20324	HURST GREEN ROAD RIDGE AND FURROW		Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Centroid SP 1485 9382 (MBR: 10m by 10m)
20563	WEBSTER WAY MEDIEVAL POTTERY		Aston, Birmingham, Sutton Coldfield, Warwickshire	SP 14890 93930 (point)
20322	FOX HOLLIES EARTHWORKS		Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 14900 94010 (point)
20321	FOX HOLLIES RIDGE AND FURROW		Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 14730 94040 (point)
20320	SUMMER HOUSE PLANTATION		Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 14570 94240 (point)
20319	FOX HOLLIES EARTHWORKS		Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 15950 92850 (point)
20317	HURST GREEN FARM EARTHWORKS		Sutton New Hall, Birmingham, Warwickshire	SP 15940 92880 (point)
20316	HURST GREEN FARM EARTHWORKS		Sutton New Hall, Birmingham, Warwickshire	SP 15790 94220 (point)
20311	MANOR HOUSE FARM EARTHWORKS	Field system	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP
20263	RAMSHURST FARM EARTHWORK 15684 94252 (point)		Earthwork Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP
20261	POOL HALL RIDGE AND FURROW 16650 94120 (point)		Earthwork Coldfield, Warwickshire	Sutton New Hall, Birmingham, Sutton SP
20258	BULLS LANE	Earthwork	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 15618 94542 (point)
20257	FOX COVERT EARTHWORKS	Earthwork	Sutton New Hall, Birmingham, Sutton Coldfield, Warwickshire	SP 15350 94480 (point)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
01143	WIGGINS HILL FARM DOVECOTE		Dovecote	Sutton New Hall, Birmingham, Sutton
	Centroid SP 1673 9299 (MBR: & STABLE		Coldfield, Warwickshire	10m by 10m)

APPENDIX 2



Site: Farm Buildings at Peddimore Hall, Peddimore Lane, Sutton Coldfield
Planning Application Ref: Pre-application
Grid Ref: SP 1524 9368
Ref: MBM 2107
Date: 18th October 2006

Conservation Group Contact: Andrew Rudge, Senior Conservation Officer
Direct Line: 0121 464 2138
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BRIEF FOR ARCHAEOLOGICAL / HISTORIC BUILDING RESEARCH AND RECORDING

1.0 Introduction

The following brief is for the structural, fabric and historical recording and analysis of a complex of agricultural buildings associated with Peddimore Hall, Peddimore Lane, Sutton Coldfield. The work is to be undertaken in advance of determination of a planning application, but it is recommended that it be undertaken before submission of the application so that it can inform design proposals and be submitted to accompany the application. Birmingham City Council's Conservation Group has prepared the brief, and it is a requirement that a written scheme of investigation (WSI) should be prepared to match the brief. This should be prepared for the applicant by a professional archaeologist/historic buildings specialist/ organisation.

It is strongly advised that all contractors visit the site before completing their specification, as there may be implications and requirements for accurately costing the project.

2.0 Site Location and Description

Peddimore Hall is Statutory Listed at Grade II, while the associated complex of agricultural buildings, which are the subject of this brief, are listed grade B on the Local List of Buildings of Architectural or Historic Interest. The site of Peddimore Hall and its surrounds, to the west and east, are also designated as a Scheduled Ancient Monument (Mon Number 30031).

The site is located within green belt land to the south-east of the historic town of Sutton Coldfield (which now lies within the northern city limits of Birmingham). Peddimore Hall is a two-story double-pile building in brick with sand stone dressings, and is believed to date to the late 17th century (c.1660-70). The hall building lies within a rectangular enclosure formed by a double moat. To the immediate west of the Hall is a range of agricultural buildings arranged around a courtyard. It is the associated farm buildings that are the subject of the brief.

 **Birmingham City Council**

The farm buildings are mainly brick-built. A barn forming the west side of a courtyard appears to be the oldest surviving part of the complex: the width of its bricks suggests an 18th or possibly 17th century date; it has substantial timber roof trusses; one of its internal walls is timber-framed; and its east wall rests on stone footings. The remaining structures are brick buildings probably of 19th century date, some more recent brick buildings, metal canopies and a metal storage building.

3.0 Planning Background

3.1 This brief for Historic Building Research and **Recording** has been prepared by Birmingham City Council's Conservation Group. A planning application for the redevelopment of the farm buildings and conversion into residential units is to be submitted to Birmingham City Council (Local Planning Authority). This brief has been produced to guide research and analysis which will inform the proposed design and the decision making process in accordance with *Planning Policy Guidance Note 15: Planning and the Historic Environment*, *Planning Policy Guidance Note 16: Archaeology and Planning* (DoE, 1990), and Birmingham City Council's *Conservation Strategy* and *Archaeology Strategy*, both of which have been adopted as supplementary planning guidance.

***Where substantially revised or new plans are proposed the brief may change.**

3.2 It is recommended that the applicant submit a *written scheme of investigation* (prepared on behalf of the applicant by a recognised archaeological or historic building contractor) to the *City Conservation Group* prior to works commencing. This should be done to ensure that an appropriate level and standard of work is achieved in order to meet the requirements of the *Local Planning Authority*. The *written scheme of investigation* (WSI) should include details of the number and qualification of staff provided for the project (including provision for specialist staff) and the project timetable. It is recommended that the *Local Planning Authority* approve the WSI, in writing, before work on site is undertaken.

4.0 Aims and Objectives

4.1 The principle aims and objectives of this project are:

- The production of a photographic/ descriptive record of the farm buildings, their setting, fabric and fixtures and fittings.
- The production of a drawn record, plans and elevations, of the farm buildings (existing plans and elevations, where available, and appropriate, should be used and adapted to add relevant information i.e. details, phasing, changes in fabric).
- The production of a historical narrative, using documentary and cartographic sources. This should research the historical and architectural development, and age, of the farm buildings and put them in their wider context.



- The analysis and interpretation of the site archive in order to achieve an understanding of the structures, their history and function and to promote local and national research.
- The dissemination and publication of the results.
- The long-term conservation of the project archive in appropriate conditions.

Note: The stated aims and objectives should be clearly tied into the WSI product outputs

5.0 Research Questions

The WSI should be informed by appropriate research questions. The questions should focus the output of the WSI (recording/analysis) on the development of a fuller understanding of the role and function of the building

These should include:

- What is the development history of the farm buildings complex and their relationship to Peddimore Hall, and
- How does the development of this site relate to that of farms in the local area – reference should be made to the relevant part of the West Midlands Regional Research Framework for Archaeology

6.0 Documentary Research and Fieldwork

Site Related Methodology

6.1 The following works should take place:

6.1.1 Documentary research should be undertaken. Sources referred to should include; written, cartographic, illustrative and photographic records. It is anticipated that originals or copies of most of the relevant sources will be available in Local Studies in Sutton Coldfield Library. The attached note gives guidance on sources.

