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MR J ALLAWAY

MANOR FARM, MAIN STREET, BISHAMPTON, PERSHORE

ARCHAEOLOGICAL BUILDING RECORDING REPORT

DECEMBER 2019

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MR J ALLAWAY

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PREPARED BY:

L Goring Principal Heritage Consultant

REVIEWED BY:

C Dawson Associate Director

APPROVED BY:

C Mellor Technical Director



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EXECUTIVE SUMMARY

Wardell Armstrong LLP were commissioned by Mr J Allaway to undertake an archaeological building recording of Manor Farm, Main Street, Bishampton, Worcestershire, a grade II listed building (NHLE Ref: 1259935).

Manor Farm presents as a complex, multi-phase building which has been subject to several phases of extension, alteration and reorganisation. At its core, the building presents as a large 17th Century vernacular farmhouse and retains fabric, features and detailing characteristic of this type of vernacular construction. Observation of the historic fabric notably the remains of the timber frame, the inglenook fireplace and the plan form identifies the central range of the building, defined as the entrance hallway and small sitting room to the south, the western passageway and the corresponding first floor bedrooms, as the original domestic accommodation of the 17th Century building.

Manor Farm survives as it represents a better quality built 17th Century timber frame building which has through status and its function as large farmstead justified continued investment in alteration and change.

Although the adjoining timber frame range to the south presents a contemporary box frame construction, it does not present evidence of being used as the primary habitable accommodation with no evidence of fireplaces and limited external openings for light and ventilation.

Whilst it is known from the first and second edition Ordnance Surveys mapping is that the extant building formed part of a much larger farmstead complex, there is little evidence remaining within the fabric to understand this earlier configuration or the original agricultural role of the buildings, principally the south range, which has in part been subsequently incorporated into the primary living space. The concealment of this earlier function of the three-storey south ranges appears to be deliberate as an attempt to create a more balanced and aesthetically pleasing building which now presents an H Plan house when viewed from the east.

The approved scheme seeks to repair and conserve the historic fabric of the building ensuring it remains weathertight. The approved works also seek to bring the three-storey south range and the ancillary store and former dairy into the primary accommodation with the new uses informed by the current pattern of subdivision and therefore conserving early and original plan forms. A new corridor is required at first floor level to provide separate access to the first floor of the south range which will result in the subdivision of the bedroom to the south bay

of the central range. However, this the new partition wall necessary to divide the space does not result in the loss of original fabric and could, if required be reversed in the future if necessary.

The approved works importantly conserve the construction and decorative elements of the 17th Century building which are of most value in understanding the buildings historic and architectural interest as a vernacular building of post medieval origins. The exterior and interior of the extant building subject to the approved works will be permanently preserved in this record as a result of the programme of archaeological building recording undertaken in line with Historic England Guidance and condition 3 of the associated planning approval (Application Ref: 19/10606/HP).

ACKNOWLEDGEMENTS

Wardell Armstrong LLP thanks Al Allaway for commissioning the project and Henry Morris of Configuration (Architects & Urban Designers) Ltd for providing copies of the existing drawings of Manor Farm

Wardell Armstrong also thanks Aidan Smyth, County Archaeologist for Wychavon District Council for his advice in developing the methodology for the recording.

The archaeological building recording was undertaken by Lorna Goring. The report was written by Lorna Goring and edited by Charlotte Dawson.

The project was managed by Rebecca Jones.

1 INTRODUCTION

1.1 Project Circumstances and Planning Background

1.1.1 Wardell Armstrong LLP were commissioned by Mr J Allaway to undertake a historic building recording of Manor Farm, Main Street Bishampton, Pershore (Centred on NGR: SO 98958 51664). Manor Farm is included on the statutory list of buildings of special architectural and historic interest at grade II (NHLE Ref: 1259935) and is included on the Worcestershire Historic environment Record (HER Ref: WSM0318).

1.1.2 The recording work occurred in advance of works comprising repairs to the main roof and modifications to the interior including the removal of a secondary chimney stack, alterations to the internal layout and circulation and conversion of the dairy storage area to ancillary accommodation. The works at the Site have been granted conditional planning permission and listed building consent by Wychavon District Council (Application References 19/10606/HP and 19/10607/LB) on the 18th October 2019.

