

Nos. 1 and 2, BLACK AND WHITE COTTAGES CHURCH ROAD, ASTON SOMERVILLE, WORCESTERSHIRE

[WSM 45971]

Historic Building Record

WCC HER Fieldwork Reference Number WSM 47383



FINAL REPORT

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BLACK AND WHITE COTTAGES

Church Road, Aston Somerville, Worcestershire

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BLACK AND WHITE COTTAGES Church Road, Aston Somerville, Worcestershire

Historic Building Survey

Summary

*An historic building survey was undertaken in August 2012 in respect of Black and White Cottages, Church Road, Aston Somerville, Worcestershire (NGR SP 0457 3803). The study was required by Worcestershire County Council (WCC) as a condition of planning consent (Planning Ref. W/11/0439, condition 5) for a scheme involving the refurbishment and extension of Nos. 1 and 2, Black and White Cottages, approved by Wychavon Borough Council on 18th May 2011. The WCC HER reference assigned to the programme of work is **WSM 47383**.*

Black and White Cottages form a long, rectangular range aligned approximately north-west to south-east occupying a site on the south side of Church Road at the south-east corner of the village of Aston Somerville; Nos. 1 and 2, which retain a timber-framed elevation of small-square framing, are located to the western end of the range. The early building comprised four cottages of modest size, presumably erected as simple farm labourers' accommodation associated with 'Middle Farm', one of three farmsteads which made up the village until the middle years of the 20th-century. Unfortunately a dendrochronological assessment failed to identify timbers suitable for sampling, the frame being constructed of elm, and any dating of the primary range must be based on stylistic factors. The square-panel framing employed represents a long-lived construction technique, and though popular from the late-15th/16th century on, the quality of the surviving, machine-sawn timbers here suggests a date no earlier than early-mid 18th century. A basic plan of one large ground floor kitchen/living room per unit is implied, presumably served by ranges set within the surviving wide, back-to-back fireplaces which would have served for both cooking and heating purposes. First floor level would have been reached via narrow stairs, presumably of winder form, located to the north of the stacks; the upper level may possibly have been subdivided to form smaller sleeping areas and was heated by the radiant heat from the brick stack alone, there being no fireplaces at this level.

The range was extended eastwards during the 19th century with the addition of the brick-built Nos. 3 and 4, possibly added by one William Crowther as part of a major programme of expansion of farming activity during the early 1800s, when he leased the entire parish from Lord Somerville. The timber-framed cottages appear to have remained effectively unchanged until the second half of the 20th century when a radical programme of extension and refurbishment was undertaken including the adaption of the four small units into two larger cottages, the almost complete reordering of the interiors with the introduction of breeze-block and studwork/plasterboard partitions and the extension of the range to the rear (south) by the addition of a two-storey, flat-roofed extension. A number of new windows were also inserted into the front elevation. The detailing of this work, which resulted in the loss of much historic fabric, is suggestive of a 1960s date and the purchase of the cottages by Wychavon District Council in 1967 and their conversion to use as local authority housing appears the most likely context for this phase.

Though having undergone radical modification, Nos. 1 and 2 Black and White Cottages are nonetheless of considerable intrinsic interest, primarily because of the timber-framed form of the north elevation which, while unremarkable in its detailing, is apparently unique within its village setting. It makes a significant and valuable contribution to both the aesthetic and historical aspect of the village and it is to be welcomed that this principal facade is, so far as reasonably possible, to be retained during the current refurbishment work. The current recording programme has allowed for a full visual and interpretive record to be made of the buildings in advance of demolition, and has as such fulfilled the aims of the project as defined within the project brief. Archival research has established a general historical context for the origin and development of the buildings though the early history of the site remains somewhat obscure.

BLACK AND WHITE COTTAGES

Church Road, Aston Somerville, Worcestershire

Historic Building Survey

1 INTRODUCTION

The current report outlines the results of a programme of archival research, historic building survey and recording at Nos. 1 and 2 Black and White Cottages, Church Road, Aston Somerville, Worcestershire (SP 0457 3803) and has been prepared in response to a condition of planning consent for the refurbishment and extension of the properties at the site (Planning Ref. W/11/0439/PP, condition 5).

1.1 Site Location

1.1.1 The settlement of Aston Somerville is located 2.5km south-east of Hintons Cross on the A46 Cheltenham Road, c.5.7km south of the historic market town of Evesham on the southern Worcestershire county border with Gloucestershire (within which county the village was included down to 1931). It lies on the eastern side of the River Isbourne, a tributary of the Avon into which it flows at Evesham, at an elevation of c.50m AOD (see Figure 1). Black and White Cottages are located to the south of the village on the south side of Church Road, c.250m north-west of the 13th-century Church of St Mary (see Figure 2).

1.2 Planning Background

1.2.1 A planning application (ref. W/11/0439/PP) was submitted to Wychavon District Council on 25th February 2011 by The Space Studio of Water Street, Birmingham acting on behalf of the Rooftop Housing Group, in respect of the proposed refurbishment and extension of Nos. 1 and 2 Black and White Cottages, Church Road, Aston Somerville; the application was approved by WDC on 18th May 2011.

1.3 Designations

1.3.1 Black and White Cottages are not Statutorily or locally listed, nor do they lie within a designated Conservation Area, though they are included upon the Worcestershire County Historic Environment Record (HER), reference **WSM45971**¹ and as such, is recognised as a 'Heritage Asset' as defined by Government Guidance outlined in Planning Policy Statement 5 (PPS5; DCLG, 2010).²

1.4 Requirement for Work

1.4.1 On the basis of available evidence, it was adjudged that the heritage asset was not of such significance to warrant pre-determination evaluation or preservation *in-situ*, and that the impact of the proposed development on the historic environment could be appropriately offset by a conditional programme of archaeological work.

1.4.2 Thus, as a condition of planning consent, an Historic Building Record was required by Worcestershire Archaeology and Archives Service (WAAS) of Worcestershire County Council (WCC) under the terms of PPS5, Policy HE12 (see fn.2), which states:

¹ 'WSM' numbers quoted within the current report relate to entries upon the Worcestershire HER.
² Pertaining at the time of issue of project brief and WSI, superseded by NPPF, 27th March 2012.

"Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.." (DCLG, 2010)³

1.4.3 Specifically, Condition 5 of planning consent W/2011/0439/PP required that:

- (a) *No development shall take place until a Programme of Archaeological Works, including a Written Scheme of Investigation, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions..*
- (b) *The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (a).*

1.4.4 A 'Written Scheme of Investigation' (WSI, Tyler, 2012; see **Appendix B**) was accordingly submitted to WAAS on 27th July 2012 and approved on 13th August 2012.

1.5 Scope of Report

1.5.1 The report has been prepared in accordance with English Heritage guidelines as published in *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH, 2006), the Institute for Archaeologists' *Standard and Guidance for the Archaeological Recording of Standing Buildings or Structures* (IfA, 2008) and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation of Works to Historic Buildings* (ALGAO, 1997).

1.5.2 Historic Building Recording was carried out in accordance with a Written Scheme of Investigation (Tyler, 2012) prepared in response to a Project Brief (Glyde, 2012) and approved by the Historic Environment Planning Officer of Worcestershire Archaeology and Archives Service (WAAS) in advance of work. Copies of the project Brief and WSI are included below as **Appendices A** and **B** respectively.

1.5.3 All fieldwork and the preparation of the present report have been undertaken in accordance with guidelines set down by Worcestershire County Council in '*Standards and Guidelines for Archaeological Projects in Worcestershire*' (WHEAS, 2010).

1.5.4 This report has been prepared based upon information current and available as of August 2012. Site survey was undertaken over a period of 2 days between 14th and 15th August 2012, with archival research being undertaken on 10th August 2012 and a dendrochronological assessment of the primary timbers on 30th August 2012. Further to 'advanced' works a watching brief was maintained at the early stages of the main contract to record elements of the structure not previously accessible.

1.5.5 Fieldwork reference number **WSM 47383** was assigned for the programme of recording work.

2 AIMS AND OBJECTIVES

2.1 The general aim of the historic building survey, as stated at §.4 of the brief, was to provide a detailed measured survey of the building together with a descriptive account and interpretation of the building, including a discussion of its significance at a local, regional and national scale.

³ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1514132.pdf>

- 2.2 The purpose and specific objectives of the survey were as outlined in detail at Section §.4 of the project brief, reproduced below as **Appendix A**.

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 A search was made of all relevant and readily available published and unpublished documentary source material, including historic maps, early photographs and drawings, written descriptions, and primary and secondary sources related to the site at the Worcestershire Archives and Local History Library at The Hive, Worcester; standard on-line sources including Access to Archives (www.a2a.org.uk) were also consulted. A full list of sources is included below at section §.14.

- 3.1.2 As required at section §.4 of the project brief, a standard search of the Worcestershire County Council Historic Environment Record (HER), the primary source for archaeological information for the county, was made prior to the undertaking of fieldwork (Cole, 2012; see §.4.2).⁴

3.2 Historic Building Record

- 3.2.1 The Historic Building Record comprised a detailed visual examination of the exterior and interior of the structures under consideration and the compilation of drawn, photographic and written records of the same to a level commensurate with a 'Level 3' record as defined by English Heritage (2006, 14), as follows:

The Drawn Record

- 3.2.2 Pre-existing measured plans of principal floor levels at a scale of 1:100, supplied by The Space Studio, were checked on site and annotated to indicate significant architectural and archaeological detail such as blocked windows / doorways, phase breaks etc. The principal north and south elevations and west gable end were also recorded using pre-existing survey drawings, while a general plan of the roof structure and a representative transverse cross-section of the building were generated on site. New survey drawings were prepared on site using pencil on archival stable drafting film, measurements being captured by a combination of hand tape and hand-held laser measurement. A register of project drawings is included below as **Appendix C**.

The Photographic Record

- 3.2.3 The photographic record comprised high resolution digital photography using a Nikon D3000 digital single lens reflex camera (10MP), extending to include both general and detail shots, contextual views and accessible exterior elevations, visible structural and decorative details (interior and exterior), and general interior views of principal rooms and circulation areas. Where possible, photographs included graded photographic scales. All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, photographer and date. A register of project photographs is included below as **Appendix D**.

The Written Record

- 3.2.4 To accompany the drawn and photographic records, a systematic written account of the building was made as free text; this forms the basis of the following description.

⁴ Cole T, 2012: 'Historic Environment Record Search, WSM 47383; Black and White Cottages, Aston Somerville, Worcestershire 06.08.12'.

4 PHYSICAL AND ARCHAEOLOGICAL CONTEXT

A standard historic environment record search was made of the WCC HER covering a 500m radius search area centred upon the site (NGR SP 0457 3803); the results are summarised in tabulated form below and illustrated in **Appendix F**, Figures **F.1-F.3**.

4.1 Physical Context

4.1.1 The search area lies within a rolling lowland vale of lias clay with poorly draining, base-rich gleyed soils and a land use of large arable fields with some intensive farming. The settlement pattern is nucleated with tree cover relating to scattered hedgerow and watercourse trees. The historic landscape is of a low lying area dominated by large, regular arable fields, intensive farming including orchards and occasional small tree plantations. The settlement pattern in this area is generally nucleated, with a couple of isolated farmsteads on the outskirts of the search area (Cole 2012, 5).

4.2 Archaeological Context

4.2.1 Designated heritage assets within the vicinity are limited to two statutory listed buildings, viz. the 13th-century Church of St Mary the Virgin (**WSM01821**) and an associated, early 18th-century chest tomb (**WSM40426**), both located c.240m to the south-east of the current site near Top Farm.

Designated Heritage Assets

4.2.2 There are no Scheduled Ancient Monuments (SAMs) located within the 500m search area.

4.2.3 There are two Statutory Listed Buildings (LBs) located within the 500m search area, as follows;

HER Ref.	Site Name	Summary Description	Grid Ref.
<i>(i) Statutory Listed Buildings</i>			
WSM01821	Church of St Mary	13 th century, with 14 th century additions. Restored 19 th century. Listed Grade I.	SP 0474 3786
WSM40426	Chest tomb c.10m north of St Mary's Church	Early 18 th -century. Limestone. Moulded top and panelled sides Listed Grade II.	SP 0474 3788

Table 1:

Summary of statutory listed buildings registered on HER within 500m search area centred on the current site (NGR SP 0457 3803).

Building locations are illustrated at **Appendix F**, Figure **F.1**.

4.2.4 There are no Conservation Areas (CAs) located within the 500m search area.

4.2.5 There are no Registered Parks of Gardens located within 500m search area.

4.2.6 There are no Registered Battlefields located within the 500m search area.

Non-designated Heritage Assets

4.2.7 There are no locally listed buildings located within the 500m search area.

Non-listed Historic Buildings and Monuments

4.2.8 A total of seven non-listed historic buildings and seven non-designated monuments are recorded on the HER within the 500m search area, listed overleaf.

HER Ref.	Site Name	Summary Description	Grid Ref.
(i) Non-Listed Historic Buildings			
WSM03684	Upper (Top) Farm	17 th -century, stone built dwelling under Cotswold slate roof. Formerly Grade III Listed.	SP 0462 3797
WSM24091	Manor Farm	Post-medieval farm buildings.	SP 0439 3825
WSM33670	Former Corn Mill, Top Farm	?18 th -century corn mill, identified on 1 st Edition OS map. Stone and brick construction.	SP 0464 3791
WSM33671	Stable Range, Top Farm	Long stable range comprised of at least seventeen bays. Brick construction, pierced brick ventilation with flattened arch doors in decorative brick.	SP 0466 3793
WSM37498	Barn, Top Farm	Nine-bay brick barn with five saddle louvres on ridge line.	SP 0464 3794
WSM42403	Farm buildings, Manor Farm	Extant except for late 19 th - /early 20 th -century hay barn (?) recorded to the north of the yard. Three yards, rough 'E' plan but two central ranges, instead of one. Recorded as part of the Worcestershire Historic Farmstead Characterisation Project.	SP 0441 3828
WSM45971	Black and White Cottages	Unlisted 18th century timber-framed cottages.	SP 0457 3803
(ii) Non-Designated Monuments			
WSM01822	Moat, south of St Mary's Church	L-shaped earthwork to south of church	SP 0477 3780
WSM05511	Pond, SW of Aston Somerville Hall	Ornamental fishpond with dams and banks of earlier (Med.)pond along NE side	SP 0442 3801
WSM06996	Ridge and Furrow, W of Childswickham	Well preserved R/F.	SP 0552 3836
WSM10128	Earthworks, SE of St Mary's Church	Banks etc, prob. rel. water control: possible pond and house platform; med. or p-med. fishpond and poss. square enclosure.	SP 0493 3769
WSM10129	Ridge and Furrow, SE of St Mary's Church	Small field to South of stream; strong ridge and furrow as earthwork, roughly N-S.	SP 0429 3785
WSM33672	Former mill pond (site of)	Mill pond and sluices visible on the 1st Edition Ordnance Survey - no trace survives.	SP 0463 3788
WSM36042	Ridge and Furrow, E of village	Well preserved ridge and furrow observable on LiDAR images.	SP 0506 3805

Table 2:

Summary of fieldwork events registered on HER within 500m search area centred on the current site (NGR SP 0457 3803).

Building and monument locations are illustrated at **Appendix F**, Figures **F.1** and **F.2** respectively.

Fieldwork Events

4.2.9 In addition, three fieldwork events are recorded within the 500m search area as follows:

HER Ref.	Site Name	Summary Description	Date	Grid Ref.
Fieldwork events				
WSM30056	Stanway Water Main renewal	Archaeological Watching Brief	2000	SP 0591 3973
WSM34303	Moated site at Top Farm	Site Visit	2004	SP 0488 3771
WSM35055	Honeybourne to Wormington pipeline	Desk-based Assessment	2006	SP 0768 3970

Table 3:

Summary of fieldwork events registered on HER within 500m search area centred on the current site (NGR SP 0457 3803).

Fieldwork event locations are illustrated at **Appendix F**, Figure **F.3**.

5 HISTORICAL BACKGROUND

5.1 Early History

- 5.1.1 The manor of Aston Somerville is included in the Domesday Survey, listed under the Gloucestershire folios where it is listed as 'Estune', lying within Greston hundred.⁵

Land of HASCOIT MUSARD

ASTON (Somerville). 6 hides which pay tax. Erneis held it. In lordship 3 ploughs. 12 villagers with 4 ploughs; 9 slaves, male and female. A mill at 8s; meadow 20 acres. The value is and was £6.

(Morris 1982, [66,4]).