6.1.2 A **drawn record** should be produced. This should make use of all existing measured plans and elevations, and be undertaken to level 3 of English Heritage's *Understanding Historic Buildings*. It should include all appropriate sections, floor plans, elevations and existing contextual details necessary to interpret and record the historical development of the site and its buildings. Where existing plans, elevations and sections are used as a base for recording, survey data must be checked for its accuracy and its fitness for the purpose of recording and phasing the structures on site, and for supporting detailed annotation.



6.1.3 A full photographic record should be produced consisting of archive quality black and white prints together with negatives and supplemented by colour slides or colour digital photography. This should include general external coverage and more detailed internal coverage, both of the structure and its fixtures and fittings. A photographic scale should be included in the case of detailed photographs along with photo board.

6.1.4 The photographic record should be accompanied by a photographic register detailing (as a minimum) location and direction of shot; and where possible the photographic record should be tied into the drawn record. Particular attention should be paid to any internal fixtures and fittings.

General Methodology

6.2 The archaeological / historic building contractor must liaise with the relevant owner/ building contractor(s) to ensure full and safe access.

6.3 As far as possible the archaeological / historic building contractor should record the location, extent, date, nature, character and relationships of any archaeological/architectural evidence revealed.

6.4 Appropriate written, drawn (including OS datum points) and photographic records should be made on site, accountable to the time and conditions.

6.5 The archaeological/ historic building contractor will inform Birmingham City Council Conservation Group of the start date and progress of work, so that provision can be made for monitoring. The contractor will also inform the Conservation Group when fieldwork finishes.

6.6 The archaeological / historic building contractor must work in accordance with the relevant *Standards and Guidance* issued by the Institute of Field Archaeologists (IFA), and follow the IFA *Code of Conduct* and *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

6.7 All current Health and Safety legislation must be followed on site- this may include undertaking a site-specific risk assessment.

6.8 The contractor should ensure that any potential hazards/ services are identified and damage to these or dangerous practice is avoid.

7.0 Post-Fieldwork

7.1 Following completion of fieldwork an A4 page summary of results should be submitted to the City Conservation Group within 5 working days.



7.2 A detailed report will be required to accompany a planning application for the sites. The report should describe the nature of the fieldwork undertaken, the circumstance and conditions under which it occurred and the results that were obtained. Included in this format should be:

- A site location plan at an appropriate scale
- Details of the organisation and personnel involved
- The date of works
- A site centred national grid reference
- A concise summary of the results, addressing the aims and objectives and research questions described above
- Specialist assessment reports where applicable
- A summary of the archive contents
- A copy of this brief and written scheme of investigation as appendices

***The report will be publicly accessible as part of the Birmingham Sites and Monuments Record within 6 months of receipt.**

7.3 Two hard copies of the archive report and a copy in pdf format should be submitted to the City Conservation Group.

7.4 A summary report must be submitted to *West Midlands Archaeology*.

7.5 Provision should be made for the assembly of a site archive that should be prepared and deposited with a relevant repository. The archive will need to conform to relevant national standards, and the standards for deposition set out by the receiving repository.

7.6 The archive should be completed in accordance with MAP 2 (EH 1991), and the production of the archive and format of storage should also accord with the UK Institute for Conservation guidelines. The archive should be deposited with the relevant body 6 month after the completion of the archive report, unless otherwise agreed in consultation with the City Conservation Group/ Curator.

8.0 Academic Publications and Public Product

The results of this project may merit wider dissemination by publication in a suitable place, such as an academic report in a local or national journal, and/or on a web page(s). The most appropriate option should be agreed with the City Conservation Group on completion of the archive report. A contingency should therefore be made, and included in the WSI, for publication.

9.0 Personnel

Suitably experienced and qualified professionals, with specialist expertise in their area of competence, should carry out each aspect of the work. The names and titles of the



Project Manager and all staff should be listed with a précis of their relevant and recent experience.

The Project Manager and key personnel must be individual members of the Institute of Field Archaeologists. It would be preferable for the professional organisation to be a Registered Archaeological Organisation with the Institute of Field Archaeologists.

10.0 Monitoring

The appropriate City Conservation Officer will monitor the fieldwork exercise as necessary and practicable. This will require written (includes emailed) notification of the start date 1 week in advance so that adequate field monitoring can be arranged. Key monitoring points should be agreed with the City Conservation Group and Birmingham City Council before the start of fieldwork. The anticipated monitoring points will be the following:

- Approval of Written Scheme of Investigation (WSI)
- Fieldwork and recording
- Results of finished building survey/recording, photographic prints
- Archive report
- Deposition of archive
- Up-dated project design for academic/ public publication (if required)
- Draft academic report
- Popular public product/publication

As part of the monitoring process a time table should be incorporated into the WSI, including:

- Expected start date and date of completion of the fieldwork.
- The date by which the archive report will be completed.
- The date by which the archive and finds will be deposited with the relevant body. This should be within 6 months of the completion of the final archive report.
- The date by which the academic and or public product will be completed.

11.0 OASIS (the online index of archaeological data)

On completion of the project the contractor must complete the obligatory fields of the OASIS form and submit an electronic version of the report to OASIS (<http://ads.ahds.ac.uk/oasis>)

BRIEF FOR ARCHAEOLOGICAL / HISTORIC BUILDING RECORDING

For:
Peddimore Hall farm buildings
19th October 2006

End of FAX

APPENDIX 3

Written Scheme of Investigation for Historic Building Research and Recording at Peddimore Hall, Sutton Coldfield

1.0 Introduction

This written scheme of investigation describes a programme of archaeological recording work to be undertaken on farm buildings adjacent to Peddimore Hall, Sutton Coldfield, Birmingham. Peddimore Hall is a grade II listed, late 17th-century building within a moat. The associated farm buildings are listed grade B on the Local List of Buildings of Architectural or Historic Interest, and the site and its environs are scheduled as an ancient monument. The recording work is being carried out in advance of a planning application for the redevelopment of the farm buildings and conversion into residential units, and the results will inform the proposed design of the scheme and assist the decision making process when the application is submitted. This written scheme of investigation has been based on a brief issued by Birmingham City Council dated 18 October 2006, and all work will be done in accordance with the brief.

2.0 Site Location

Peddimore Hall is located on Peddimore Lane, approximately 1½ miles to the southeast of Sutton Coldfield, Birmingham (NGR SP 153937). The farm buildings lie to the west of the hall arranged in around a rectangular farmyard.

3.0 Objectives

- The production of a photographic/descriptive record of the farm buildings, their setting, fabric and fixtures and fittings.
- The production of a drawn record, plans and elevations, of the farm buildings including phasing and changes in the fabric.
- The production of a historical narrative using documentary and cartographic sources.
- The analysis and interpretation of the site archive in order to achieve an understanding of the structures, their history and function and to promote local and national research.
- The dissemination and publication of the results.
- The long term conservation of the project archive in appropriate conditions.