1.1.3 Planning condition 3 of the above approval states that:

(A) No development shall take place until a programme of archaeological work, 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 provision 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 and recording.*
- 6) Nomination of a competent persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

(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) and the made for analysis, publication and dissemination of results and archive deposition has been secured.

1.1.4 A Written Scheme of Investigation (WSI) prepared by Wardell Armstrong, and included within Appendix 1, has been agreed with Aidan Smyth, County Archaeologist for Wychavon and Malvern Hills District Councils. The WSI sets out a methodology for the undertaking, preparation and disposition of a historic building recording to Historic England Level 2/3 in accordance with Historic England guidance.

1.2 Location

1.2.1 Manor Farm is located within the village of Bishampton which is located to the north east of the small town of Pershore, Worcestershire. It is centred on NGR SO 98958 51664.

1.2.2 The building is located to the west of Main Street set back from the narrow highway and enclosed behind a red brick wall with half round cappings. Enclosing the building to the north is a narrow track which provides access to a modern agricultural yard to the west of the building.

1.3 Planning Context

1.3.1 Manor Farm is included on the statutory list of building of special architectural and historic interest. The listing description (NHLE reference: 1259935) prepared by Historic England includes the following information for the grade II listed building:

Modern stucco and brick to early C17 timber framed building of L shape plan. Gabled south wing with projecting gable. 2 gabled dormers. Tile roof. Centre brick chimney. At the time of survey, the stucco was being removed to reveal timber frame.

1.3.2 The building is also included on the Worcestershire Historic Environment Record (HER reference WSM0318). In addition to the details provided within the listing description the HER includes the following information on the building:

*Seen on Pershore RD list from 1960
See Volume III of Victoria County History
Manor Farm, Bishampton. Partially extant 17th century listed farmstead with converted buildings. Regular courtyard of U-plan. Secondary multi-yard group. The farmhouse is attached to the agricultural range. There has been significant loss (greater than 50%) of traditional buildings. Located within or in association to a village.
Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2 Worcestershire Farmsteads Character Statement.
Broad H-plan, its north wing 18th/19th century.*

- 1.3.3 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework (NPPF)*, which was revised by the Ministry for Housing, Communities and Local Government (MHCLG) in July 2018 and reissued in February 2019. This is supported by *National Planning Practice Guidance (NPPG)* which was published in March 2014.
- 1.3.4 The policy and guidance documents emphasize that all heritage assets should be conserved *“in a manner appropriate to their significance” (paragraph 184). Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as ‘heritage assets.’*
- 1.3.5 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance, known as non-designated heritage assets, however, recognises that all heritage assets contribute to the understanding and interpretation of our past (Planning Practice Guidance Paragraph: 003 Reference ID: 18a-003-20140306).
- 1.3.6 The planning practice guidance goes on to state *“Where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available”*. (Paragraph: 003 Reference ID: 18a-003-20140306).

1.4 Local Planning Policies

- 1.4.1 The South Worcestershire Development Plan (adopted 2016) contains the following relevant policies with regards to the historic environment:

Strategic Policy 6: Historic Environment

- A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.*
- B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:*
- 1. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as*

undesigned heritage assets (25).

- II. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.*
- III. Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.*
- IV. Archaeological remains of all periods.*
- V. Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.*
- VI. The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.*
- VII. The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns.*

Generic Policy 24: Management of the Historic Environment

- A. Development proposals affecting heritage assets will be considered in accordance with the Framework, relevant legislation and published national and local guidance;*
- B. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets;*
- C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for heritage assets identified as at risk, will be considered in accordance with SWDP 24 A;*
- D. Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development*

on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation.

2 METHODOLOGY

2.1 Standards and Guidance

2.1.1 A Level 2/3 Historic Building Survey, as described by Historic England, is a combination of a descriptive and part analytical record of a building or buildings which provides an introductory description followed by a systematic account of each building's origins, development and use. A building record combining the general descriptive elements of a level 2 record with a more analytical level 3 account of the areas of the listed building subject to alteration as a result of the approved works is appropriate when limited fabric of the building is under threat and where the scope for such research is limited (Historic England 2016).

2.1.2 The survey was undertaken following Historic England 'Understanding Historic Buildings: A Guide to Good Recording Practice' and the appropriate standards and guidance issued by the Chartered Institute for Archaeologists (CIfA 2014).