- 5.1.2 The name means 'East Farmstead' (ēast tūn), presumably relating to its location on the eastern side of the River Isbourne. It is rendered historically as 'Into Esthemmere' (706) 'ad Eastune' (930), 'Estune' (1086), 'Estune-Johannes' (1220), 'Estune-Somervill' (1285) and as 'Aston Somervill', '-vil(l)e' and '-vyl' in 1285 (Smith 1962, 3).
- 5.1.3 The manor was to remain in the hands of the Musards until 1302 (Taylor 1889, 140), though from the late 13th century on, the manor came to be associated with the Somerville family. Originating from the village of Somerville near Evreux in Normandy, Sir Gualter de Somerville had come to Britain with William the Conqueror and it was his son, Walter, who acquired the manor for his own son, Roger. The suffix 'Somerville' was added to distinguish the manor from others of similar name in the vicinity. The original acquisition of Aston appears to have been of a partial interest only, however, and it was not until the early 14th century that confirmation of the title was achieved through the payment of a fine of 100 marks (Barnett and Svendsen 2009, 3). Sir Roger Somerville is said to have built a substantial, moated manor house to the south of the Church at the east end of the village and, though no trace of the house survives, earthworks of the moat survive at **WSM01822** (see **Appendix F**, Figure **F.2**).
- 5.1.4 From the 16th century, the Somervilles ceased residence at Aston and the manor was let out; it would appear to have long comprised three farmsteads (Upper Farm, **WSM03684**; Lower (now Manor) Farm, **WSM24091**; and Middle Farm, later 'Prince's Farm'), each with its own farmhouse⁶ and leased under separate tenancies. The lands belonging to Upper Farm were bounded by Broadway Road and Wormington Road, those of Lower Farm by the Hinton Cross Road and Wormington Road and those of Middle Farm comprised the land on the north-east side of Broadway and Hinton Cross Roads (*ibid.* 56).

5.2 The 19th century

- 5.2.1 In the early 19th century, one William Crowther of Claverley in Shropshire, came to Aston Somerville as a tenant farmer, based from 1806 at Middle Farm with his large family. Over the next ten years, Crowther acquired the tenancies of the remaining two farms such that he effectively leased the entire Parish, this state of affairs being reflected in the apportionment for the 1837 tithe survey (see §.7.2.2, Table 4 below). Crowther expanded production at the farms significantly which saw a corresponding increase in the labouring population who were housed partly by subdividing the Upper and Lower farmhouses to form tenements (Barnett and Svendsen 2009, 56); in 1851 Crowther's son, also William, is recorded as employing 53 labourers, this growing to 65 in 1861.

⁵ Greston was one of three hundreds, together with Holford and the Borough of Winchcomb, making up the lower division of Kiftsgate hundred at the time of Domesday. It extended to the parishes of Aston, Charlton Abbots, Childswickham, Sudely and Toddington and the northern part of Winchcomb and Wormington (Smith 1962, 1).

⁶ The farmhouse associated with Middle Farm was replaced by Aston Somerville Hall in the mid-19th century, itself demolished in 1978 (see §.5.2.2).

5.2.2 The old farmhouse of Middle Farm, described as ‘a good old-fashioned farmhouse with large garden and orchard’ (Barnett and Svendsen 2009, 35; photo p.38 top) was pulled down in 1857 and Crowther built Aston Somerville Hall in its place (photo. *ibid.* p.60), where he lived until his death, aged 51, in 1865. In 1867, the Right Honourable Aubrey John, Lord Somerville returned to the village and took up residence at the Hall, and the estate was once again split into three tenancies; William Byrd at Upper Farm, Nathaniel Tovey at Middle Farm and William Sharp at Lower Farm. Somerville ownership ended in 1870, however, and the estate was acquired by one John Whitehead. Whitehead resided at The Hall though the occupation of the other farms entered a complex period of change, outlined in some detail by Barnett and Svendsen (2009, 64-5) which will not be repeated in detail here. Of note however, is the arrival of Peregrine Prince at the Hall in 1896, being listed as the principal landowner in Kelly’s Directory of 1897 (p.26). It was from Prince that one William Daffurn initially leased the lands previously forming Middle Farm (later to be known as ‘Prince’s Farm’; see §.5.3.2-3); in the absence of an associated farmhouse, Daffurn resided at the enlarged No.1 Post Office Row at the corner of Broadway Road and Church Road.

5.3 The 20th century

5.3.1 The early 20th century saw the return of stability of ownership on the estate with both Lower and Upper Farms being acquired in 1904 by one William Fitzherbert, originally from the Scottish Borders. Fitzherbert lived with his family at Lower Farm with their farm manager, Henry Hogg, taking possession of Upper or ‘Top’ Farm. At this time, Black and White Cottages, Post Office Row and the Lodge cottages belonged to The Hall.

5.3.2 A set of sales particulars dating to September 20th 1920⁷ relate the conditions of sale of ‘Prince’s Farm’ (the lands formerly constituting Middle Farm, described here as a ‘stock and corn farm’) with brick-built school house, 2 cottages, buildings and c.149 acres of productive arable and pasture land, still leased by William Daffurn; Lot 2, four substantially brick-built cottages at the corner of Broadway Road and School Road; and Lot 3, a ‘row of 6 Black and White Cottages with Gardens’ identified on the accompanying map as the properties currently under consideration. The particulars reveal that the cottages were at that date let to Messrs. F. Hemming, T. Gregg, H. Need, F. Larner and G. Warren at £3 10s 0d p.a. each, with one property, presumably that formerly occupied by William Went and family, standing empty (see 1901 census return, Table 4 below). By this time the Hall itself was occupied by one Lieut. Colonel Thin, but it retained only its own grounds and one field off Broadway Road (Barnett and Svendsen 2009, 70).

5.3.3 The outcome of the auction was that Prince’s Farm was purchased by Lionel Wesley Daffurn, son of William who had been leasing the land for some 20 years. Of more direct relevance to the current project, he also acquired Black and White Cottages which he held till his death in 1967 (Barnett and Svendsen, 2009) when they were sold by his executors to Wychavon District Council and used for local authority housing, a feasible date and context for their adaptation and rear extension (see below).⁸ The properties passed to the Rooftop Group through a programme of stock transfer in October 1994 (S Bishop, *pers. comm.*).

5.3.4 Lieut. Colonel Thin moved away from Aston Somerville in 1948, after which the Hall went through a succession of short-term owners, subsequently falling into a state of disrepair and was finally demolished in 1978 to make way for residential development (Old Hall Close).

6 CENSUS RETURNS

6.1 Occupation of the larger properties of Aston Somerville (Lower and Upper Farms and The Hall) are traceable through historic census records though the smaller, agricultural labourers residences are listed for the most part simply as ‘cottage’ or in a non-specified numerical sequence and are thus of limited use in tracing the

⁷ Worcestershire Archives ref. B899:95; BA 1375/1.

⁸ Wychavon District Council retain no record of this work, though most documentation related to bulk transfer properties has been disposed of; no trace of any application for extension under the terms of the Town and Country Planning Act of 1947 is recorded by WDC.

occupation of Black and White Cottages. An exception is the 1901 returns which list a series of 6 cottages following on from Upper Farm and two cottages at the Vicar's Orchard; these are referred to as 'Magpie Row' and, given the details of the 1920s sales particulars (see §.5.3.2), they may safely be assumed to represent the later 'Black and White' Cottages and thus give an indication of the status of occupation of the buildings at that time. The occupation of Magpie Row is as follows:

Name of House	Name of each person	Relation to Head	Age	Occupation
1 Magpie Row	George Warren	Head	49	Agricultural labourer
	Mary Warren	Wife	47	
	Arthur Warren	Son	17	Ordinary agricultural labourer
	Annie Warren	Daughter	15	
	Rosa Warren	Daughter	11	
	Edith Warren	Daughter	8	
	Earnest Warren	Son	4	
2 Magpie Row	Henry Day	Head	44	(?)Carter on Farm
	Elizabeth Day	Wife	46	
	Eliza Day	Daughter	17	
	George Day	Son	14	
	Earnest Day	Son	11	
	Alice Day	Daughter	6	
3 Magpie Row	Henry Need	Head	23	Market gardener's labourer
	Eliza Need	Wife	22	
	Hilda Need	Daughter	2	
4 Magpie Row	Thomas Gregg	Head	66	Ordinary agricultural labourer
	Emma Gregg	Wife	59	
	Charles Gregg	Son	41	Ordinary agricultural labourer
5 Magpie Row	William Went	Head	51	Ordinary agricultural labourer
	Anne Went	Wife	52	
	Leonard Pitman	Nephew	8	
6 Magpie Row	James Hemming	Head	53	Ordinary agricultural labourer
	Elizabeth Hemming	Wife	54	
	Dora Hemming	Daughter	14	
	Frank Hemming	Son	10	

Table 4:

1901 Census returns for 'Magpie Row' (Aston Somerville, Enumeration District 2; PRO ref. RG 13/2788).

7 MAP REGRESSION

7.1 Early Maps

7.1.1 Early county maps are of too large a scale to be of any tangible use in tracing the development of the study area in detail.

7.2 Tithe Survey

7.2.1 The first map to depict the settlement of Aston Somerville in any detail is the tithe survey of 1837 (Figure 3).⁹ The apportionment shows the whole of the parish to be in the ownership of The Right Honourable Mark Lord Somerville and occupied in its entirety by William Crowther, while the map itself clearly shows the division of the parish into three farmsteads, listed as Upper Homestead (Plot 1), Middle Homestead (Plot 16) and Lower Homestead (Plot 21). The site of Black and White Cottages is marked as Plot 14, listed in the apportionment simply as 'Cottage and Garden'. The rendering of the cottages here is schematic in nature and it is difficult to draw any detailed conclusions, though the building footprint does appear somewhat shorter than the extant buildings and it is possible that the eastern extension (the current Nos. 3 and 4) had not been constructed by this date.

⁹ Gloucestershire CRO ref. GDR T1/10.

7.2.2 The title apportionment records Black and White Cottages (Plot 14) and adjacent lands as follows:

No.	Owner	Occupier	Description	State of Cultivation
1	The Right Honourable Mark Lord Somerville	William Crowther	Upper Homestead, Garden, Yards etc.	
2			Parsonage Cottages	
3			Rickyard and Mill Pond	
11			Wards Close	Pasture
12			Horse Pool Close	Pasture
13			Parish Gardens	
14			Cottage and Garden	
15			Garden	
16			Middle Homestead, Garden, Yards etc.	
17			Middle Orchard	Pasture
18			Cottage and Garden	
19			Middle Close	Pasture

Table 5:

Relevant extracts from apportionment accompanying Aston Somerville tithe map of 1837 (GCRO: GDR T1/10).

7.3 Ordnance Survey Maps

7.3.1 Historic Ordnance Survey mapping (Figure 4) indicates little significant development of the properties over the period 1885 to 1923/4, each edition indicating a simple row of six dwellings. The earliest edition (Figure 4a) appears to indicate a small attached outhouse to the rear of each cottage though these have been partly removed by the edition of 1902 (Figure 4b) and are absent by the time of the 1923/4 edition (Figure 4c). The narrow plot to the rear of the cottages, originally open, was divided by a perpendicular wall coincident with the eastern end of No.2 Black and White Cottages by the time of the 1902 edition, though this wall was subsequently removed and the garden plot widened by 1923-4 (including the erection of the surviving small brick-built outbuilding (Plate 52).

8 OTHER SOURCES

8.1 An early 20th-century photograph

8.1.1 A photograph, undated but presumably of the early 20th century and published in Turner's 1948 *'The Parish of Aston Somerville'* (Figure 5) is particularly interesting in illustrating the then still surviving four-part division of the property with four independent doorways, and details of an earlier fenestration pattern which is corroborated by the evidence of the recorded fabric (see below).

9 BUILDING DESCRIPTION

9.1 Overview

9.1.1 Black and White Cottages (Plate 1) form a long, rectangular range aligned approximately north-west to south-east, though this will be simplified for the purposes of the following description and assumed to be east-west such that the principal elevation faces to the north. The building occupies a site on the south side of Church Road which leads from the site of the former Middle Farm / Aston Somerville Hall, past 'Upper' or 'Top' Farm to the 13th-century St Mary's Church (**WSM01821**) and site of the former medieval manor house (**WSM01822**) at the south-east corner of the village. The timber-framed Nos. 1 and 2 (Plate 2), formerly comprising a row of four small, agricultural labourers dwellings, are located to the western end of the range, the range having been lengthened in the 19th century by addition of two in-line, brick-built cottages which maintain the ridge line of the earlier block. A further extension to No.4 at the far east end of the range dates to 1981.¹⁰

¹⁰

Wychavon District Council, planning application ref. W.1237/81, 14th September 1981.

9.2 The Exterior

- 9.2.1 The principal **north elevation** of the cottages (Figure 6; Plate 2) measures 16.45m (54ft) long, rising through two full storeys beneath a tile-clad pitched roof, gabled to the west and standing 3.70m (c.12ft) high to eaves, 5.65m (18½ft) to ridge. Brick-built ridge stacks rise slightly off-centre to both No. 1 and No.2. The elevation is of timber-framed construction, of small-square framing atop a rubble stone plinth, the full length extending to 16 panels with two panels to each storey. Principal timbers are square cut of c.6 x 6in. scantling, with full height storey-posts, wall plate, head plate and three tiers of intermediate mid-rails, all tenoned and single-pegged. Panels measure c.3ft wide x 2¼ft tall with two narrower (21") framed bays reflecting the location of the interior stacks.¹¹ Panels are for the most part infilled with brick nogging of various phases, variously rendered over or exposed and painted; removal of render for the installation of scaffolding during the main contract revealed a number of the panels retained original wattle and daub infill, applied to three vertical staves per panel (Plate 4).¹² All timbers are painted black and it would appear that the frame has been subject to several phases of repair; no system of carpenters numbering marks were recorded though framing marks were noted in the form of the mortices within the storey-posts being clearly scratched on the outer face, while a small 'W' was noted on the easternmost GF mid-rail below window **w8**.¹³
- 9.2.2 In its present state, the range comprises two dwellings which are accessed by matching doorways, ledged and braced with applied exterior fillets, to the east and west ends of the elevation (eg. Plate 3) though, as stated above, the range originally comprised four modest dwellings,¹⁴ and blocked doorways, surviving into the middle years of the 20th century (see Figure 5), are evidenced by clear straight joints within the masonry of the rubble plinth (Plate 5). Simple iron boot-scrapers survive adjacent to the western blocked door (Plate 6) and to the doorway to No.2. Fenestration is of two-light timber casements throughout, a number of which (**w5** and **w8** to GF and **w10**, **w13**, **w14** and **w17** to 1F; Figure 6) are late 20th-century insertions (compare Figures 5 and 6). Windows **w2**, **w3**, **w6** and **w7** at ground floor level have pegged frames and are presumably original; each retain a two-pane iron fixed-light though opening lights have been renewed.¹⁵
- 9.2.3 The **west elevation** (Plate 7) presents a blind, asymmetrical gable end of rendered brick (secondary), the line of the original southern roofslope having been truncated for the construction of a two-storey, flat-roofed extension, added most probably in the late 1960s and displaying superimposed windows lighting ground floor kitchen and first floor corridor.
- 9.2.4 The **south elevation** (Figure 7; Plate 8) is of rendered blockwork to ground floor level with a tile-hung upper storey, with rear doorways to each current unit (**d3/d4** to No.1/2 respectively), regularly fenestrated with large, steel casement windows and/or UPVC units; it represents the rear wall of the 1960s flat-roofed extension and is of negligible architectural merit or historical interest.

9.3 The Interior

- 9.3.1 Internally, the current arrangements of the Nos. 1 and 2 present mirror images of one another; a partial soft strip of No.1 has served to expose details of construction which can reasonably be extrapolated to No. 2; corresponding rooms within adjacent properties are summarised in tabulated form below:

Room	Cottage 1	Cottage 2
GF Hallway	[G.01]	[G.04]

¹¹ Narrow-framed bays are set to east of eastern stack and to west of western stack.

¹² Wattle and daub infill to timber framing, though representing a technique of great antiquity, was nonetheless common in some areas into the late 18th century and was used as late as the 19th century for lower status housing.

¹³ This has the appearance of an initial as opposed to any form of 'apotropaic' mark.

¹⁴ Each primary unit would thus have comprised four bays of the timber frame construction.

¹⁵ An associated, early iron casement was retrieved from behind the 1960s plasterboard casing of the brick stack within room [F.10] during soft-strip of the property (see §.9.3.8; Plate 44).

GF Kitchen	[G.02]	[G.05]
GF Living Room	[G.03]	[G.06]
Stair	A	B
1F Corridor	[F.01]	[F.08]
1F Bedroom	[F.02]	[F.09]
1F Bedroom	[F.03]	[F.10]
1F Bedroom	[F.07]	[F.14]
1F WC	[F.05]	[F.12]
1F Airing Cupboard	[F.06]	[F.13]
1F Bathroom	[F.04]	[F.11]

Table 6:

Concordance of corresponding rooms within Nos.1 and 2.