Research questions include:

- What is the development history of the farm buildings?
- How do they relate to Peddimore Hall?
- How does the development of the site relate to that of farms in the locality?
-

4.0 Methods

Documentary Research

A search of readily available published and unpublished documentary sources including historic maps, illustrations and photographs, will be carried out in Sutton Coldfield Library Local Studies and/or Birmingham Central Library Local Studies. The results of the research will be used to inform the approach to the recording work, and if appropriate to refine the research questions.

Drawn Record

A measured survey will be made, based on annotation and amendment of existing architectural drawings, to a standard equivalent to English Heritage Level 3 as defined in *Understanding Historic Buildings* (2006). The drawings will include a site plan, ground plan, elevations and sections.

Photographic Record

The photographic survey will be carried out with a 35mm camera using black and white film and a photographic scale, and will be supplemented by colour digital coverage. The survey will consist of both general external and more detailed internal photographs including fixtures and fittings. Photographs will be recorded on *pro forma* register sheets indicating location, scales used, orientation, photographer and date.

5.0 Staffing and Standards

The project will be managed for Birmingham Archaeology by Malcolm Hislop, BA, PhD, MIFA, and the principal fieldworker will be Michael Lobb, BA, MA, both buildings archaeology specialists. All staff will be suitably qualified and experienced for their roles in the project.

As part of the Archaeology and Heritage Division of the University of Birmingham, Birmingham Archaeology is a Registered Organisation of the Institute of Field Archaeologists. The work will be carried out in accordance with IFA's *Code of Conduct* and with IFA advice on archaeological building recording (IFA 2001).

Birmingham Archaeology conforms to all current Health and Safety legislation. A site specific risk assessment will be undertaken prior to the commencement of fieldwork.

6.0 Timetable

The proposed timetable is as follows:

13 November Begin fieldwork (duration approx. 3 days)

24 November Complete archive report

16 February Complete publication

11 May Deposit archive with relevant body

7.0 Reporting

The results of the project will be presented in a report containing the following information:

- Non-technical summary
- Introduction
- Site location
- Objectives
- Methods
- Historical background
- Analytical building description
- Conclusions
- Acknowledgements
- References
- Appropriate illustrations
- Summary of the archive contents
- Copy of the brief and written scheme of investigation as appendices

In addition, a summary report will be submitted for publication in *West Midlands Archaeology*, and, depending on the significance of the results of the project, a more detailed report will be prepared for publication in an appropriate journal.

On completion of the project the obligatory fields of the OASIS form will be completed and an electronic version of the report will be submitted to OASIS.

8.0 Archiving

The archive will be prepared in accordance with MAP 2 (English Heritage 1991, Appendix 3), and the preparation of the archive and storage format will accord with the UK Institute for Conservation guidelines. The archive will be stored temporarily at the University of Birmingham until final deposition within 6 months of completion of the project.