2.2 Archaeological Building Recording

2.2.1 The building subject to the recording is depicted on Drawing BM11891-001.

2.2.2 The recording comprised external observations of the building and internal observations, where accessible, and where alterations are approved to produce a photographic and written record.

2.2.3 Photographs were taken of all external elevations and internal rooms affected by the approved works, where possible, including structural architectural details, details of fixtures and fittings, and more general views showing the structure in its context. In summary, the photographic survey included:

- A photograph of the building in its wider context;
- A series of oblique views of all external elevations to provide an impression of size and shape;
- Photographs of any complex features at right angles;
- Photographs illustrative of original design intentions (known from documentary or inferred on Site);
- Internal photography to illustrate principal rooms and circulation areas to be affected by the approved works (to demonstrate shape and size);
- External and internal details (structural or decorative) to be affected by the

approved works illustrative of the building's design, development and use (with scale where appropriate);

- Any machinery, plant or building contents which attest to its former use;
- Any dates or inscriptions, signage or graffiti which contribute towards and understanding of the building (a transcription should be referenced where necessary); and
- Any copies of maps, drawings, views or photographs present within the building which attest to its historic development.

2.2.4 Digital, coloured photographs have been included within report where necessary to supplement the written record. Digital colour photographs are included as appendix 2. A CD of the digital photographic record has been prepared for physical deposition.

2.2.5 A photographic register detailing the plate location and direction of each shot is included within the drawings. Plate locations are also noted on the existing Site and floor plans of the building.

2.2.6 The written record comprises:

- The precise location of the building as an address and in the form of a National Grid reference;
- The date when the record was made, the name(s) of the recorder(s) and the location of any archive material;
- An introduction briefly setting out the circumstance in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or project design should be stated or appended;
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced;
- A discussion of the published sources relating to the Site and its setting, an account of its history as given in published sources;
- An analysis of historic map evidence (map regression) for the building;
- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting the analysis;

- Selected copies of historic maps, views or historic photographs deemed appropriate to provide an understanding of the building; and
- A full bibliography.

2.2.7 The drawn record comprises:

- Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or small-scale functional detail not easily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating;
- Measured elevations, where these are necessary to an understanding of the building's design, development or function;
- A plan or plans identifying the location and direction of accompanying photographs.

2.2.8 The measured plans have been annotated in the field, and these annotations added electronically to any existing plans and included within the final report.

2.2.9 All drawings accord with the drawing conventions set out in Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*; drawings have also been appropriately annotated, to aid interpretation.

2.3 Purpose and Aims

2.3.1 The purpose of this archaeological building recording is to ensure that any archaeological building remains, are investigated and a proper understanding of their nature, date, extent and significance gained, prior to any works being undertaken which result in the loss or damage of those remains, and that knowledge gained is disseminated to building upon the archaeological record of the area, and to comply with Policies SWDP 6 and 24 of the South Worcestershire Development Plan (2016) which seeks a better understanding of the significance of Manor Farm through the compilation a lasting record.

2.3.2 The building recording also aims to comply with requirements of paragraphs 189 and 199 of the NPPF (2019) which requires 'developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact' (NPPF, 2019).

2.3.3 The general aim of the building recording is to document the parts of the building which are to be altered as part of the approved works. In particular and in reference to the areas of the building subject to alteration, the building recording aims to:

- determine the plan, form, character and date of origin for the building;
- understand the fabric of the building and how it has been adapted or altered;
- record the elevations of the buildings to an appropriate standard;
- provide historic context to the building;
- disseminate the results of the building recording through an appropriate level of reporting; and
- ensure an accurate and comprehensive record as part of the archive to be disseminated to the Worcestershire HER.

2.4 Reporting and Project Archive

2.4.1 The archaeological building recording is included on the Worcestershire Historic Environment Record under reference WS72438.

2.4.2 The physical archive, including a copy of the final report, will be compiled, indexed and then offered for donation to Worcestershire Archives.

2.4.3 Wardell Armstrong supports the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk>). The aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer-funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-374211**.

3 HISTORICAL BACKGROUND

3.1 Introduction

3.1.1 This historical background on the building has been compiled from information derived from historical mapping consulted online including early Ordnance Survey maps, from aerial photography consulted online and from documentary sources held within Worcester Archives.

3.1.2 Information on similar building types and materials has been obtained from secondary sources including previous reports held by the Archaeological Data Service in their online grey literature library (consulted November 2019).