Ground Floor

- 9.3.2 At **ground floor** level (Figure 8), each cottage is subdivided to form a living rooms, kitchen and entrance hallway; all interior partitions are of recent origin being of either breeze-block (Plates 15-17, 19) or studwork and plasterboard construction, presumably introduced contemporary with the rear extension of the properties and the conversion from four residential units to two. This extensive phase of modification has effectively removed any evidence for the former rear extent and internal arrangements of the buildings.
- 9.3.3 The cottages are accessed via principal doorways (**d1/d2**) within the north elevation (Plate 3) opening onto short, lateral hallways [**G.01/04**] (Plate 9/29) aligned along the front of the range, a circulation space allowing through access between the principal living rooms [**G.03/06**] (Plate 11/29) and kitchens [**G.02/05**] to the south (Plate 17-19/ 37) and to opposing, inserted stairs (**A** and **B** to west and east) which rise as straight-flights from north to south with $\frac{1}{4}$ turns to their feet (Plate 22/38). The removal of plasterboard panels from the north wall of [**G.01/03**] within Cottage 1 has served to expose elements of the original timber frame, against which the modern studwork has simply been set (Plate 13), and includes details such as the western blocked doorway as evidenced externally, here noted to be blocked in modern stretcher-bond brickwork (Plate 14).
- 9.3.4 The dominant primary feature of the cottages comprises the central, large (1.75m/5ft 8in. x 2.5m/8ft) brick-built stacks (Plate 11/31), open onto the living rooms in both cottages (opening modified in both cases) though the corresponding openings within the kitchens [**G.02/05**] have been blocked (Plate 19). Within [**G.03**], the southern end of the fireplace bressumer bears the inscribed date '1776' (Plate 12) though the quality, preservation and form of lettering employed makes the origin of this graffiti somewhat open to question. The fireplace bressumer within No.2 ([**G.06**]) bears the date '1896' (Plate 32 - this appears more credible, though the occasion of the inscription is not known) together with the chiselled numerals 'XIIIV'.
- 9.3.5 Fenestration to the north elevation is of two light casements in timber frames, windows displaying a range of mouldings to both frames and gazing bars, variously plain, chamfered and ovolo, indicating successive phases of modification. The early frames (pegged externally) are divided by narrow, chamfered mullions (2 $\frac{3}{4}$ x 1 $\frac{1}{2}$ in.) and each retains an iron fixed-light though, as noted above, the opening casements have been renewed; an early iron opening-light was retrieved within [**F.10**] during stripping out (see §.9.3.8). The south wall is lit by large steel windows dating to the 1960s refurbishment.
- 9.3.6 Both living rooms and kitchen/hallways are spanned by substantial, transverse timber floor beams, 8 x 9in. scantling, plain chamfered with run-out stops visible in places to the north. These beams extend to the full width of the cottage range, including the secondary extension to the south, though it was noted that in most cases the beams were formed of two sections, scarfed (Plate 36) at the inserted brick support piers within kitchen and living rooms (eg. Plate 37). The exception to this rule was within [**G.03**], where the transverse member spanned the full width of the range as a single piece; the timber is assumed primary and its length, which extends beyond the projected depth of the primary range as implied by the main roof profile, may be related to the series of small probable 'outshots' depicted on early Ordnance Survey mapping, subsequently removed in the early 20th century. To the north elevation, the ends of the

transverse beams are very simply lodged over the first floor rail and around the storey-posts, the ends of these members being visible externally (Plate 21).

- 9.3.7 Ceilings are formed of 4 x 3in. common joists set at 16 in. centres, aligned east-west and extending to the full area of the ground floor; sections of modern flooring (both joists and boards; Plate 20) to the north of the stacks within [G.01, 03, 04 and 06] must therefore indicate the location of the primary stairs which, given their restricted site, would presumably have been of a narrow, winder form. First floor softwood boards vary from 7½ in. to 1 ft in width.

First Floor

- 9.3.8 At **first floor** level (Figure 9), inserted stairs **A** and **B** (Plate 22/38) rise to lateral corridors [F.01/08] (Plate 23/39) located within the secondary, flat-roofed extension to the rear of the range, the formation of which necessitated the truncation of the primary southern roof timbers (ties, principals and common rafters). Exposed within each corridor is a low offset brick block corresponding to the ground floor masonry of the stack (Plates 24/40); removal of the plasterboard casing to the west side of the stack within [F.10] revealed its full, stepped form, and confirming that the upper level rooms were not furnished with fireplaces (Figure 11; Plate 43). Partitions at this level are again mostly of stud and plasterboard construction, being part of the 20th-century reorganisations. The early, northern part of each unit is occupied by two bedrooms, **F.02/03** (Plates 25/6) and **F.09/10** (Plates 41/42) to No.1 and No.2 respectively, each lit by two timber casements in the north wall (one in each case representing a secondary insertion). An early (? late C18th/C19th) iron casement was retrieved from behind the 1960s plasterboard casing to the stack within room [F.10] (Plate 45) - formerly mounted on pintles, with three horizontal saddle bars and furnished with a plain, handled turn-buckle catch and spiral handle to the bottom rail, this window is visible *in-situ* on the historic photo of the range (Figure 5) and gives an indication of the early form of fenestration. To the south of the landing/corridor in each unit, the 20th-century extension houses a third bedroom (Plate 27), WC, airing cupboard and bathroom facilities (Plate 26).

Roof

- 9.3.9 The roof structure (Figures 10/11) of the cottage is of four structural bays defining the original four cottage 'units',¹⁶ the profile of the roof being slightly asymmetrical with a shallower angle to the southern, rear slope. The western gable has been rebuilt in brick (Plate 46), contemporary with the rear extension of the range, though the eastern gable survives intact, with v-strutting evident above the collar (Plate 47); the presence of wallpaper beneath collar level indicates that the first floor ceilings were formerly set somewhat higher. Trusses are of elm, with principals of 10 x 4 in. scantling, double pegged to the apex (Plate 50), and support a single tier of through purlins which are trenched over the back of the principals (Plate 48) in one bay sections, jointed at each truss with simple splayed scarfs (Plate 51). Ties (7x7 in. scantling) are incorporated into the partition walls at first floor level and where exposed were noted to be partly incorporated into the masonry of the stacks (Plate 44). Two long diagonal braces on the north roof slope, visible also at first floor level (Plates 26/42), extend from wall plate to principal being trenched over the outer face of the purlins (Plate 49). Common rafters are of 4 x 3 in. scantling, c.10 per bay and white-washed.

10 DENDROCHRONOLOGICAL ASSESSMENT

- 10.1 A dendrochronological assessment of the primary timbers of Black and White Cottages was made on 30th August 2012 by Dr Robert Howard of the Nottingham Tree-ring Laboratory. All accessible timbers of the primary fabric, both of the front elevation and the roof structure, were visually examined. The assessment

¹⁶ Access to the roof structure was limited at the time of survey, the current description and following plates arise are based upon a visual inspection only of the roofspace made from access hatches within the bedrooms to north side of the range.

concluded that all primary timbers were of elm and were thus not suitable for sampling; a brief summary report is included below at **Appendix E**.

11 INTERPRETATION¹⁷

11.1 Phase I: Early Range of Cottages (mid-18th century?)

11.1.1 The early range comprised four timber-framed cottages of modest size, presumably erected as farm labourers' accommodation. It is unfortunate that the timbers employed in the primary building are all of elm and thus not suitable for dendrochronological study and any dating must be based on stylistic factors. The square-panel framing employed represents a long-lived construction technique for lower status work, and though popular from the late-15th/ 16th century on, the quality of the surviving, machine-sawn timbers here suggests a date no older than early-mid 18th century. The inscribed date of '1776' on the fireplace bressumer of No.1 may thus be broadly indicative, though its appearance remains unconvincing. The quality of carpentry is not high, evident in details such as the junction of the transverse beams where they meet the front elevation and are simply lodged around the storey posts/rails and bolted. The gable truss to the east retains its collar with v-strutting above, an arrangement that was presumably originally repeated to the west, though the latter gable was rebuilt in brick in the later 20th century. Analysis of the ground floor fenestration indicates a single window to each unit arranged on a symmetrical pattern along the length of the range, and reference to historic photographs and examination of the extant fabric suggests that this pattern was probably originally repeated at first floor level (see reconstruction overleaf).

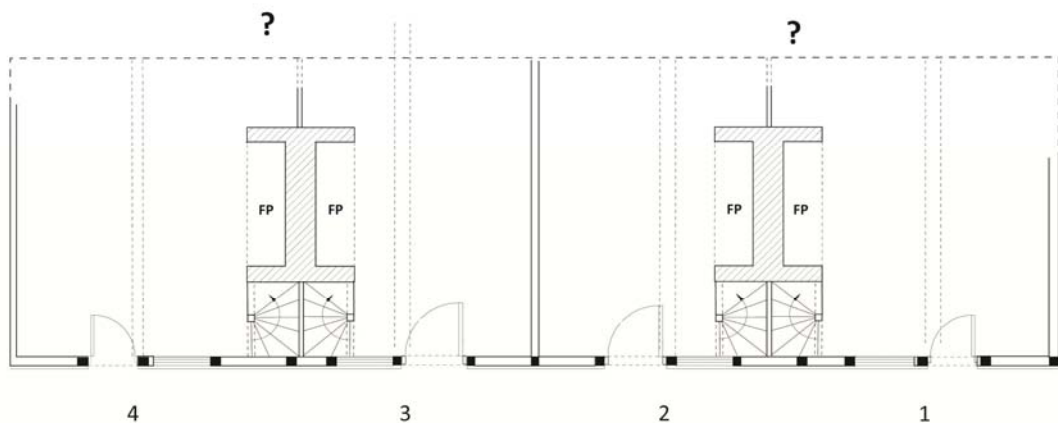
11.1.2 The 20th-century reordering of the cottages negates any detailed reconstruction of their primary internal arrangements, indeed even basic details such as the original southern extent of the range have been lost to the southern extension, however a number of broad assertions can be drawn. A basic plan of one large ground floor kitchen/living room per unit is implied, presumably served by ranges set within the wide, back-to-back fireplaces which would have served for both cooking and heating purposes. First floor level would have been reached via narrow winder stairs located to the north side of the stack;¹⁸ the upper level may possibly have been subdivided to form smaller sleeping accommodation and was heated by the radiant heat from the brick stack, there being no fireplaces at this level.

¹⁷ A 'phase plan' of existing fabric is included below as Figure 12 for reference, though it should be noted that the surviving building is essentially of only two phases only – an undated original phase (mid C18th) and the extensive modifications dating to 1967.

¹⁸ The reconstructed plan with stairs rising in this location does not correlate well with the assumed original fenestration pattern within Units 2 and 3, as represented by the externally pegged frames (see sketch overleaf), though the consistency of ceiling timbers gives little alternative for a primary stair location.



Reconstructed front elevation



Conjectural primary ground floor plan

11.2 Phase II: mid-late 19th-century extension

11.2.1 The gable truss with v-strutting recorded to the east end of the roof to No.2 suggests an original gable end and implies that the brick-built Nos. 3 and 4 represent secondary in-line additions as opposed to a re-facing of a primary timber-framed continuation. While the evidence of historic mapping is inconclusive, the shorter building footprint indicated on the, admittedly schematic, tithe map of 1837 may possibly suggest that the extension post-dates this depiction, possibly undertaken by William Crowther as part of his programme of expansion; the extension was certainly in place by the Ordnance Survey 1st edition of 1885 when the six cottage plan is clearly delineated. The exterior detailing of Nos. 3 and 4, with segmental brick arched heads, would concur with such a mid-late 19th century date; the interior of these units was beyond the scope of the current project.

11.3 Phase III: 20th-century alterations

- 11.3.1 A radical programme of extension and refurbishment was undertaken in the second half of the 20th century, including the adaptation of four small units into two larger cottages, the almost complete reordering of the interiors with the introduction of breeze-block and studwork/plasterboard partitions and the extension of the range to the rear (south) by the addition of a two-storey, flat-roofed extension. The detailing of this work is suggestive of a 1960s date and, though no record survives at Wychvon District Council, the purchase of the cottages by WDC in 1967 and their conversion to use as local authority housing appears the most likely context for this phase of work.

12 CONCLUSION

- 12.1 Black and White Cottages, though having undergone fairly radical modification during the course of the 20th century, resulting in the loss of much historic fabric, are nonetheless of considerable intrinsic interest. The timber-framed form of the north elevation, while unspectacular in its details, is apparently unique within its village setting which is in itself of note and it makes a significant and valuable contribution to both the aesthetic and historical aspect of the village. It is thus to be welcomed that this principal facade is, so far as reasonably possible, to be repaired and retained during the current refurbishment programme.
- 12.2 It is unfortunate that the dendrochronological assessment was not able to define a precise date for the construction of the cottages and, while archival research has established a general historical context for the development of the cottages within the village of Aston Somerville, the origin of the buildings remains unclear.
- 12.3 The current project has allowed for a full visual and interpretive record of the buildings to be made in advance of remodelling and partial demolition and has, as such, fulfilled the aims of the project as defined within the project brief.

13 ACKNOWLEDGEMENTS

- 13.1 The project was commissioned by Mr John Carrabin and subsequently managed by Mr Henry Morris of The Space Studio, Birmingham, working on behalf of the Rooftop Housing Group, to whom thanks are extended for help and cooperation throughout the course of the project. Grateful thanks are also due Ms Sue Bishop of Rooftop for facilitating access to the buildings for the purposes of survey prior to commencement of building work and to Mr Russell Sumner of Benavon for liaising and arranging access during the initial stages of the main contract on site.
- 13.2 A dendrochronological assessment of the timber-framed elements of the building was undertaken by Dr Robert Howard of the Nottingham Tree-ring Laboratory, to whom many thanks are due.
- 13.3 Thanks also to Mr Mike Glyde, Historic Environment Planning Officer of Worcestershire Historic Environment and Archaeology Service for comments on the draft version of the current report, to Ms Tegan Cole at the Worcestershire Historic Environment Record, and to staff at the Worcestershire and Gloucestershire Archives.
- 13.4 Documentary research, site recording and assessment were undertaken by Mr Ric Tyler MIfA who also wrote, collated and illustrated the current report.