Birmingham Archaeology
November 2006

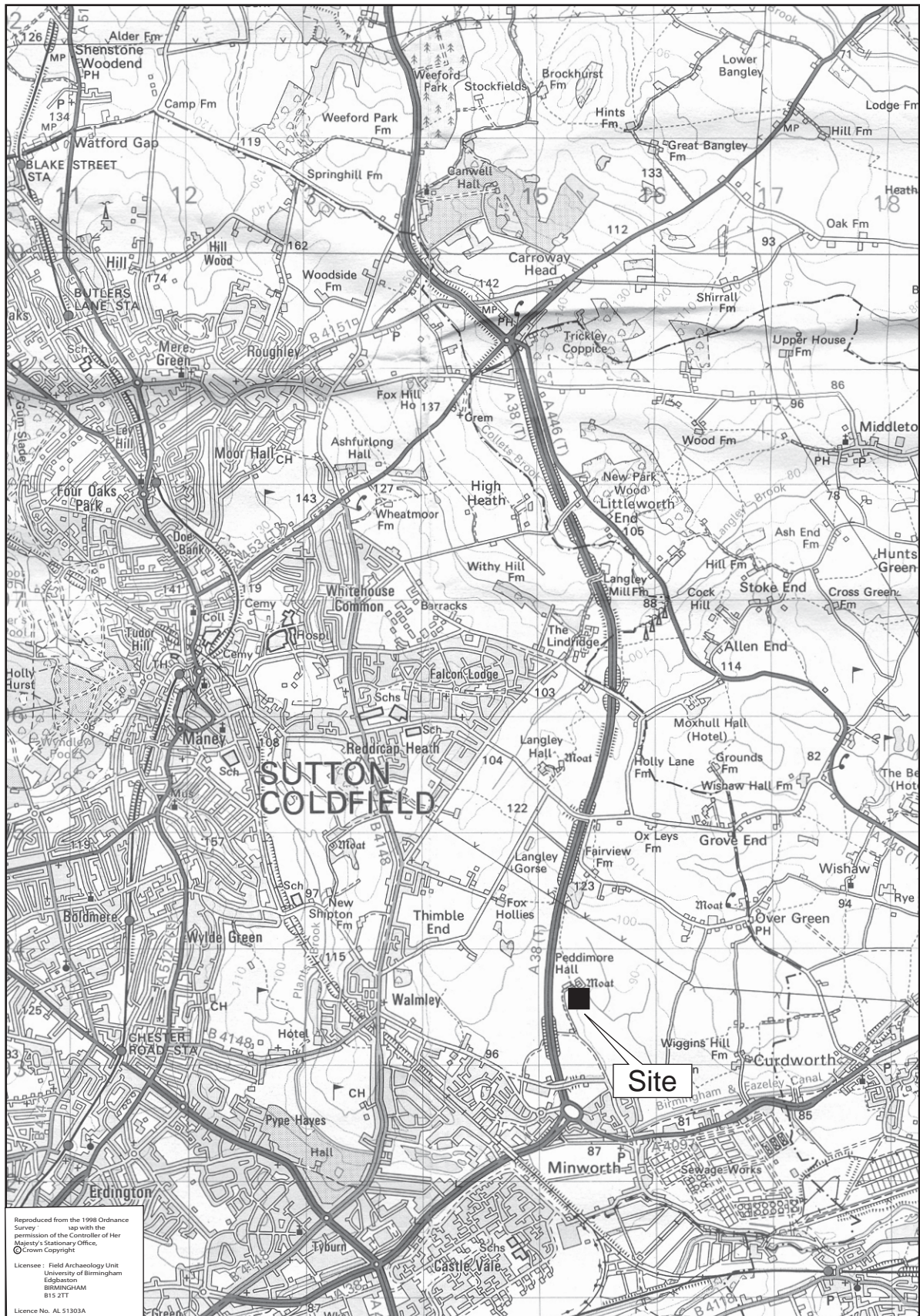


Fig.1

16th Century

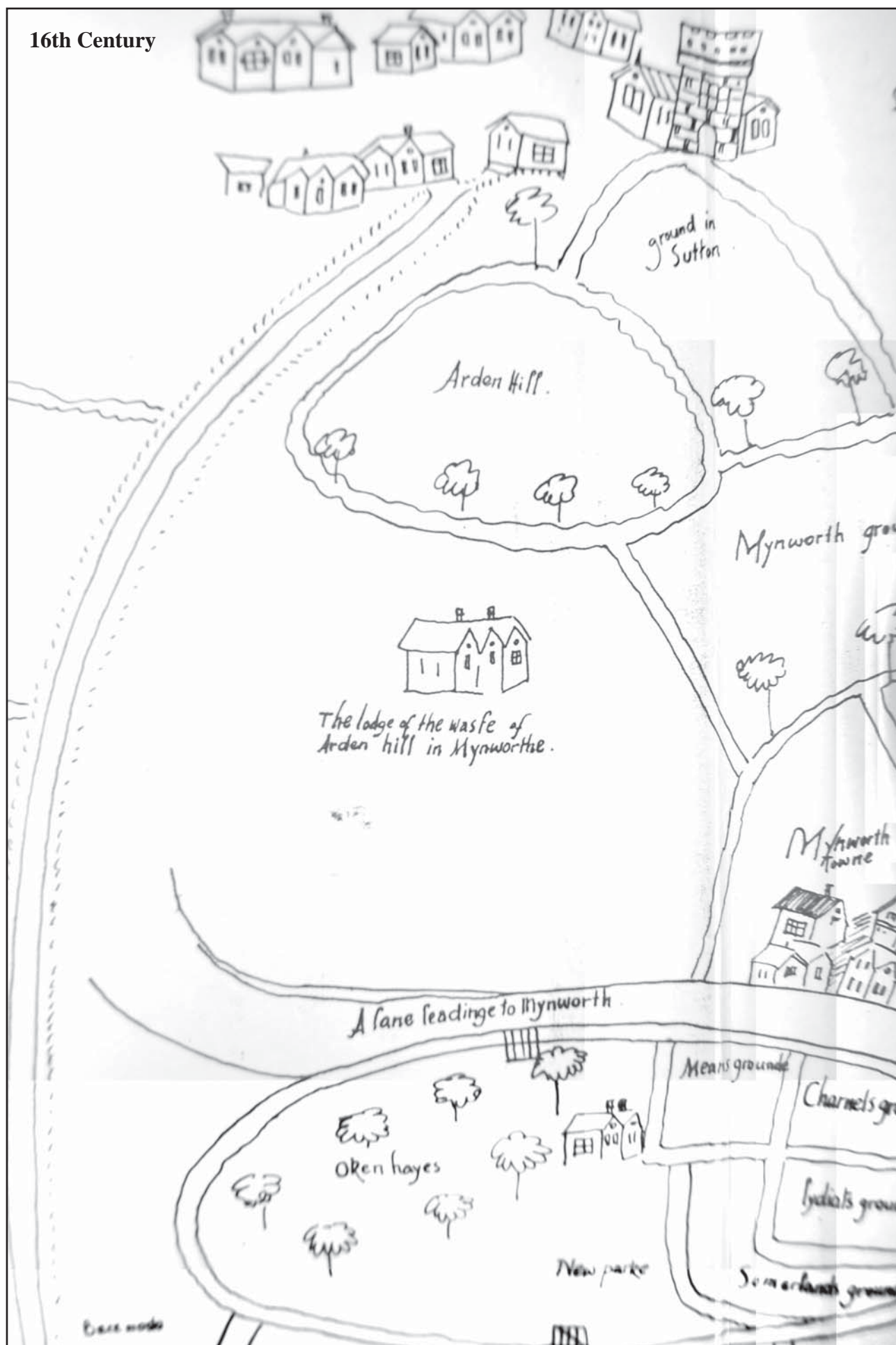
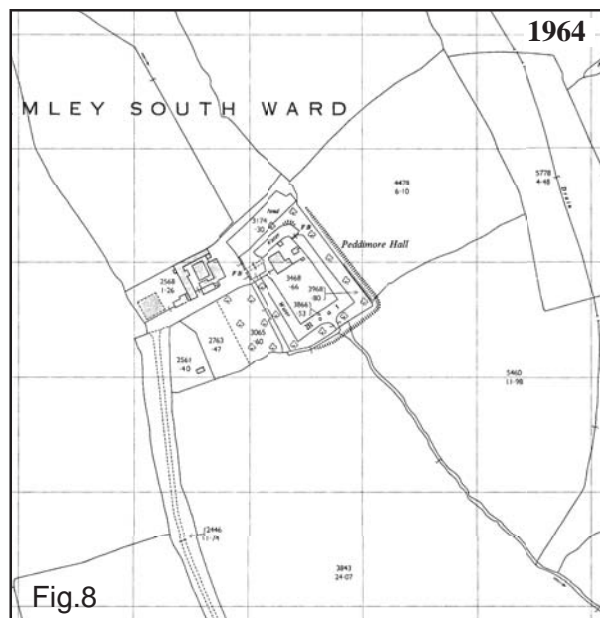
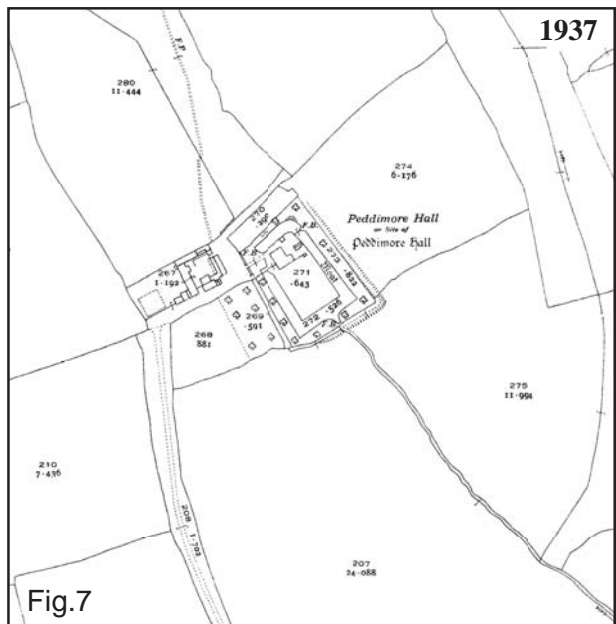
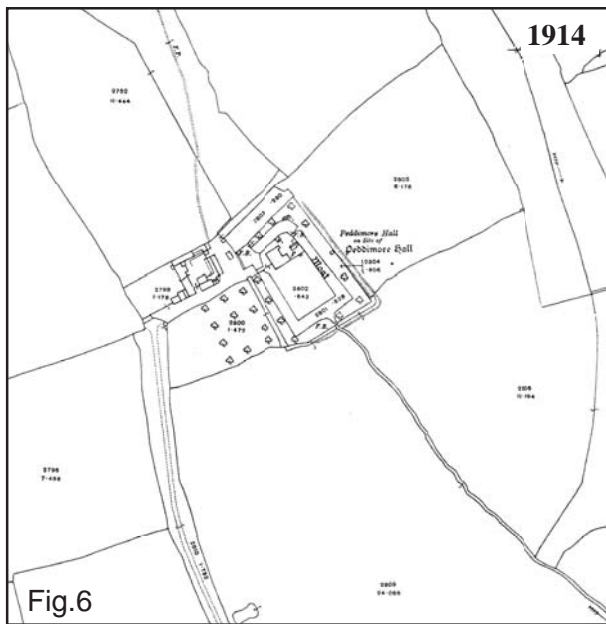
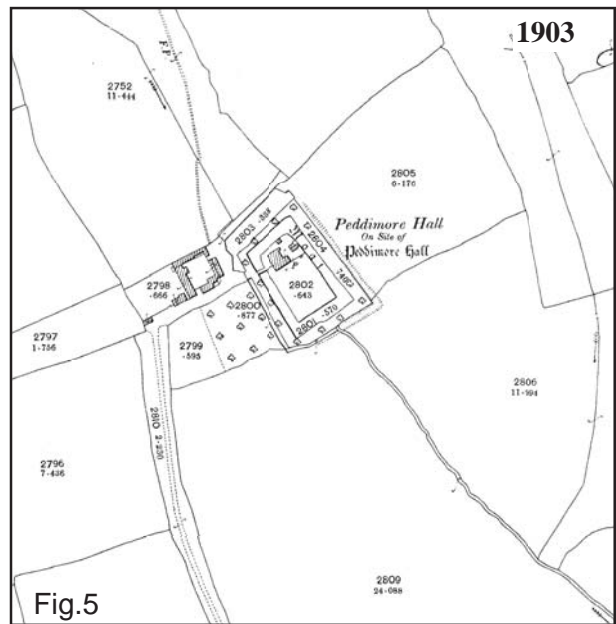
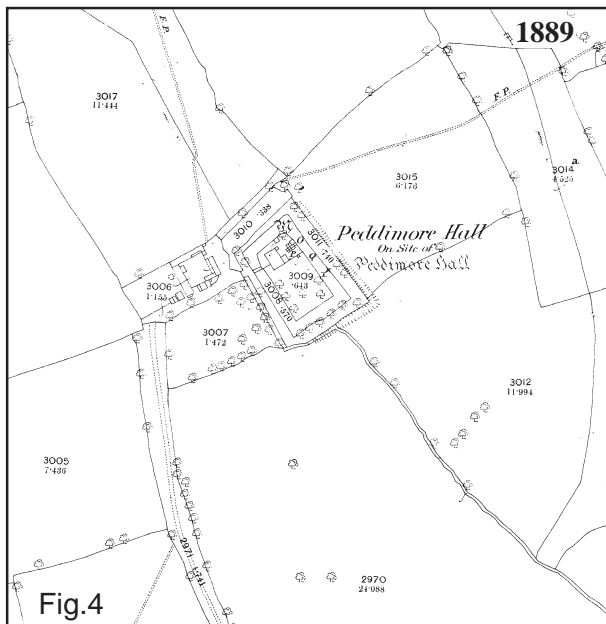