3.2 Location

3.2.1 Manor Farm (centred on NGR SO 98958 51664) is located within the small village of Bishampton which is located to the north east of the small town of Pershore, Worcestershire and to the east of south east of the county town of Worcester.

3.2.2 The building is located to the west of Main Street set back from the narrow highway and enclosed behind a red brick wall with half round cappings. Enclosing the building to the north is a narrow track which provides access to a modern agricultural yard to the west of the building.

3.3 Historic Landscape Characterisation

3.3.1 Bishampton falls within the regional landscape area 'Mid Worcestershire Forests' as defined within the Worcestershire Landscape Characterisation programme. At a local level, Manor Farm is located within the Landscape Type (LT) identified as 'Village Claylands'. This LT typically comprises open, gently rolling agricultural landscape characterised by an ordered pattern of hedged fields and rural villages connected by a network of minor roads.

3.4 Historic Background

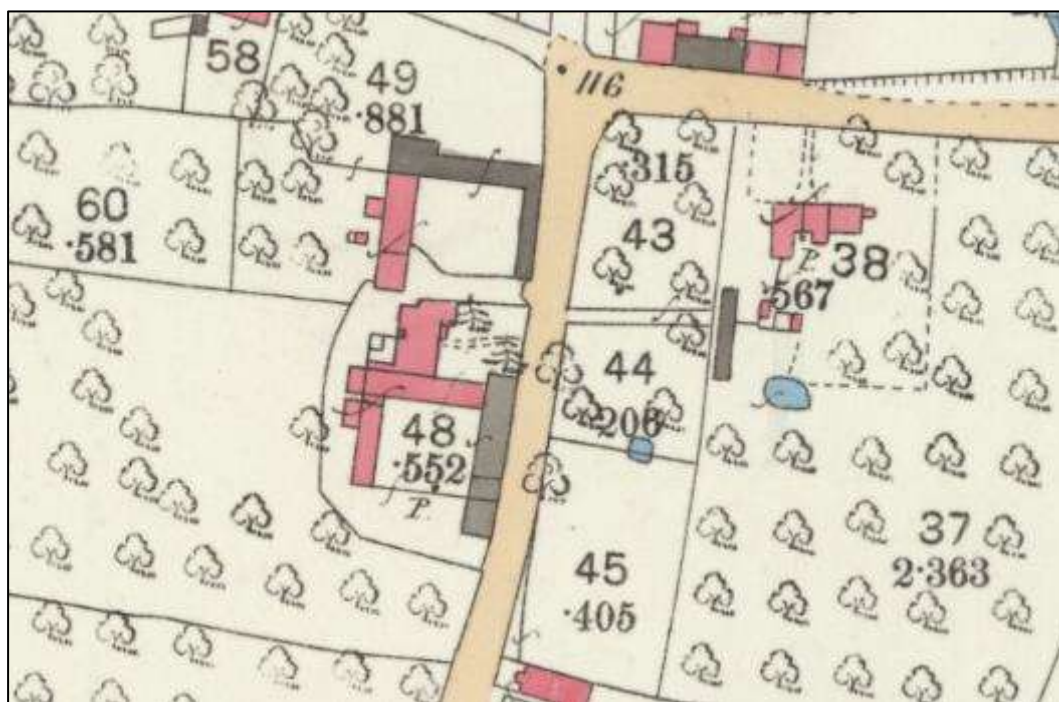
3.4.1 This record focusses upon the historic development of Manor Farm however reference to the surrounding settlement is made to provide context to the building and its development.

3.4.2 Manor Farm is located close to the historic core of the village which has medieval origins as evidenced by the remains of an earlier 12th Century church within the fabric of the extant St James Church (NHLE Ref: 1259934) and within the remains of a medieval moat (HER ref: WSM03006) which has been investigated by Worcestershire

Archaeology as part of a watching brief (Walsh, 2013)) on land at New House, Abberton Road to the north east of Manor Farm.