14 SOURCES

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- 1938 Ordnance Survey County Series 3rd Edition 1:2500 map.
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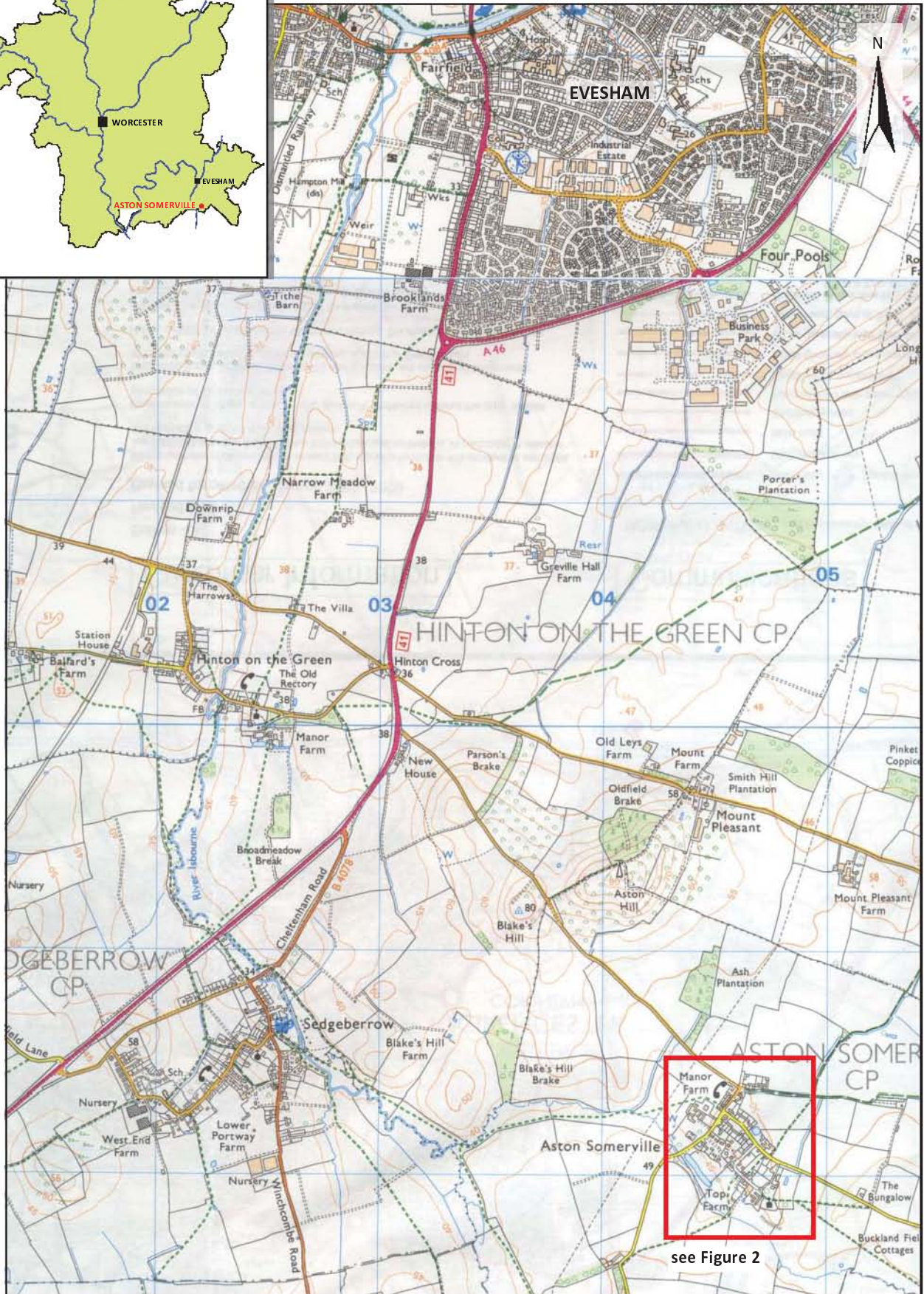
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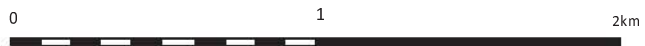
e) On-line Sources

www.a2a.org.uk

www.ancestry.co.uk



Based upon Explorer 1:25,000 map (Sheets 205/OL45)
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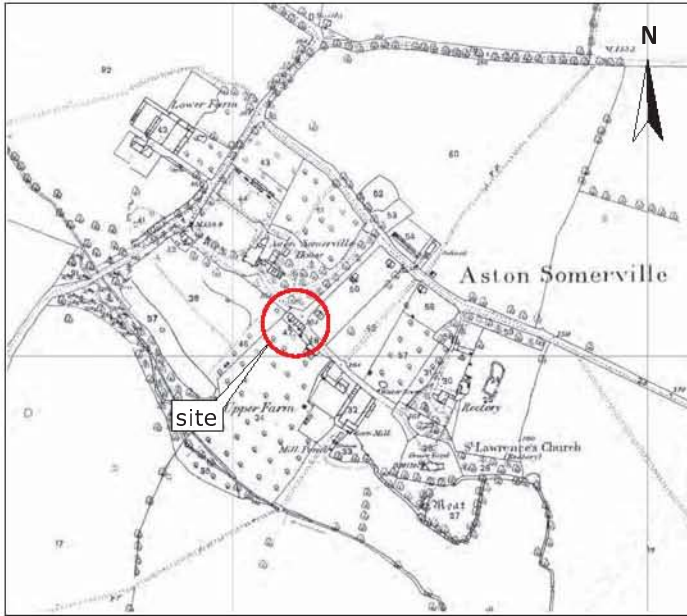
(a) Aston Somerville



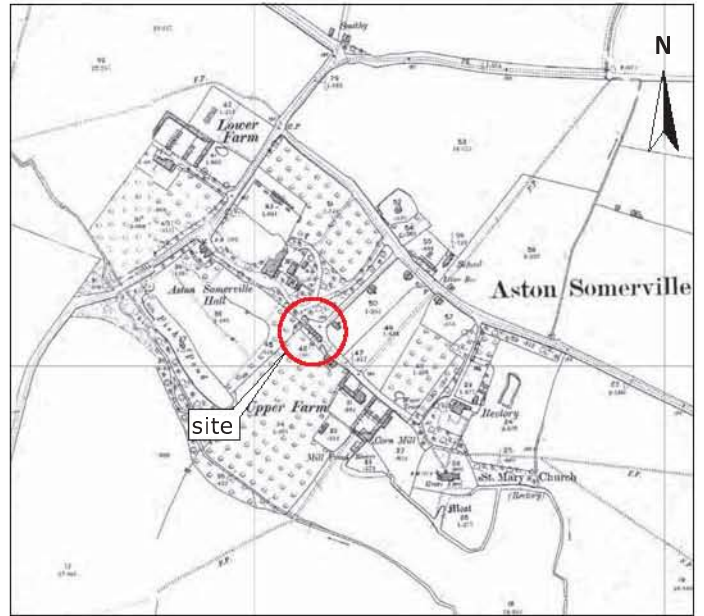
(b) Detail of Black and White Cottages



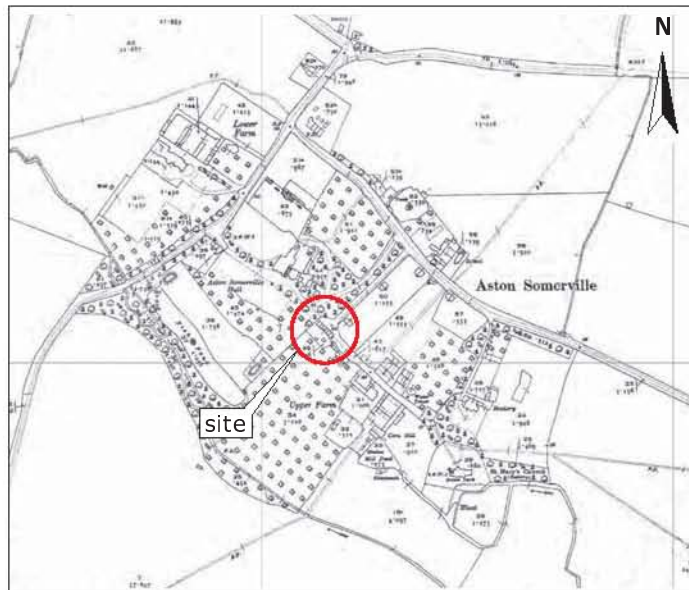
Gloucestershire Archives ref. GDR T1/10 (used by permission)



(a) 1st Edition 1:2500 map of 1885



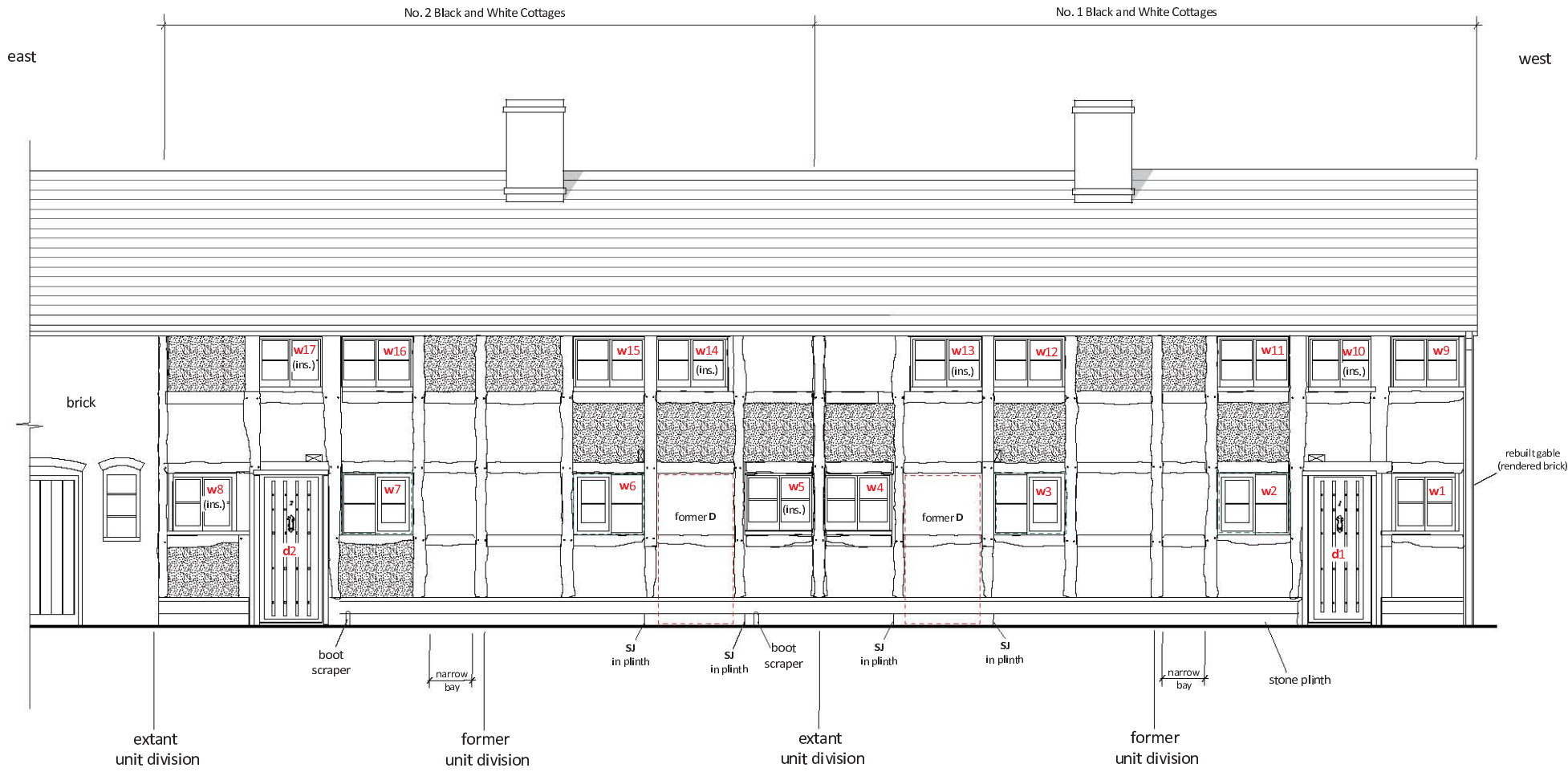
(b) 2nd Edition 1:2500 map of 1902



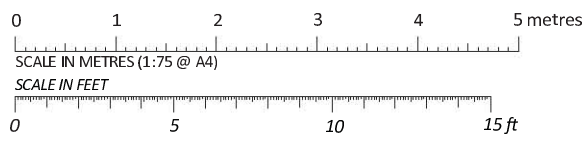
(c) 3rd Edition 1:2500 map of 1923-4



From Turner AJC, 1948: 'The Parish of Aston Somerville' p.15.



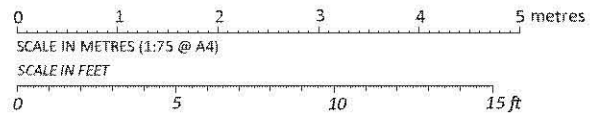
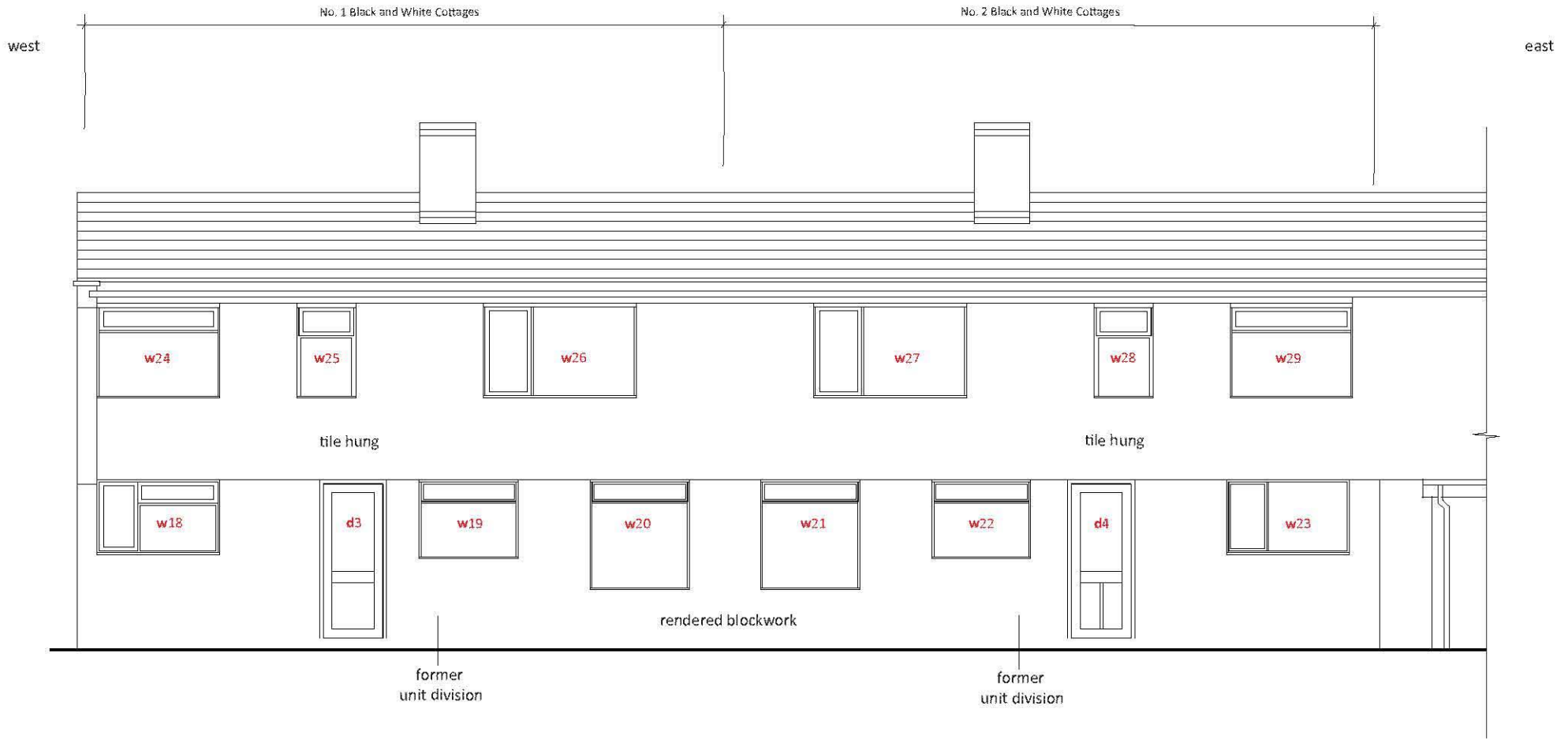
- KEY**
- rendered panel, otherwise exposed brick, painted
 - SJ** straight joint
 - w** window
 - d** door
 - BD** blocked door

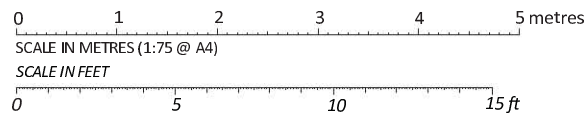
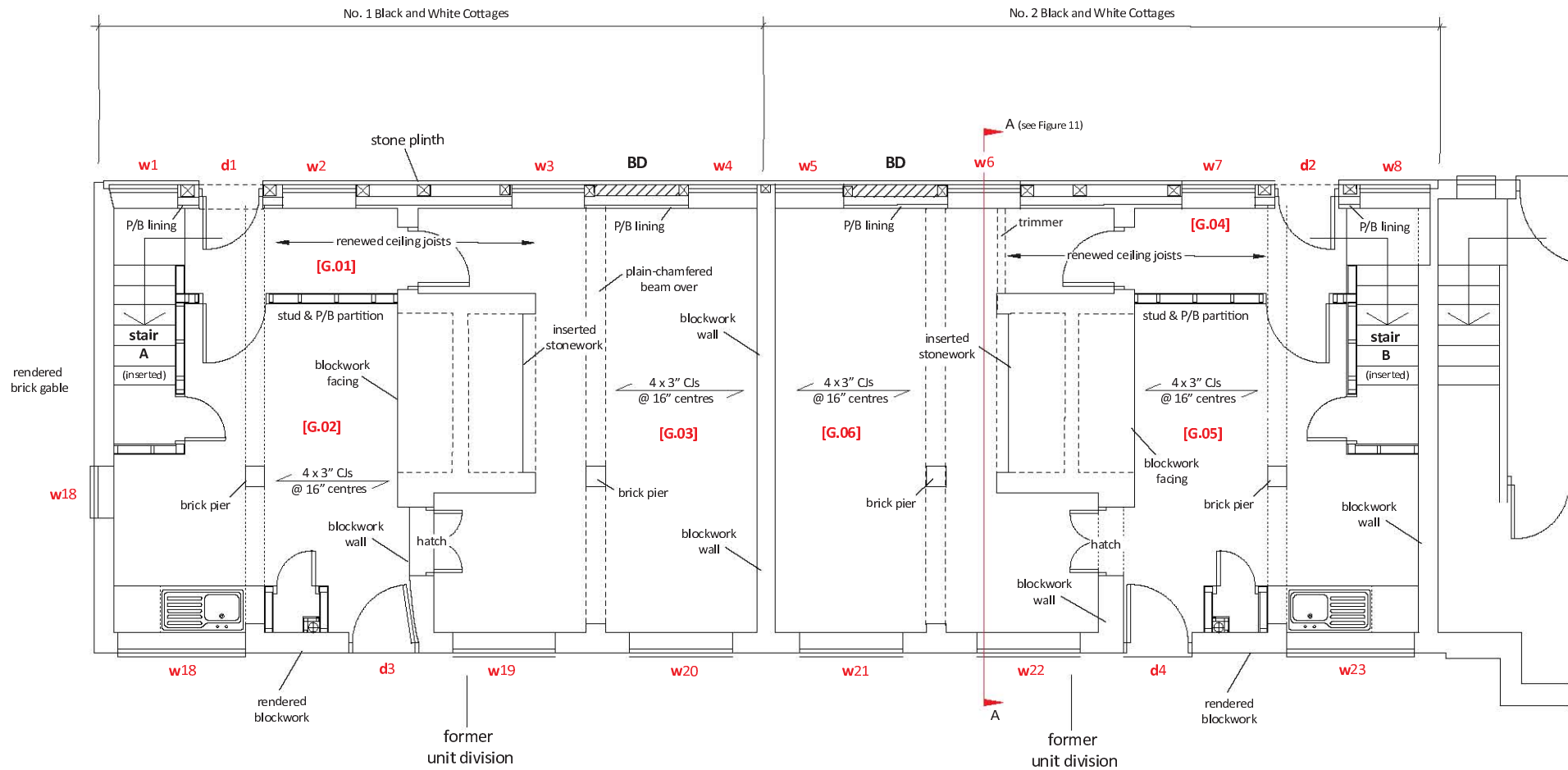
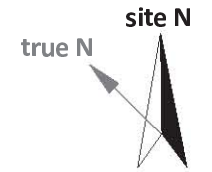