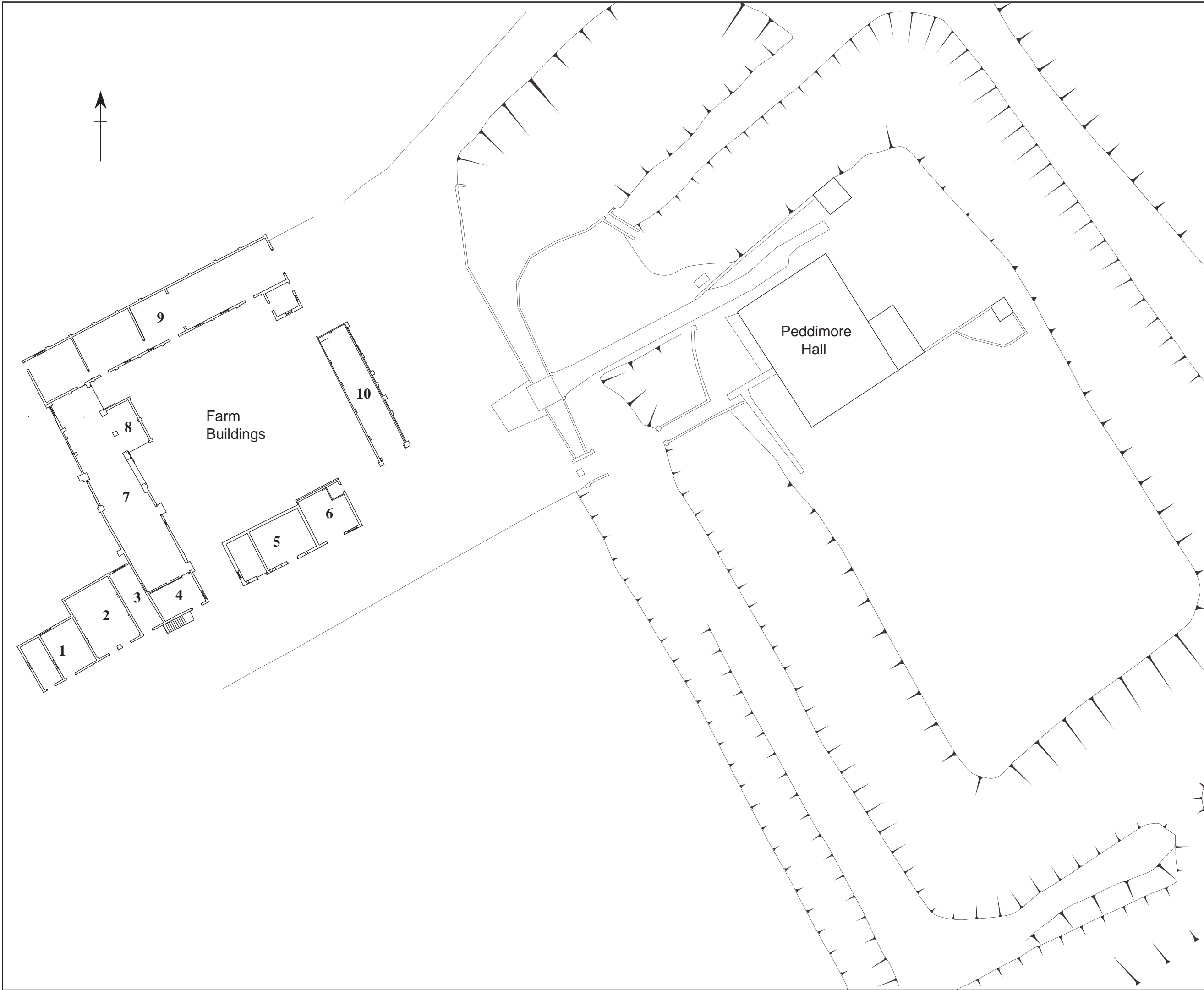
Fig.2

1824



Fig.3





NOTES

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ALL MEASUREMENTS TO BE CHECKED ON SITE

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Feet
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Scale = 1 : 400

job

P.N. 1523
Peddimore Hall Barns
Historic Building Recording

client

Richard Wallis

title

Site Plan

Fig no.