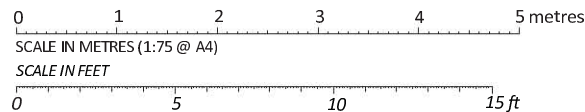
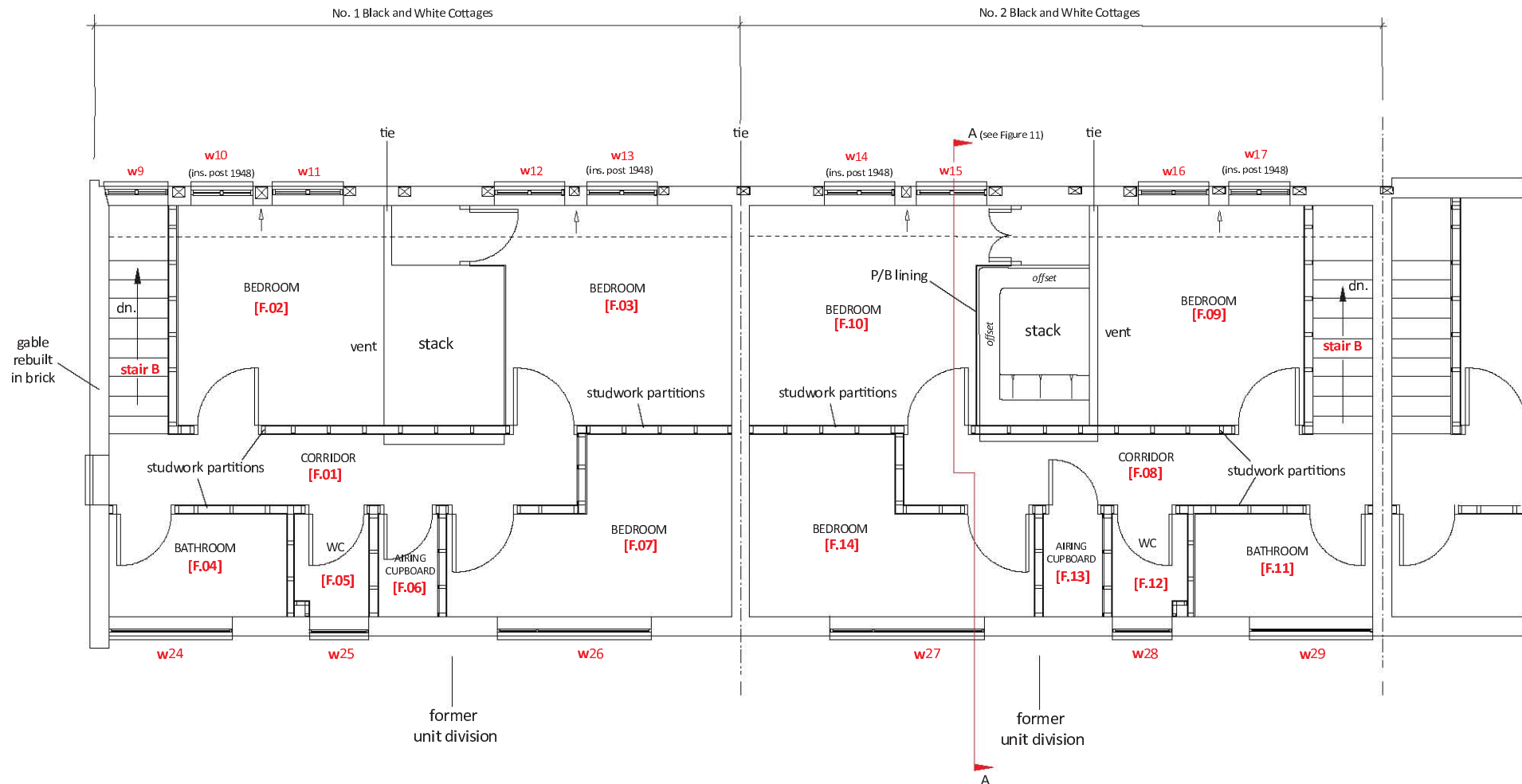
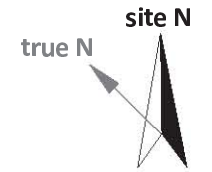
Black and White Cottages, Aston Somerville, Worcestershire

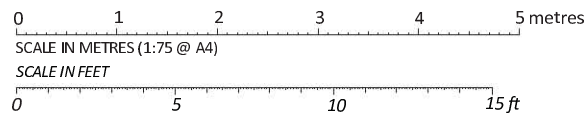
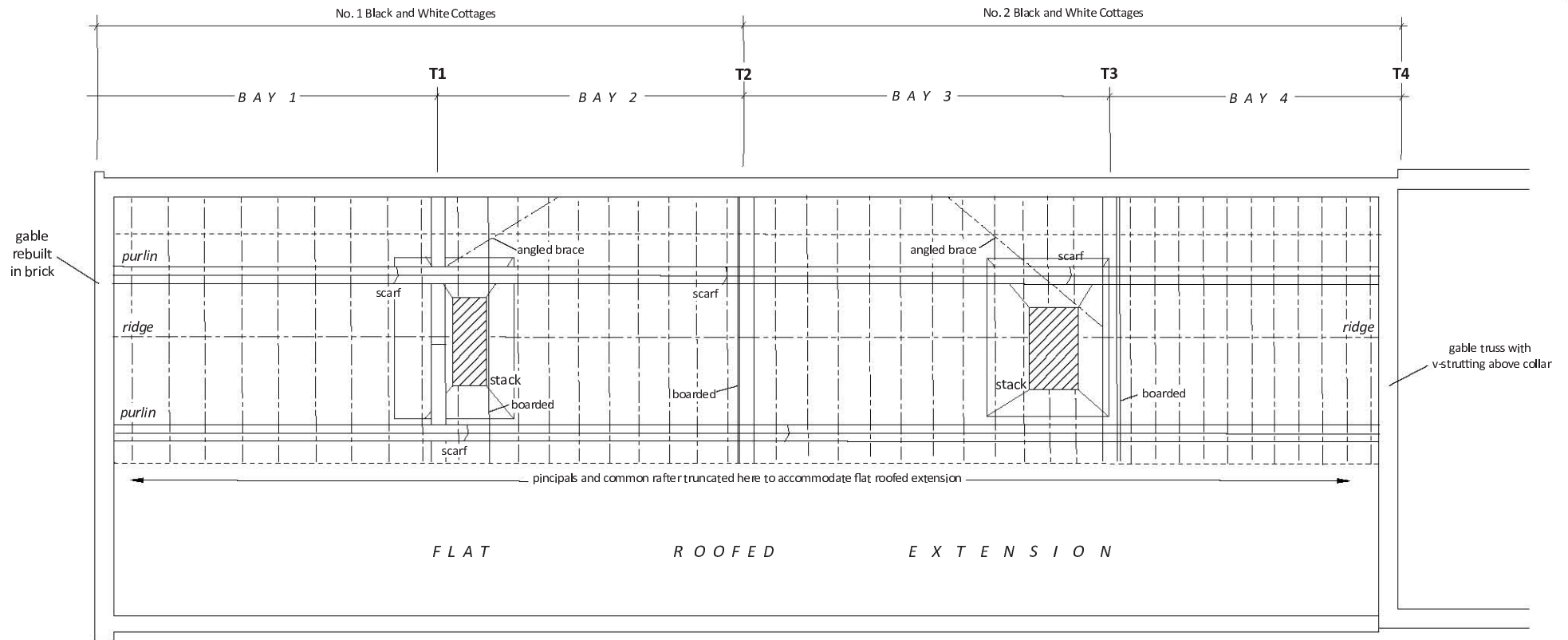
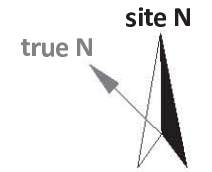
Figure 6: Front (north) elevation

Based on TheSpaceStudio drawing number 2008-362-00



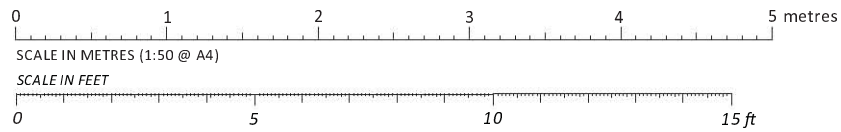
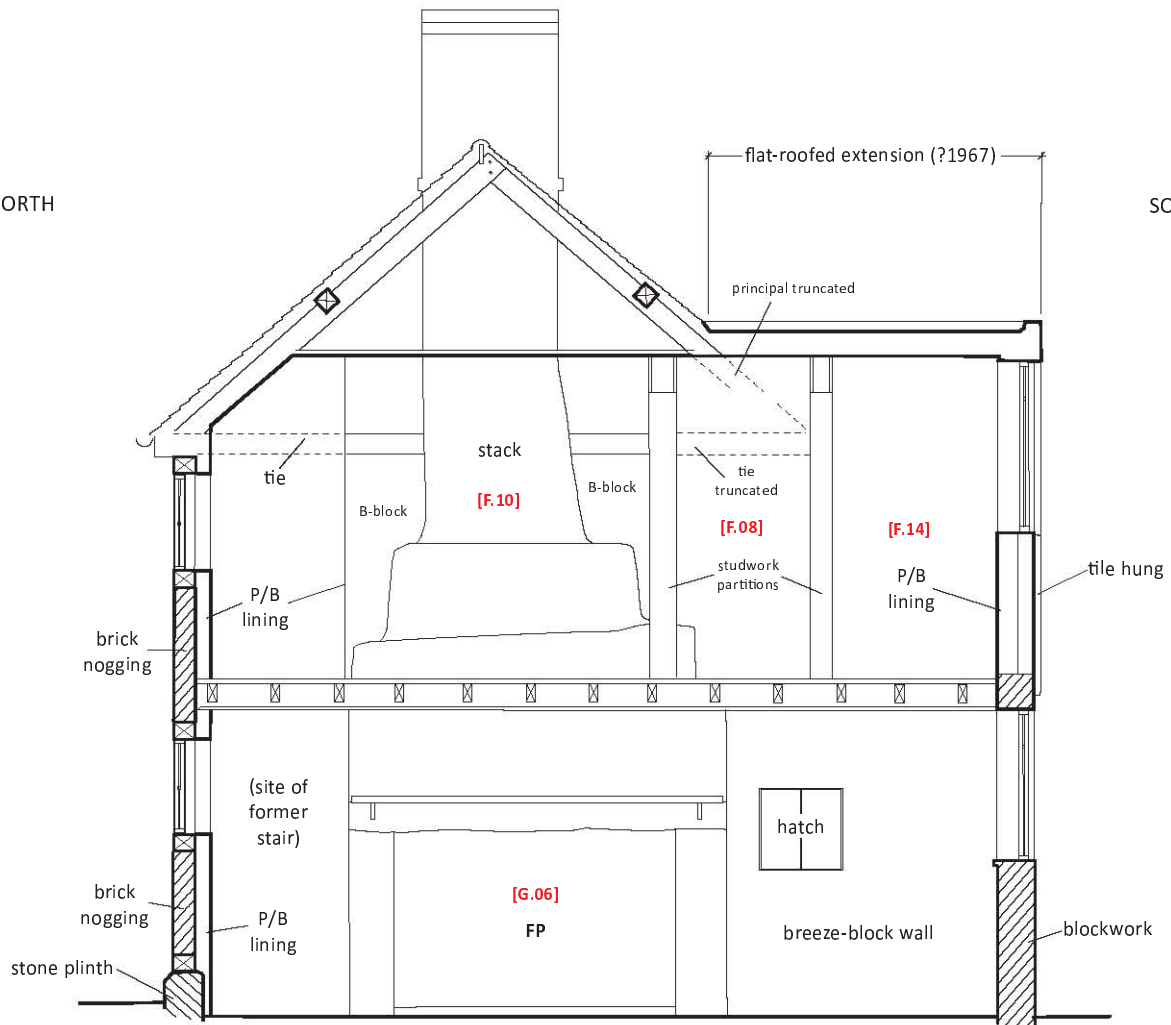


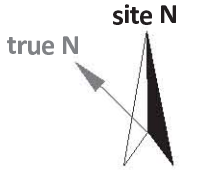




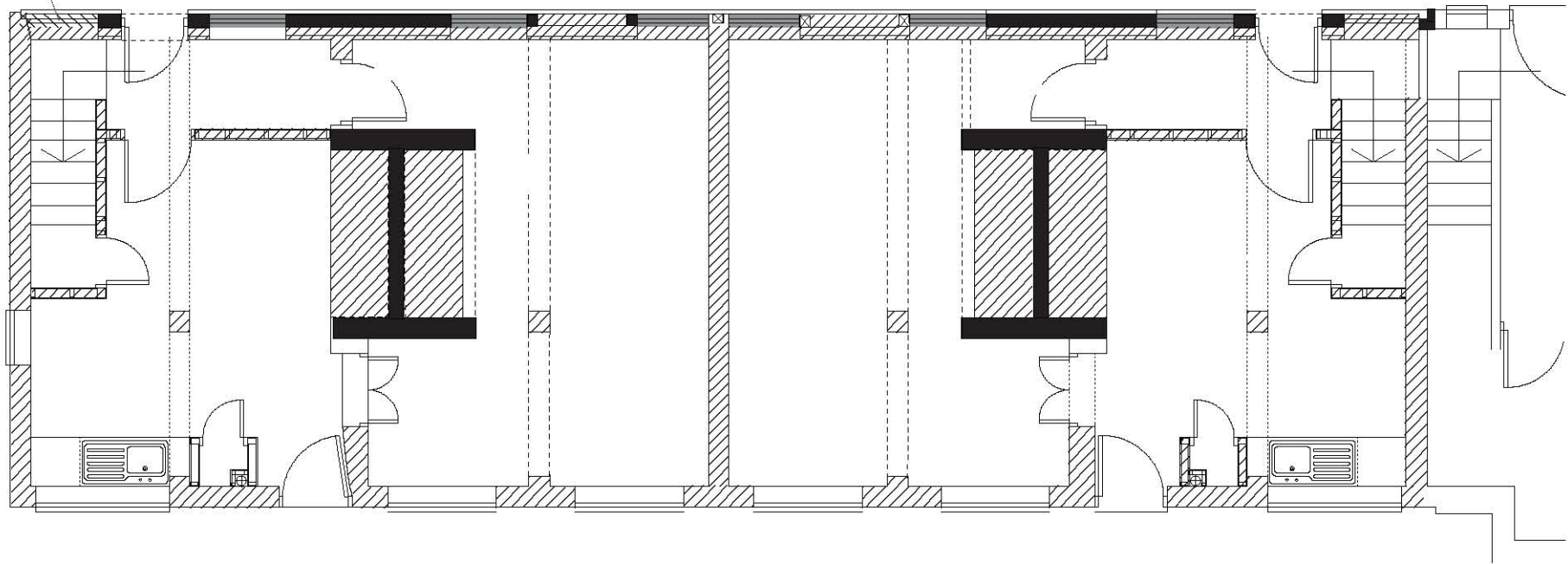
NORTH

SOUTH








inserted
pre-1948



KEY

-  Primary phase (?) mid C18th
-  Pre-1948
-  20th century additions and insertions (prob. 1967)

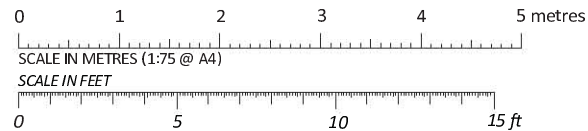




Plate 1: General view of Black and White Cottages from the north, Nos. 1 & 2 being framed units to right.