9

scale

1/400

date

Nov 2006

birmingham archaeology

Edgbaston, Birmingham, B15 2TT
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THE UNIVERSITY OF BIRMINGHAM

Institute of Field Archaeologists

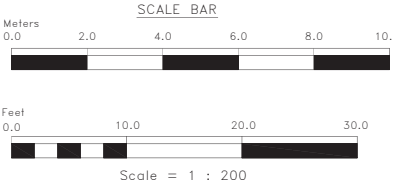


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- 18th Century
- Mid 19th Century
- Mid 19th Century
- Late 19th Century
- 20th Century



job P.N. 1523
Peddimore Hall Barns
Historic Building Recording

client
Richard Wallis

title
Phase Ground Floor Plan

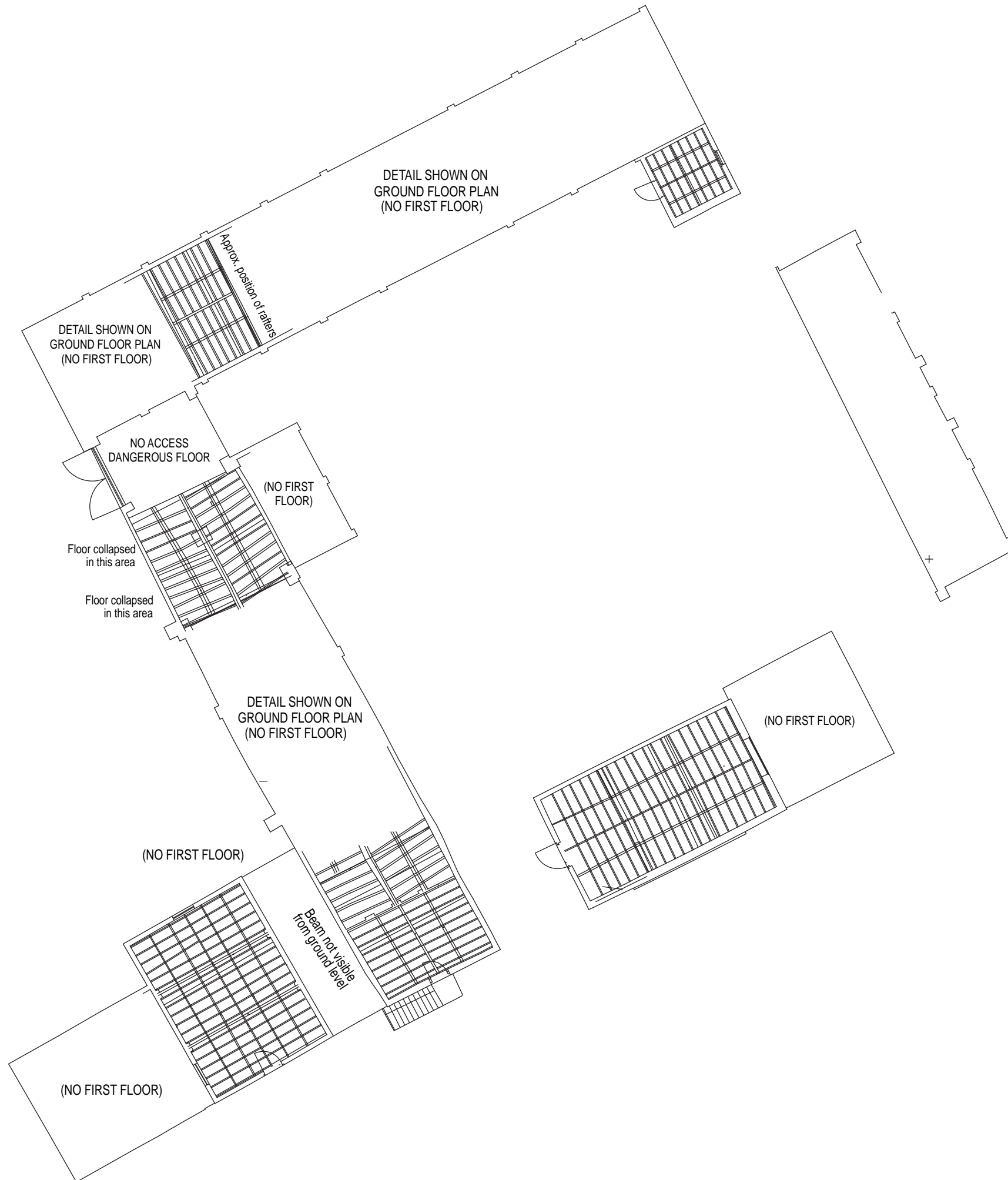
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Nov 2006

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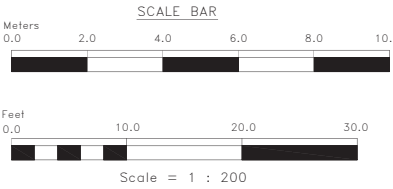
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job P.N. 1523
Peddimore Hall Barns
Historic Building Recording