Plate 2: Nos. 1 and 2 Black and White Cottages, north elevation.



Plate 3: Door to cottage No.1.



Plate 4: Wattle and daub infill exposed during building works
(Photo: Russell Sumner)



Plate 5: Paired straight joints in rubble stone plinth denoting blocked doorway of former cottage.



Plate 6: Iron boot-scraper adjacent to blocked door.



Plate 7: West gable elevation.



Plate 8: Nos 1 and 2 Black and White Cottages; extended elevation to rear (south).



Plate 12: Inscribed date '1776' on lintel of [G.03] fireplace; spurious.



Plate 13: Timber-framed front elevation with studwork lining; NB: blocked door behind vertical scale (see Plate 13).



Plate 9: Hallway [G.01] looking east.



Plate 10: Hallway [G.01] looking west.



Plate 11: Fireplace and stack dominating living room [G.03]



Plate 14: Blocked doorway to front elevation.



Plate 15: Blockwork wall south of stack, [G.03].



Plate 16: Inserted blockwork east wall of [G.03].



Plate 17: Kitchen [G.02] looking north-east, note blockwork partition.



Plate 18: Kitchen [G.02] looking south-west.



Plate 19: Kitchen [G.02]; note blockwork infill of FP.



Plate 20: Renewed ceiling to N of stack [G.03]: location of primary stair.



Plate 21: Transverse beam (bolted) visible to front elevation.



Plate 22: Stair A from [G.01] to [F.01].



Plate 23: Corridor [F.01] looking east.



Plate 24: Offset of stack within corridor [F.01].



Plate 25: Bedroom [F.02] within early, front part of range, NB: vent to stack.



Plate 26: Bedroom [F.03] within early, front part of range (cupboard to left flanks stack); NB: angled brace (see Plate 48).



Plate 27: Bedroom [F.07] within flat roofed extension.



Plate 28: Bathroom [F.04] within flat-roofed extension.



Plate 29: Hallway [G.04] looking west.



Plate 30: Hallway [G.04] looking east.



Plate 31: Fireplace dominating living room [G.06].

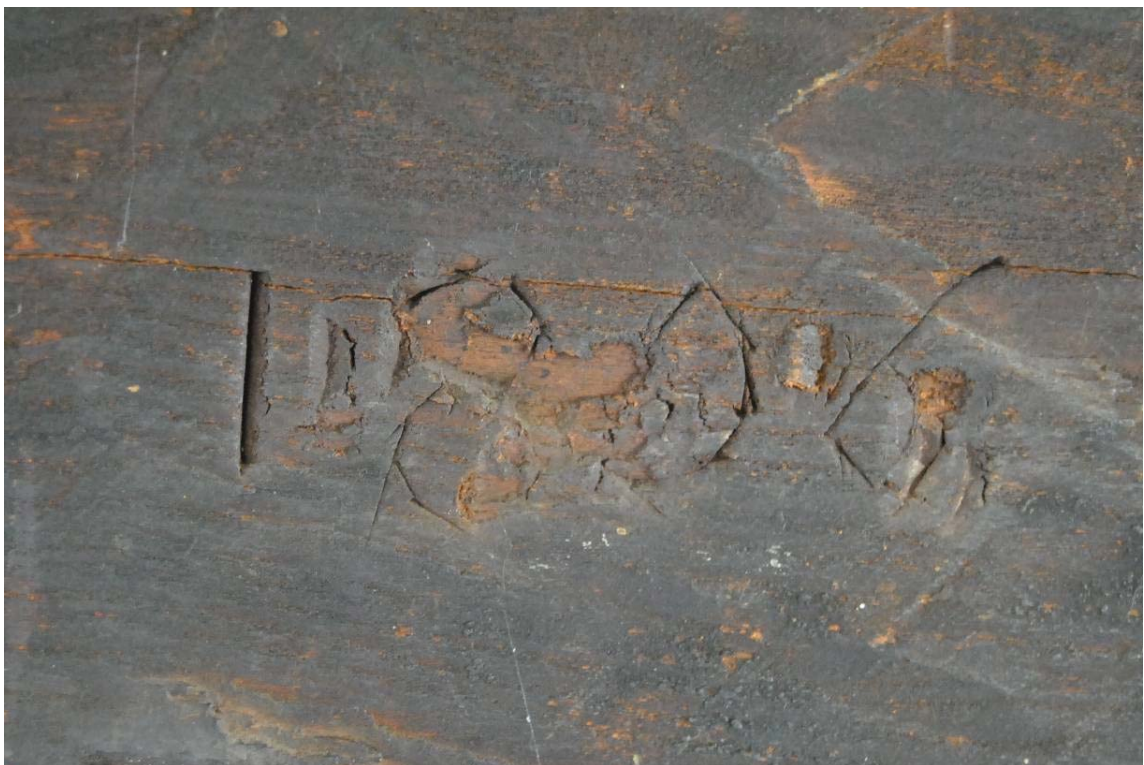


Plate 32: Date '1896' scratched on fireplace breast of [G.06].



Plate 33: Rendered interior of front elevation, [G.06].



Plate 34: [G.06] looking east to south of stack; NB: transverse beam supported by brick pier (left).



Plate 35: Marks of machine sawing to soffit of transverse beam.



Plate 36: Transverse beam; detail of simple scarf at support pier.



Plate 37: Kitchen [G.05] looking south; NB: transverse beam supported by brick pier.



Plate 38: Stair B rising from [G.04] to [F.08].



Plate 39: Corridor [F.08] looking west



Plate 43: Stack revealed behind modern partition [F.10].



Plate 44: Tie of truss T3 embedded into masonry of eastern stack.



Plate 45: Early iron casement retrieved from behind plasterboard in [F.10].



Plate 40: Offset of stack within corridor [F.08].



Plate 41: Bedroom [F.09] looking north-west.



Plate 42: Bedroom [F.10] looking north-east; NB: angled brace.



Plate 46: Western gable rebuilt in stretcher bond brick (photographed from ceiling hatch within [F.02]).



Plate 47: Easternmost truss with v-strutting above collar (photographed from ceiling hatch within [F.09]).



Plate 48: Detail of through purlin lodged over principal.



Plate 49: Detail of diagonal brace passing over back of purlin (see also Plate 25).



Plate 50: Double-pegged principals at apex.



Plate 51: Detail of splayed purlin scarf.



Plate 52: Brick outbuilding added between 1902 and 1923 contemporary with enlargement of gardens.

APPENDIX A: Project Brief (M. Glyde, WHEAS, 27th July 2011)

**REQUIREMENTS FOR HISTORIC BUILDING RECORDING AT
BLACK AND WHITE COTTAGES, CHURCH ROAD, ASTON SOMMERVILLE, WORCESTERSHIRE**

1 Site Description

The site is located at Black and White Cottages, Church Road, Aston Somerville, (NGR SP04573803) as shown on the attached plan.

2 Planning background

A planning application has been submitted to, and approved by Wychavon District Council, for the Refurbishment and extension of No's 1 and 2 Black & White Cottages (Reference W/11/0439). The planning officer dealing with this application is Simon Rees. The development will affect a building of intrinsic historic and archaeological interest, registered on the County Historic Environment Record (reference WSM45971).

In this instance it is believed, on current evidence, that the historic asset is not of such significance to warrant pre-determination evaluation or preservation in situ, and that the impact of the proposed development on the historic environment can be appropriately offset by a conditional programme of archaeological work.

Planning Policy Statement 5 – Planning for the Historic Environment, policy HE12 states that:

"Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate.."

The local planning authority was therefore advised that in order to comply with PPS5, an appropriate condition should be applied to any planning consent given regarding this application. Consequently condition no. 5 was applied to the consent to address this requirement. The wording of the condition is shown in section 7 of this document. PPS5 guidance on this policy states that: "To secure effective implementation after the decision is made it will be important to finalise the content of the written scheme of investigation prior to determination. This will ensure that the developer is fully aware of the extent of the commitment before implementing the consent."

This document defines the works upon which the Written Scheme of Investigation is required to fulfil the condition.

3 Historic Environment Background.

Aston Somerville is a small nucleated village on the edge of the Cotswolds. It is typical of villages in south east Worcestershire, with a significant number of timber framed and local stone historic buildings. It does not have a Conservation Area. The village is of Anglo-Saxon origins and is mentioned in the Domesday Book as having a mill. The church is of 13th century origins and the majority of the other historic buildings are of 18th century or later date.

While unlisted, Black and White Cottages is clearly a heritage asset. It is acknowledged that much of the rear of the building has been completely replaced, and consequently significant elements of the building's form have been lost, however, much of the original fabric still remains including the hearths and extensive areas of timber framing.

The above is not a full HER assessment as required by this brief.

4 Scope of the Project

The aim of this survey is to:-

- Provide a detailed measured survey of the building or elements there off.
- Provide a descriptive account and interpretation of the building, including discussion of its local, regional and national significance.
- Monitor and record, by way of a 'watching brief', any subsequent work that affects the historic fabric of the building and/or adds to the archaeological interpretation of the building.

A detailed photographic and descriptive survey consisting of the following minimum requirements:-

- All organisations tendering for this work are advised to visit and briefly 'assess' the site prior to submitting a proposal. This is to ensure that adequate time and resources will be applied to the evaluation and recording project.

The survey will be based on a level 3 record, defined as follows:-

'... An analytical record, and will comprise an introductory description followed by a systematic account of the buildings origins, development and use, The record will include an account of the evidence on which the analyses has been based, allowing the validity of the record to be re examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis.' Refer to section 5.3 of '*Understanding Historic Buildings – A guide to good recording practice*'. *English Heritage 2006*

- Detailed analysis and description of the history, character, date, techniques of construction, phasing and significance of the structure(s).
- Provision should be made to allow appropriate time *on site for visual interpretation and analysis* of the buildings design, phasing and construction.
- Primary and secondary documentary sources, relating to the building must be consulted.
- Should primary timbers be suitable, then dendrochronological samples shall be taken. These samples must be taken and analysed by an appropriate specialist and follow guidance given in 'Dendrochronology, Guidelines on producing and interpreting dendrochronological dates.' produced by English Heritage. This shall be undertaken after the building has been recorded and the primary phase determined.

Documentary Reference:-

- **HER assessment.** This must be carried out prior to any fieldwork being carried out. It will include consulting all available maps (OS and Tithe), aerial photographs and archive material etc. Where their inclusion in the final report will aid interpretation then these should be plotted or reproduced in the final report.
- **Record Office Search.** The area of, and immediately surrounding the building will be referenced at the County Records Office.

Building recording will consist of:-

- 35mm or Medium format black & white and colour print photographs or high-resolution digital photography, all with suitable scales, of the following.
- All external elevations.
- All internal room spaces and roof structures (where accessible)
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the building.
- Photographs illustrating the buildings relationship to surrounding buildings and setting.

A suitable sample of these photographs must be included in the final report, and should include examples which illustrate not only the general character of the buildings, but details relating to specific elements discussed in the text. A general view of the structures in their wider setting should also be included.

- The collation and annotation of existing survey drawings.
- Measured survey at 1:50 of existing timber framework throughout the building.
- Intrusive investigation to determine location of timbers behind obscuring surfaces

The report shall contain

- *A phased plan of the building, with photo locations clearly marked, and a location plan related to the national grid. This may be based on an existing survey plan.*
- *Annotated elevation drawings. These may be based on an existing survey plan.*
- *Appropriate addition illustrations that help support findings and the interpretation of the buildings.*
- *Addition illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc).*
- *Record of historic carpenters marks, apotropaic marks and graffiti.*
- *A summary description of the building in its current form in the format of a typical listed building description.*
- *All archaeological contractors must provide in their quote a contingency for a limited level of dendrochronological survey. Should primary phase timbers be suitable and not reused from earlier structures then this absolute dating method should be applied.*

Publication

Final Report: A programme of Archaeological Building Investigation and Recording will determine, as far as is reasonably possible, the nature of the archaeological resource associated with a specified building, structure or complex. The results should inform the research cycle and should take into account local, regional and national research frameworks. Fulfilment of the research aims will be by the submission of a final report, in accordance with the IFA Code of Conduct, Principle 2.

5 Minimum Requirements

The Code of Conduct of the Institute of Field Archaeologists will be followed.

Fieldwork must be carried out in accordance with the *Requirements and Guidelines for Archaeological Projects in Worcestershire*. Copies are available from the Planning Advisory Section on request.

1. Before the project commences a proposal including a methods statement detailing approaches to the site, must be submitted to and approved by the Planning Advisory Section.
2. The project proposal must include appropriate named specialist provision.
3. The finds assessment report must reference all ceramics to the county type fabric series
4. Prior to commencement of any fieldwork the archaeological contractor must contact the HER Officer of the Worcestershire Archaeological Service for an HER fieldwork reference number. This must be clearly marked on all reports, finds and archive material. Tel **01905 855494**
5. The landowner must be encouraged to deposit artefacts with a local or relevant specialist museum. This must have Museum and Galleries Commission approved storage facilities. Artefacts may only be deposited in accordance with the selected museum's collections policy.
6. At least one week's notice shall be given to the Planning Advisory Section prior to commencement of fieldwork, unless otherwise agreed.
7. At least two colour slides (or high-resolution digital images) showing general views of fieldwork in progress and where appropriate key finds / features SHALL BE SUBMITTED IN ADDITION TO THE FINAL REPORT. These shall be used for educational / promotional displays.
8. A digital copy in .pdf format (see below) must be sent to the Historic Environment Planning Officer for approval **before** formal submission into the County Historic Environment Record.
9. Upon approval, one bound paper and one digital .pdf copy of the report must be lodged with the County Historic Environment Record within three months of completion of fieldwork. A digital copy must also be deposited with Oasis (<http://www.oasis.ac.uk/>) the English Heritage's Online Access to the Index of Archaeological Investigations website.
- 10. The report shall also be submitted to the HER in digital format. The preferred format for digital copies is PDF, however, the HER will take other formats, from which they will create PDFs. All reports submitted as part of the development control process will be included on the Online Archaeology Library 3 months after submission unless the report is deemed to be archaeologically or commercially sensitive by the County Archaeologist. Contact the HER if you feel that your report is sensitive and should not be available over the internet.**
11. The Planning Advisory Section of the County Historic Environment & Archaeological Service must be invited to monitor the fieldwork.

6 Disclaimer

- This brief has been prepared on the basis of information available through the County Historic Environment Record. If the Applicant has further information which may be relevant to the site they should contact the Planning Advisory Section as soon as possible.
- The Planning Advisory Section cannot accept responsibility for the following:
 - Notification of hazards, e.g. services, contaminated ground, the condition of the building
 - Obstacles to fieldwork
 - Access to the site

• It will be the responsibility of the contractor, any sub contractors and the applicant to establish safe working practices based on Construction Design and Management (regulations) and other current health and safety legislation.

• **It will be the responsibility of the contractor to ensure that the developer/applicant has secured appropriate consent for all archaeological groundworks regarding environmental, ecological and species protection legislation prior to commencement of fieldwork.**

7 Condition Wording

- A) No development shall take place until a Programme of Archaeological Works, including a Written Scheme of Investigation, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording.
 2. The programme for post investigation assessment.
 3. Provision to be made for analysis of the site investigation and recording.
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. Reason - To preserve any historical artefact's that may be found within the cottages and surrounding site.