client
Richard Wallis

title Phase First Floor Plan Fig no. 11

scale 1/200 date Nov 2006

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North Elevation

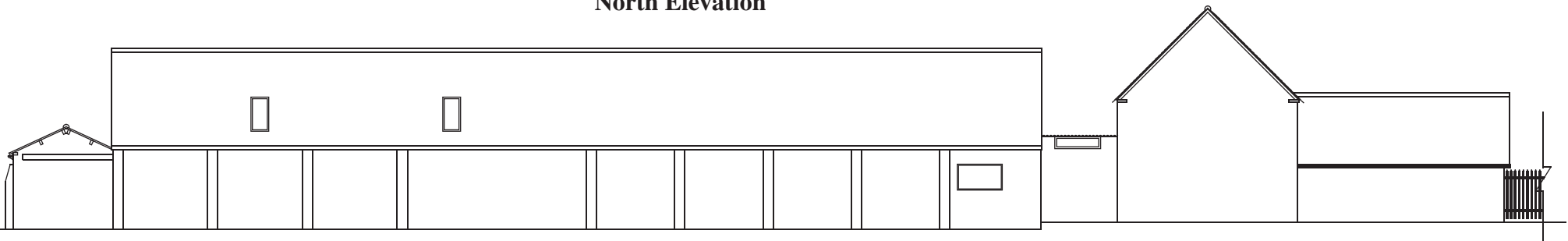


Fig.12

South Elevation

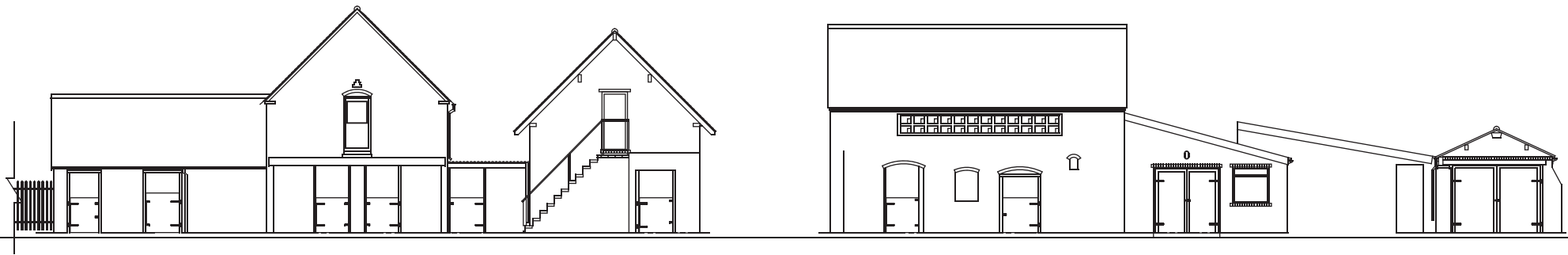


Fig.13

East Elevation

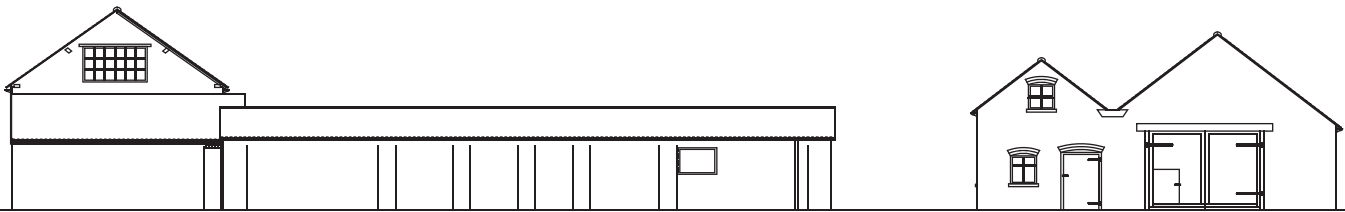


Fig.14

West Elevation

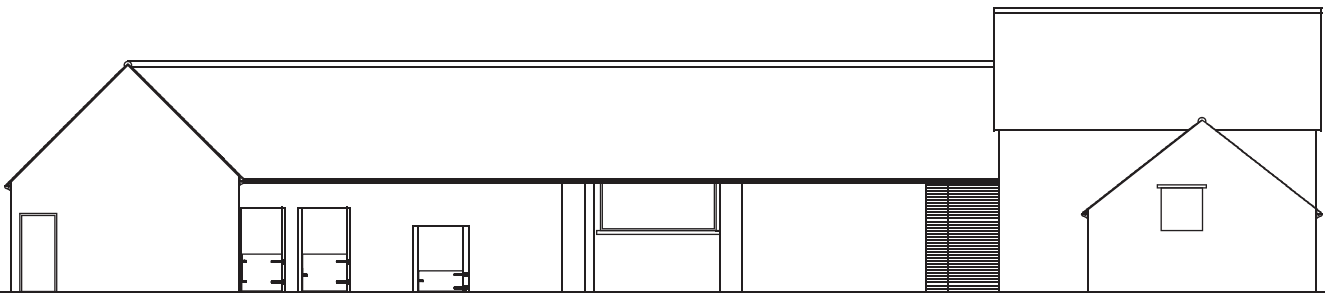


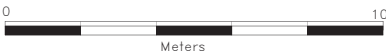
Fig.15

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job P.N. 1523
Peddimore Hall Barns
Historic Building Recording

client
Richard Wallis

title Elevations Fig no. 12 – 15

scale 1/200 date Nov 2006

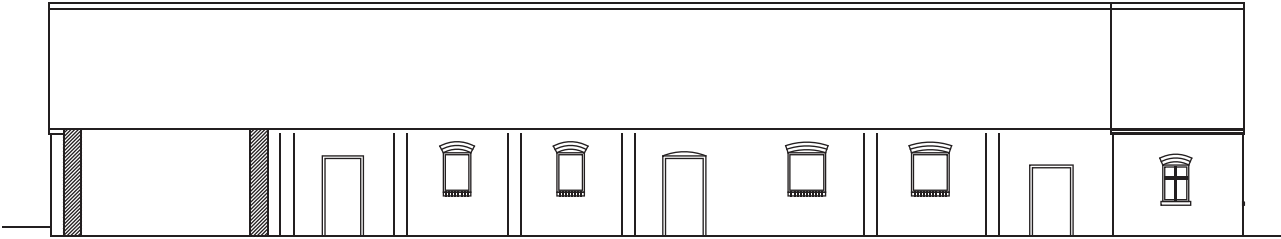
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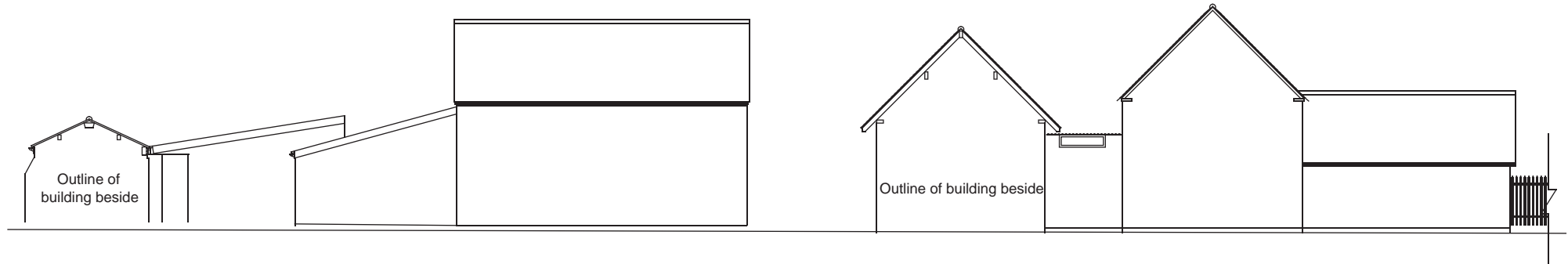
North Courtyard Elevation