8 CONTACT NUMBERS (Correct at the time of preparing this document)

Applicant Agent Rooftop Housing 70 High Street, Evesham. WR11 4YD	John Carrabin The Space Studio 46-47 water street, Jewellery Quarter, Birmingham. B3 1HP tel: 0121 212 9615
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For further information regarding this brief please contact:

Mike Glyde – Historic Environment Planning Advisor
Planning Advisory Section Worcestershire Archive & Archaeology Service
The Hive
Sawmill Walk
The Butts
Worcester
WR1 3TD
Tel: 01905 855454

E-mail: mglyde@worcestershire.gov.uk

APPENDIX B: Written Scheme of Investigation (R Tyler, 2011)

BLACK AND WHITE COTTAGES
Church Road, Aston Somerville , Worcestershire
[NGR SP 0457 3803]

Written Scheme of Investigation for an
Historic Building Survey

Planning Reference: W/11/0439 (Condition 5)

1 INTRODUCTION

- 1.1 The following document represents a Written Scheme of Investigation (WSI) for an Historic Building Survey to be undertaken in respect of Black and White Cottages, Church Road, Aston Somerville, Worcestershire (centred on NGR SP 0457 3803). The WSI has been prepared in response to a Project Brief (WHEAS, 2011), dated 19th August 2011, set by Mr Mike Glyde, Historic Environment Planning Officer for Worcestershire Historic Environment and Archaeological Service.
- 1.2 The Historic Building Record has been required by Worcestershire County Council (WCC), under the terms of Planning Policy Statement 5 (PPS5), as a condition of planning consent (ref. W/11/0439 (Condition 5), submitted to Wychavon District Council on 25th February 2011 and approved on May 18th 2011,¹ for a scheme involving the refurbishment and extension of Nos. 1 and 2 Black and White Cottages, Church Road, Aston Somerville, Worcestershire. The full wording of the condition are included at section §.7 of the project brief.
- 1.3 Black and White Cottages are not statutorily listed nor are they not located within a designated Conservation Area. They are, however, included upon the Worcestershire County Historic Environment Record (HER), reference **WSM45971** and are recognised as 'Heritage Assets' under the terms of PPS5 (DCLG, 2010). The buildings have been significantly altered, in particular to the rear but nevertheless, they retain significant primary fabric including timber-framing and original hearths.

2 AIMS AND OBJECTIVES

- 2.1 The general aim of the historic building survey, as stated at §.4 of the brief, is to provide a detailed measured survey of the buildings and to generate a descriptive and illustrative account and interpretation of the buildings, including a discussion of their history and development, character, date and techniques of construction and an assessment of their significance at a local, regional and national scale. The record will be undertaken to a 'Level 3' as defined by English Heritage in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (EH, 2006)
- 2.2 The purpose and specific objectives of the survey are as outlined in detail at Section §.4 of the project brief.

¹ <http://www.e-wychavon.org.uk/scripts/plan2005/acolnetcgi.exe?ACTION=UNWRAP&TheSystemKey=36985&RIPNAME=Root.Pages.PgeDC.PgePlanningRegister>

3 METHODOLOGY

3.1 Documentary Research

- 3.1.1 A search will be made of all relevant and readily available published and unpublished documentary source material, including historic maps, early photographs, drawings and written descriptions, and primary and secondary sources related to the site held by the Worcestershire County Record Office, County Hall, Worcester and, if appropriate at the National Archives, Kew and the National Monuments Record (NMR), Swindon.
- 3.1.2 A search will be made of the Worcestershire HER in advance of fieldwork, so as to place the recorded structures within a local HER context.

3.2 Historic Building Recording

- 3.2.1 The building survey will comprise a visual examination of the structure and an analysis of the building's design, phasing and construction. Recording will consist of three principal elements as follows:

Drawn Record

- 3.2.2 Existing survey drawings will be checked on-site and enhanced sufficiently so as to fully illustrate the dimensions, features and construction of each of the buildings. Drawings will be annotated with relevant architectural and archaeological detail, such as elements of timber framing, blocked openings, changes in masonry etc.
- 3.2.2 New survey will extend to the preparation of record drawings of surviving elements of timber framing as exposed throughout the building/s during the course of works. All new survey drawings will be prepared at scale of 1:50 in pencil on archivally stable drafting film.

Photographic Record

- 3.2.3 The photographic record will comprise 35mm black and white negative and high resolution digital photography, the latter using a Nikon D3000 digital single lens reflex camera (10MP). The record will be commensurate with a Level 3 record as defined by English Heritage (2006, 14), extending to include both general and detail shots, contextual views and all accessible exterior elevations, visible structural and decorative details (interior and exterior), and general interior views of principal spaces. Where possible, photographs will include graded photographic scales. All photographs will be recorded on *pro-forma* recording sheets detailing subject, orientation, scales included, photographer and date.

Written Record

- 3.2.4 A systematic written record of the buildings will be maintained to accompany the drawn and photographic records.

3.3 Dendrochronological Study

- 3.3.1 Should primary timbers prove to be suitable for sampling, a programme of dendrochronological analysis will be undertaken by an appropriate and suitably qualified specialist² following guidance given by English Heritage in '*Dendrochronology; guidelines on producing and interpreting dendrochronological dates*' (EH, 2004).

² Initial contact has been made with Mr Robert Howard of the Nottingham Tree-Ring Dating Laboratory (<http://www.tree-ringdating.co.uk>) in this respect.

5 REPORT FORMAT

- 5.1 Upon completion of the documentary research and fieldwork, the results of the historic building record will be presented in a fully illustrated, interpretive report containing the following information:

Text

- Non-technical summary
- Introduction and site location
- Aims and objectives
- Methodology
- Historical background
- Description and analysis of the buildings and their features
- List of sources consulted
- A summary description of the site in the format of a typical listed building description

Figures

- Location plan and a selection of historic maps / images
- Plans, elevations and cross-sections as appropriate
- A phase plan to illustrate the development of the buildings as apparent from historical sources and examination of the built fabric
- A selection of colour plates

Appendices

- Copies of project brief and WSI
- A register of project drawings
- A register of project photographs

- 5.2 A draft copy of the report will be submitted to the HER Planning Advisor in digital format (*.PDF) for approval. Further to approval, one bound hard copy and one digital PDF copy of the final report will be lodged with the County HER within three months of the completion of fieldwork. A digital copy will also be deposited with the Oasis on-line index of archaeological investigations.

6 STAFFING

- 6.1 Documentary research, site assessment and report preparation will be undertaken by Ric Tyler Alfa. Dendrochronological work, should this be required, will be undertaken by a suitably qualified specialist contractor (see §.3.3.1; fn.2 above).

7 ARCHIVING

- 7.1 Upon completion of work, a full project archive will be prepared in accordance with established best practice and deposited with the Worcestershire County Museum.

8 TIMETABLE

- 8.1 At least one week's notice will be given to the Planning Advisory Section of the WHEAS prior to commencement of work. Prior to the commencement of work on site, a HER fieldwork reference will be obtained from the Information and Records Officer of the WHEAS.
- 8.2 A draft report will be submitted for approval normally within 3 weeks of completion of fieldwork.

APPENDIX C: Register of Project Drawings

NB: All site drawings were prepared in pencil on archivally stable drafting film at a scale of 1:100 / 1:50 as appropriate.

Drg. No.	Subject	Format	Scale	Date	Recorder
2012_001/001	Ground floor plan (annotated A4 print out x 2)	A4 x 2	1:100	14.08.12	R Tyler
2012_001/002	First floor plan (annotated A4 print out x 2)	A4 x 2	1:100	14.08.12	R Tyler
2012_001/003	Roof plan	A3	1:100	14.08.12	R Tyler
2012_001/004	North elevation (annotated A4 print out x 2)	A4 x 2	1:100	14.08.12	R Tyler
2012_001/005	South elevation (annotated A4 print out x 2)	A4 x 2	1:100	14.08.12	R Tyler
2012_001/006	West elevation (annotated A4 print out)	A4	1:100	14.08.12	R Tyler
2012_001/007	Transverse cross section	A3	1:100	14.08.12	R Tyler

9 MONITORING

- 9.1 The Planning Advisory Section of WHEAS will be invited to monitor the project during the course of fieldwork.

10 PROFESSIONAL STANDARDS

- 10.1 The project will follow the requirements set down in the *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA, revised edition 2008a) and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (IfA, revised edition 2008b). Recording work will conform to guidelines set down by English Heritage's *Understanding Historic Buildings: a guide to good recording practice* (EH 2006) and the Association of Local Government Archaeological Officers' *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*, (ALGAO 1997).
- 10.2 The *Code of Conduct of the Institute for Archaeologists* (IfA, revised edition 2010) will be adhered to at all times.
- 10.3 Fieldwork and report preparation will be undertaken in accordance with guidelines as set down by Worcestershire County Council in '*Standards and Guidelines for Archaeological Projects in Worcestershire*' (WHEAS, 2010).

11 HEALTH AND SAFETY

- 11.1 All current health and safety legislation, regulations and guidance will be complied with during the course of the project.

12 REFERENCES

Association of Local Government Archaeological Officers (ALGAO), 1997. *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*.

Department for Communities and Local Government (DCLG), 2010. *Planning Policy Statement 5: Planning for the Historic Environment*.

English Heritage, 2004. *Dendrochronology; guidelines on producing and interpreting dendrochronological dates*.

English Heritage, 2006. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

IfA, 2008a. *Standard and Guidance for Archaeological Desk-Based Assessment*

IfA, 2008b. *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*

IfA 2010. *Code of Conduct*.

WHEAS, 2010. *Standards and Guidelines for Archaeological Projects in Worcestershire*.

WHEAS, 2011. *Requirements for Historic Building Recording Work at Black and White Cottages, Aston Somerville, Worcestershire*. WHEAS Project brief, dated 19th August 2011.

WSI prepared by: Ric Tyler IfA, 13.12.2011

APPENDIX D: Register of Project Photographs

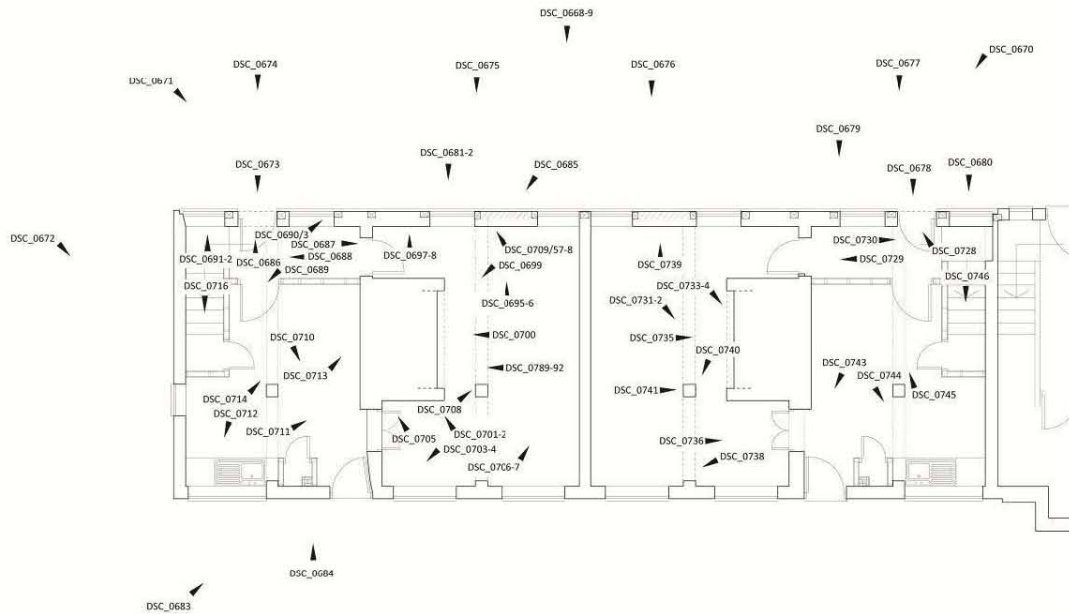
NB: All photographs taken with Nikon D3000 digital SLR camera, 10 mega-pixels. Photo locations are illustrated on the plan overleaf while files are included in *.jpg format on the CD appended at the back of this report. Photos marked with an asterix (*) are reproduced as plates within the current document.

Photo No.	Plate No.	Subject	Orientation	Date	Photographer
DSC_0107*	42	Stack exposed behind P/B lining [F.10]	→ E	23.10.12	R Tyler
DSC_0108		Stack exposed behind P/B lining [F.10]	→ E	23.10.12	R Tyler
DSC_0109*	43	View to north of exposed stack, incl. tie	→ E	23.10.12	R Tyler
DSC_0110		View to north of exposed stack, incl. tie	→ E	23.10.12	R Tyler
DSC_0111		View to south of exposed stack, incl. tie	→ E	23.10.12	R Tyler
DSC_0112		Iron casement retrieved from behind P/B lining of stack, [F.10]	---	23.10.12	R Tyler
DSC_0113*	44	Iron casement retrieved from behind P/B lining of stack, [F.10]	---	23.10.12	R Tyler
DSC_0114		Iron casement; Turn-buckle catch	---	23.10.12	R Tyler
DSC_0115		Iron casement; spiral handle to bottom rail	---	23.10.12	R Tyler
DSC_0116		Ceiling [G.03] after removal of P/B	↑	23.10.12	R Tyler
DSC_0117		Ceiling [G.03] after removal of P/B	↑	23.10.12	R Tyler
DSC_0118		Ceiling [G.03] after removal of P/B; renewed section to N of stack	↑	23.10.12	R Tyler
DSC_0119		Ceiling [G.06]; renewed section to N of stack	↑	23.10.12	R Tyler
DSC_0120		Ceiling [G.04]; renewed section to N of stack	↑	23.10.12	R Tyler
DSC_0121		Framing marks on storey-post	→ S	23.10.12	R Tyler
DSC_0122		Framing marks on storey-post	→ S	23.10.12	R Tyler
DSC_0123		Brick-built outbuilding	→ SE	23.10.12	R Tyler
DSC_0124		Transverse beam lodged around storey-post/mid-rail	→ S	23.10.12	R Tyler
DSC_0125		Transverse beam lodged around storey-post/mid-rail	→ S	23.10.12	R Tyler
DSC_0126		Transverse beam lodged around storey-post/mid-rail	→ S	23.10.12	R Tyler
DSC_0127		Transverse beam lodged around storey-post/mid-rail	→ S	23.10.12	R Tyler
DSC_0668*	1	North elevation, Nos. 1-3 Black and White Cottages	→ S	14.08.12	R Tyler
DSC_0669		North elevation, Nos. 1-2 Black and White Cottages	→ S	14.08.12	R Tyler
DSC_0670*	2	North elevation, Nos. 1-2 Black and White Cottages, oblique	→ SW	14.08.12	R Tyler
DSC_0671		North elevation, Nos. 1-2 Black and White Cottages, oblique	→ SE	14.08.12	R Tyler
DSC_0672*	6	West gable end, oblique	→ SE	14.08.12	R Tyler
DSC_0673*	3	Door detail to No. 1 (d1)	→ S	14.08.12	R Tyler
DSC_0674		North elevation; Bay 1	→ S	14.08.12	R Tyler
DSC_0675		North elevation; Bay 2	→ S	14.08.12	R Tyler
DSC_0676		North elevation; Bay 3	→ S	14.08.12	R Tyler
DSC_0677		North elevation; Bay 4	→ S	14.08.12	R Tyler
DSC_0678		Door detail to No. 2 (d2)	→ S	14.08.12	R Tyler
DSC_0679		Window w7 detail	→ S	14.08.12	R Tyler
DSC_0680		Window w8 detail	→ S	14.08.12	R Tyler
DSC_0681		Detail of boot scraper adjacent to blocked door (beneath w5)	↓	14.08.12	R Tyler
DSC_0682*	5	Detail of boot scraper adjacent to blocked door (beneath w5)	↓	14.08.12	R Tyler
DSC_0683*	7	South (rear) elevation, oblique	→ NE	14.08.12	R Tyler
DSC_0684		South elevation detail	→ N	14.08.12	R Tyler
DSC_0685*	4	North elevation; evidence for blocked door	↓	14.08.12	R Tyler
DSC_0686		Hallway [G.01]; detail of ledge and brace door	→ N	14.08.12	R Tyler
DSC_0687*	8	Hallway [G.01] looking east	→ E	14.08.12	R Tyler
DSC_0688		Hallway [G.01] looking west	→ W	14.08.12	R Tyler
DSC_0689*	9	Hallway [G.01]; door to kitchen [G.02]	→ SW	14.08.12	R Tyler
DSC_0690		Hallway [G.01]; framing beneath w2	↓	14.08.12	R Tyler
DSC_0691		Hallway [G.01]; framing beneath w1	↓	14.08.12	R Tyler
DSC_0692		Hallway [G.01]; window w1	→ NW	14.08.12	R Tyler
DSC_0693		Hallway [G.01]; window w2	→ NE	14.08.12	R Tyler
DSC_0694		Hallway [G.01]; window w2, detail of latch	→ N	14.08.12	R Tyler
DSC_0695*	12	Living Room [G.03] looking N	→ N	14.08.12	R Tyler
DSC_0696*	13	Living Room [G.03]; blocked door	→ N	14.08.12	R Tyler
DSC_0697		Living Room [G.03]; wallpaper beneath studwork	→ N	14.08.12	R Tyler
DSC_0698		Living Room [G.03]; wallpaper beneath studwork	→ N	14.08.12	R Tyler
DSC_0699*	10	Living Room [G.03]; fireplace	→ SW	14.08.12	R Tyler

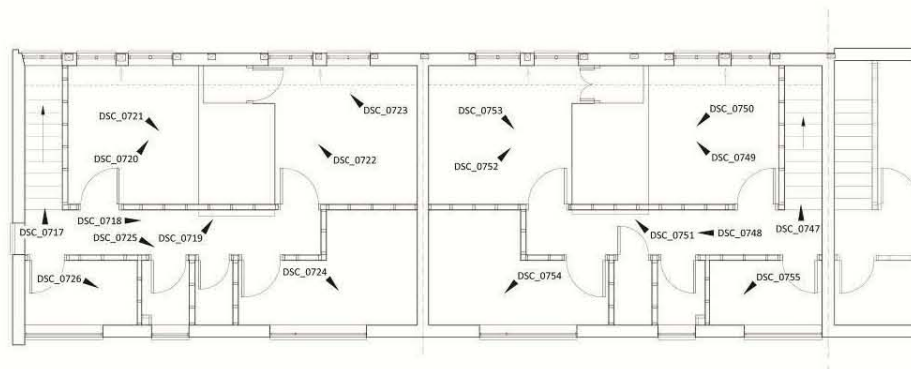
DSC_0700		Living Room [G.03]; fireplace	→ W	14.08.12	R Tyler
DSC_0701*	11	Date '1776' in south end of FP bresummer	→ N	14.08.12	R Tyler
DSC_0702		Date '1776' in south end of FP bresummer	→ N	14.08.12	R Tyler
DSC_0703*	12	Living Room [G.03]; recess to south side of fireplace	→ W	14.08.12	R Tyler
DSC_0704		Living Room [G.03]; recess to south side of fireplace	→ W	14.08.12	R Tyler
DSC_0705		Living Room [G.03]; recess to south side of fireplace	→ NW	14.08.12	R Tyler
DSC_0706		Living Room [G.03]; blockwork east wall	→ E	14.08.12	R Tyler
DSC_0707*	15	Living Room [G.03]; blockwork east wall	→ E	14.08.12	R Tyler
DSC_0708		Living Room [G.03]; transverse beam	↑	14.08.12	R Tyler
DSC_0709		Living Room [G.03]; blocked door in plinth	↓	14.08.12	R Tyler
DSC_0710		Kitchen [G.02] looking south	→ S	14.08.12	R Tyler
DSC_0711*	16	Kitchen [G.02] looking east	→ E	14.08.12	R Tyler
DSC_0712*	17	Kitchen [G.02] looking south-west	→ SW	14.08.12	R Tyler
DSC_0713*	18	Kitchen [G.02] looking east; blocked FP	→ E	14.08.12	R Tyler
DSC_0714		Kitchen [G.02]; transverse beam and brick pier support	↑	14.08.12	R Tyler
DSC_0716*	21	Stair A	↑	14.08.12	R Tyler
DSC_0717		Stair A	↓	14.08.12	R Tyler
DSC_0718*	22	Corridor [F.01] looking east	→ E	14.08.12	R Tyler
DSC_0719*	23	Corridor [F.01]; offset masonry of stack	↓	14.08.12	R Tyler
DSC_0720	24	Bedroom [F.02] looking north-east	→ NE	14.08.12	R Tyler
DSC_0721		Bedroom [F.02] looking south-east	→ SE	14.08.12	R Tyler
DSC_0722		Bedroom [F.03] looking north-west	→ NW	14.08.12	R Tyler
DSC_0723*	25	Bedroom [F.03] looking north-west	→ NW	14.08.12	R Tyler
DSC_0724*	26	Bedroom [F.07] looking south-east	→ SE	14.08.12	R Tyler
DSC_0725		Corridor [F.01]; door off south side	→ SE	14.08.12	R Tyler
DSC_0726*	27	Bathroom [F.04] looking south-east	→ SE	14.08.12	R Tyler
DSC_0728		Hallway [G.04]; ledge and brace door	→ NW	14.08.12	R Tyler
DSC_0729*	28	Hallway [G.04] looking west	→ W	14.08.12	R Tyler
DSC_0730*	29	Hallway [G.04] looking east	→ E	14.08.12	R Tyler
DSC_0731		Living Room [G.06]; fireplace	→ SE	14.08.12	R Tyler
DSC_0732*	30	Living Room [G.06]; fireplace	→ SE	14.08.12	R Tyler
DSC_0733*	31	Date '1896' on bresummer of [G.04] FP	→ E	14.08.12	R Tyler
DSC_0734		Living Room [G.06]; fireplace	→ SE	14.08.12	R Tyler
DSC_0735		Living Room [G.06]; fireplace	→ E	14.08.12	R Tyler
DSC_0736*	33	Living Room [G.06]; recess to south of fireplace	→ E	14.08.12	R Tyler
DSC_0738		Living Room [G.06]; south wall	→ W	14.08.12	R Tyler
DSC_0739*	32	Living Room [G.06]; north wall	→ N	14.08.12	R Tyler
DSC_0740		Living Room [G.06]; transverse beam	→ S	14.08.12	R Tyler
DSC_0741*	35	Living Room [G.06]; transverse beam, scarf at pier	→ W	14.08.12	R Tyler
DSC_0743		Kitchen [G.05] looking south-west	→ SW	14.08.12	R Tyler
DSC_0744	36	Kitchen [G.05] looking south-east	→ SE	14.08.12	R Tyler
DSC_0745		Kitchen [G.05]; transverse beam	↑	14.08.12	R Tyler
DSC_0746*	37	Stair B	↑	14.08.12	R Tyler
DSC_0747		Stair B	↓	14.08.12	R Tyler
DSC_0748*	38	Corridor [F.08] looking west	→ W	14.08.12	R Tyler
DSC_0749*	40	Bedroom [F.09] looking north-west	→ NW	14.08.12	R Tyler
DSC_0750		Bedroom [F.09] looking south-west	→ SW	14.08.12	R Tyler
DSC_0751*	39	Corridor [F.08]; offset masonry of stack	↓	14.08.12	R Tyler
DSC_0752*	41	Bedroom [F.10] looking north-east	→ NE	14.08.12	R Tyler
DSC_0753		Bedroom [F.10] looking south-east	→ SE	14.08.12	R Tyler
DSC_0754		Bedroom [F.14] looking south-east	→ SE	14.08.12	R Tyler
DSC_0755		Bathroom [F.11] looking south-west	→ SW	30.08.12	R Tyler
DSC_0756		Roof space (Bay 1) looking west towards rebuilt gable	→ W	30.08.12	R Tyler
DSC_0757		Framing at front wall [G.03]	→ NW	30.08.12	R Tyler
DSC_0758		Framing at front wall [G.03]	→ NW	30.08.12	R Tyler
DSC_0760*	45	Roof space (Bay 1) looking west towards rebuilt gable	→ W	30.08.12	R Tyler
DSC_0761		Roof space (Bay 1) looking west towards rebuilt gable	→ W	30.08.12	R Tyler
DSC_0762		Roof space (Bay 1) looking west towards rebuilt gable	→ W	30.08.12	R Tyler
DSC_0763*	47	Roof space (Bay 1); principal / purlin, south side	→ SE	30.08.12	R Tyler
DSC_0764		Roof space (Bay 1); principal / purlin, south side	→ SE	30.08.12	R Tyler
DSC_0765		Roof space (Bay 1); principal / purlin, south side	→ SE	30.08.12	R Tyler

DSC_0766		Roof space (Bay 1); principal / purlin, north side	→ NE	30.08.12	R Tyler
DSC_0767		Roof space (Bay 1); principal / purlin, north side	→ NE	30.08.12	R Tyler
DSC_0768		Roof space (Bay 1); principal / purlin, north side	→ NE	30.08.12	R Tyler
DSC_0769*	50	Roof space (Bay 1); splayed purlin scarf	→ NE	30.08.12	R Tyler
DSC_0770		Roof space (Bay 1); apex detail	↑	30.08.12	R Tyler
DSC_0771*	49	Roof space (Bay 1); apex detail	↑	30.08.12	R Tyler
DSC_0772*	48	Roof space (Bay 2); detail of angled brace	→ NW	30.08.12	R Tyler
DSC_0773		Roof space (Bay 2); principal / purlin, south side	→ SW	30.08.12	R Tyler
DSC_0774		Roof space (Bay 2) looking east	→ E	30.08.12	R Tyler
DSC_0775		Roof space (Bay 2) looking east	→ E	30.08.12	R Tyler
DSC_0776		Roof space (Bay 3); detail of diagonal brace	→ NE	30.08.12	R Tyler
DSC_0777		Roof space (Bay 3); principal / purlin, south side	→ SE	30.08.12	R Tyler
DSC_0778		Roof space (Bay 4), south side	→ SW	30.08.12	R Tyler
DSC_0779		Roof space (Bay 4), south side	→ SW	30.08.12	R Tyler
DSC_0780		Roof space (Bay 4), south side	→ SE	30.08.12	R Tyler
DSC_0781*	46	Roof space (Bay 4) looking east towards gable truss with v-strutting	→ E	30.08.12	R Tyler
DSC_0782		Roof space (Bay 4) looking east towards gable truss with v-strutting	→ E	30.08.12	R Tyler
DSC_0783		Roof space (Bay 4) looking east towards gable truss with v-strutting	→ E	30.08.12	R Tyler
DSC_0784		Roof space (Bay 4) looking east towards gable truss with v-strutting	→ E	30.08.12	R Tyler
DSC_0785		Roof space (Bay 4) looking east towards gable truss with v-strutting	→ E	30.08.12	R Tyler
DSC_0786		Roof space (Bay 4); purlin (south)	→ SE	30.08.12	R Tyler
DSC_0788		Evidence for machine sawing to GF transverse beams	↑	30.08.12	R Tyler
DSC_0789		Detail of scarf to transverse beam at support pier	---	30.08.12	R Tyler
DSC_0790		Detail of scarf to transverse beam at support pier	---	30.08.12	R Tyler
DSC_0791		Evidence for machine sawing to GF transverse beams	↑	30.08.12	R Tyler
DSC_0792		Evidence for machine sawing to GF transverse beams	↑	30.08.12	R Tyler
DSC_0793*	34	Evidence for machine sawing to GF transverse beams	↑	30.08.12	R Tyler

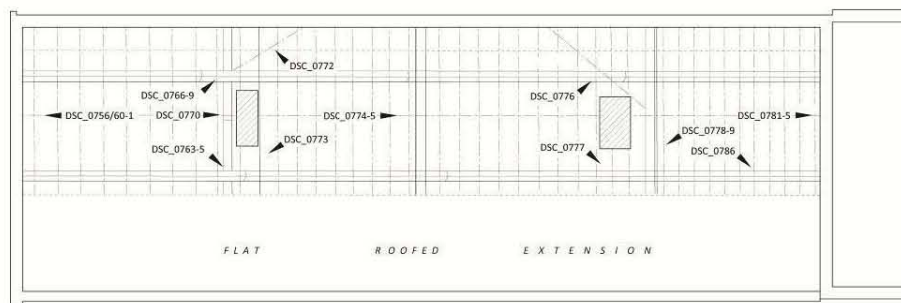
See photo location plans overleaf



GROUND FLOOR



FIRST FLOOR



ROOF SPACE

Photo Location Plans

APPENDIX E: Dendrochronological Assessment; Dr Robert Howard, Nottingham Tree-ring Laboratory



NTRDL, 20 HILLCREST GROVE, SHERWOOD, NOTTINGHAMSHIRE NG5 1FT

Telephone 0115 960 3833 (Office); 07980 305583 / 07913 427987 (Mobiles);

www.tree-ringdating.co.uk

Numbers 1 & 2 Black & White Cottages, Church Road, Aston Somerville, Worcestershire: assessment for potential tree-ring analysis.

Numbers 1 & 2 Black and White Cottages are now two (though formerly four) cottages that form part of a row, which have undergone repairs and renovations most recently in the 1960s and 70s. Much of this work has taken the form of tile cladding to the rear and re-facing to the front. Despite this work, much framing still survives to the front, this taking the form of the familiar and traditional small square panels in the local vernacular style. Within, mainly to the lower floor there are some probably primary transverse beams, and some fireplace mantels (though as ever, these latter could be 'cosmetic' insertions). To the roofs there are a number of surviving original roof trusses, one with V-struts to the collar, these trusses supporting purlins.

An inspection of the buildings' timbers as to their suitability for possible tree-ring dating was made as an adjunct to a historic buildings archaeology survey and report undertaken by Ric Tyler, consulting buildings archaeologist, as part of planning application/proposal for repairs and alterations. It had been hoped that tree-ring analysis would provide a more precise and reliable date for the structure, there being virtually no stylistic or architectural evidence which could pinpoint its date other than the general tradition of the framing pointing towards it probably being of the seventeenth or eighteenth century.

Unfortunately, all the timber framing of the cottages is of elm. Although on a few occasions elm has been reported as being dated, the timber is much less amenable to dendrochronological analysis than, say, oak. Unlike oak, which produces regular annual growth-rings which have a strong response to the weather during the growing season, and which share a wide geographical, often regional, similarity of response, elm (and indeed many of the other timbers occasionally found in historic building, ie, beech and chestnut), is less regular in its growth-ring production, less responsive to the weather, and appears to have very little, if any, geographical similarity. For these reasons it has proved largely impossible to develop a series of dated elm reference patterns against which elm samples of unknown date can be compared and 'cross-matched'. It should be pointed out though that no serious large-scale programme of elm analysis has been undertaken of the likes currently being seen in the development of a pine reference chronology.

Thus, 1 & 2 Black and White Cottages cannot be dated by tree-ring analysis, though it can be suggested that because all the timbers are of elm, it is likely to be of a single phase of construction.

The main indicator of elm is the presence on the surface of the timber of 'swirled grain' patterning (Fig 1, overleaf). This occurs where the spring-cell growth of each annual ring presents a 'variegated', 'dappled', or flecked pattern between the more solid surfaces of the summer cell growth of each ring – this is seen particularly where the timber has been cut at an angle, although it is also visible on flat surfaces. While the grain of oak also shows variation between the spring

and summer cell growth, this is less easily seen on surface inspection and tends to present itself as a variation in colour (spring cell growth being lighter (more yellow) than the darker (brown) summer cell growth) and not as a variation in patina.



Figure 1: Characteristic features of elm include a 'swirled' patina when the spring-cell growth of the annual rings comes to the surface. In oak this distinction is more commonly presented as a difference in colour.



Figure 2: A further characteristic of elm is the presence of worm holes, not only on the sapwood (upper LH part of timber), where it is also found on oak, but also across the face of the timber. This photo also shows the 'swirled' and 'flecked' grain on the surface of the wood.

A further indicator of elm is the presence of worm holes (Fig 2, above), not particularly those found in the outer, softer, sapwood of the timber (where they are also found on oak), but also over the face of the timber where the worm has

burrowed into the heartwood (a feature not generally seen in oak, and then only occasionally where oak has already decayed by repeatedly becoming wet and then drying out). One important point to remember here, however, is that even on elm, which is more prone to insect attack, the exposure of the timber to smoke, as from the hearth of an open hall or in a smoke hood/bay, will inhibit insect attack (unfortunately, smoke blackening also has the effect of masking the surface grain).

A third important indicator of elm is the extensive presence of bark and the retention of complete sapwood. This, however, is less clearly indicative because bark and complete sapwood are often found on oak, although, usually, less extensively. The surface of complete sapwood in elm, however, is subject to worm burrows which run horizontally immediately beneath the bark creating crevices to the surface of the sapwood (Fig 3, below).

As a building material, elm, rather than oak, appears to be more common in rural parts of the south and south-west-Midlands, and in adjacent rural parts of south-central England. Thus, while in, say, Leicestershire and Northamptonshire elm is very rarely (if ever) used, and is only occasionally found in the north and central parts of rural Warwickshire, the occurrence of elm increases in the southern and western parts of Warwickshire as well as being seen in Oxfordshire, Berkshire, Wiltshire and Worcestershire; in some parts of Gloucestershire, the Cotswolds for example, elm appears to be used for buildings almost exclusively. It should, however, also be pointed out that there has been no systematic recording of the incidence of elm as a building material in these counties, and thus no calculation of the numbers or proportions of buildings, or the likely dates of such buildings (based on other evidence) where this timber is used rather than, say, oak.



Figure 3: Horizontal worm burrows forming crevices to the surface of the sapwood, just below the bark, are another distinctive feature of elm.



Reproduced from Cole T, 2012: 'Historic Environment Record Search, WSM 47383; Black and White Cottages, Aston Somerville, Worcestershire', used by permission.

NB: Data valid for 3 months from 06/08/2012.



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