Fig.16



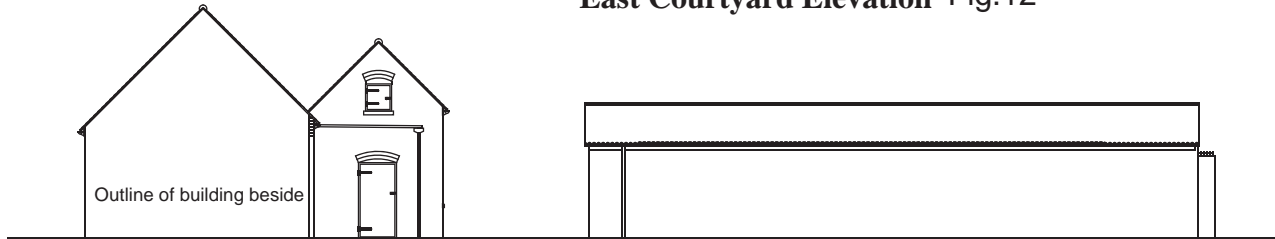
South Courtyard Elevation

Fig.17



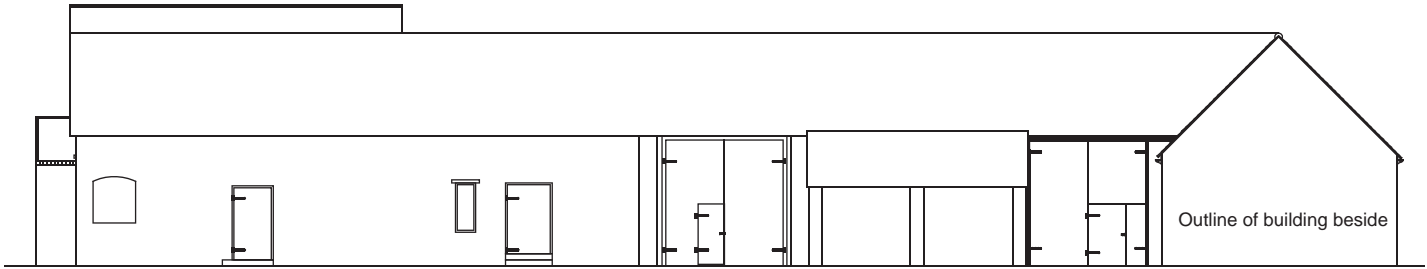
East Courtyard Elevation Fig.12

Fig.18



West Courtyard Elevation

Fig.19



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Peddimore Hall Barns
Historic Building Recording

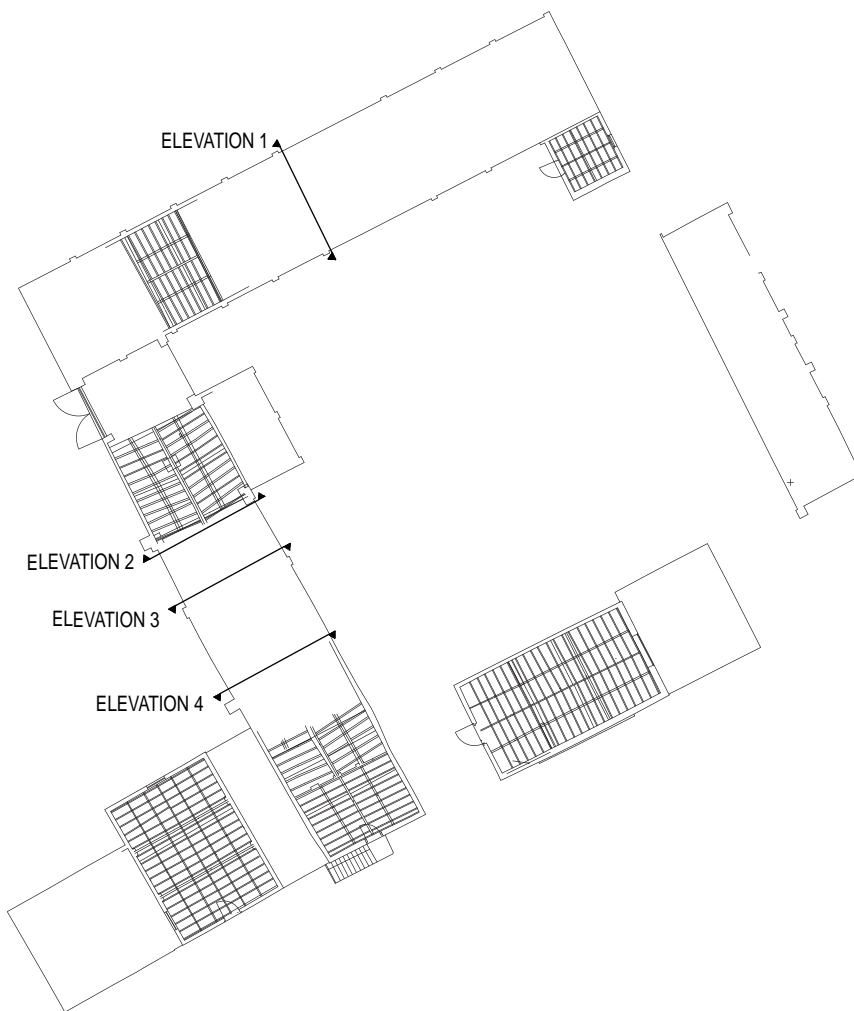
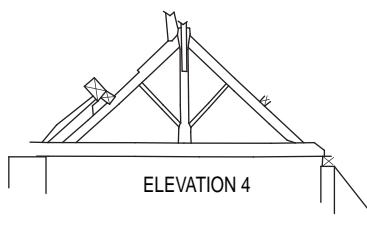
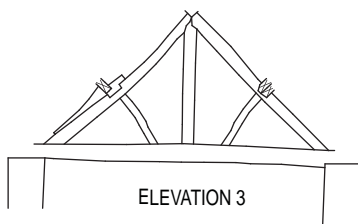
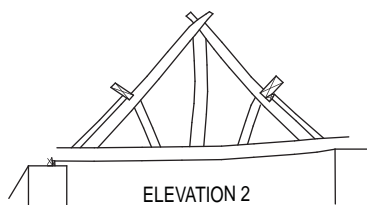
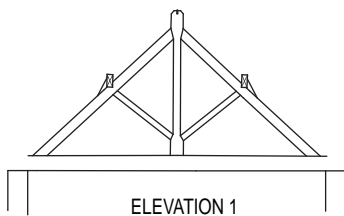
client
Richard Wallis

title Courtyard Elevations
Fig no. 16 - 19

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date Nov 2006

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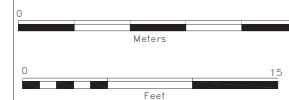


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Peddimore Hall Barns
Historic Building Recording

client
Richard Wallis

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scale date
Nov 2006

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Plate 1



Plate 2



Plate 3



Plate 4



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10



Plate 11



Plate 12



Plate 13



Plate 14



Plate 15



Plate 16



Plate 17



Plate 18



Plate 19



Plate 20



Plate 21



Plate 22



Plate 23



Plate 24



Plate 25



Plate 26



Plate 27



Plate 28



Plate 29



Plate 30



Plate 31



Plate 32



Plate 33



Plate 34



Plate 35



Plate 36



Plate 37



Plate 38



Plate 39



Plate 40



Plate 41



Plate 42



Plate 43



Plate 44



Plate 45



Plate 46



Plate 47



Plate 48