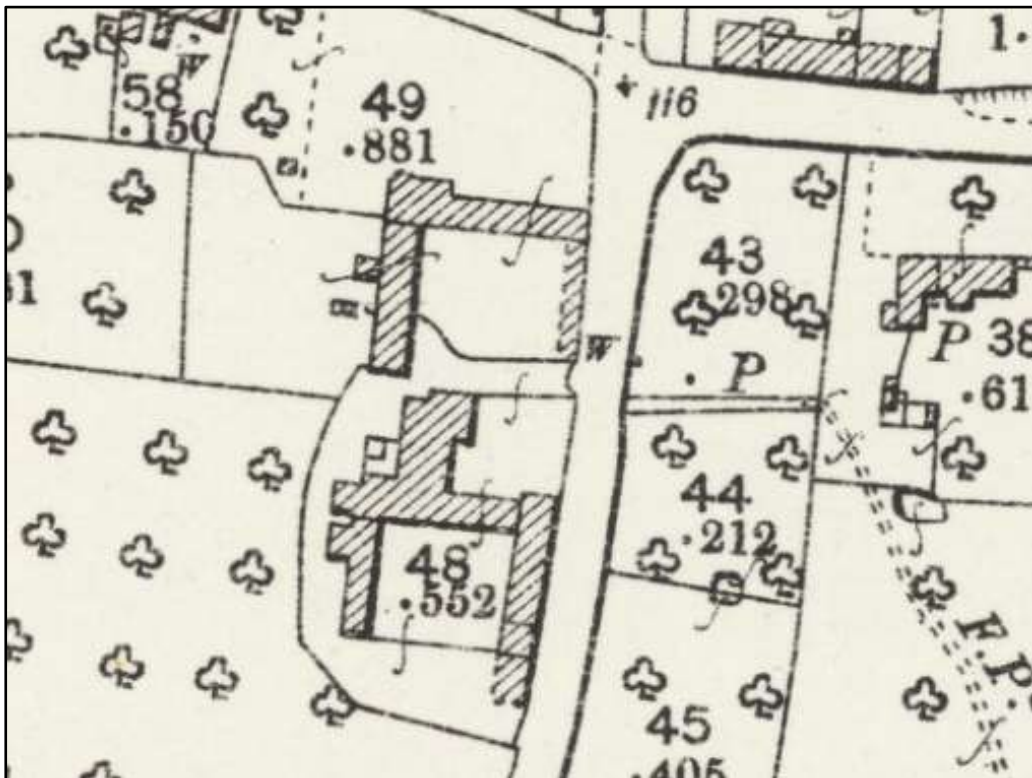
- 3.4.3 Bishampton is recorded at the time of Domesday survey as forming part of the manor of Fladbury with the under tenant for the Bishops of Worcester (A History of the County of Worcester, 1913). Subsequent to this the parish was divided in several manors, one of which remained within the ownership of the Bishop of Worcester until the early 16th Century (Ibid).
- 3.4.4 Under-tenant to one of the manors which comprised the parish of Bishampton was Roger de Lacy and the manor remained associated with the Lacy's until the early 14th Century (Ibid).
- 3.4.5 The lands in the manor of Bishampton were held by several tenants, initially for the Lacy family until their association with the manor ceased. The de Somery family are noted within court rolls as dealing with land in Bishampton in the late 13th Century and a Thomas de Somery appears to have been lord of the manor in 1340 (Ibid). However, the manor is recorded to have passed to Thomas de Lyttelton, by 1363, reputed to be son in law to Thomas de Somery.
- 3.4.6 At the Dissolution the manor is noted to have passed to the Crown, this revealing the continued association of the manor with the church, and was granted in 1549 to John Cupper and Richard Trevor who quickly sold the manor to Henry Jones and Adam Lutley, who were acting as trustees for Sir John Pakington. The manor was settled by Sir John Pakington on his daughter and her husband William Scudamore (Ibid). It is under this phase of manorial ownership that Manor Farm was constructed.
- 3.4.7 After the Dissolution there was a breaking up of ecclesiastical land and whilst a large proportion in Worcestershire remained church land much was sold to lay landlords (Hathaway et al, 2012). As a result of changing ownerships and farming practices in the post medieval period the open landscapes in Worcestershire were gradually enclosed which was a reflection of landowners building up their estates and wealth (Ibid).
- 3.4.8 The manor passed to the Keyt family and was in their ownership until the mid-18th Century when it was sold in 1753 to Sir Dudley Ryder and subsequently inherited by his son, Nathaniel Ryder who was created Lord Harrowby in 1776 (Ibid).

- 3.4.9 The manor was again sold, passing through transaction from the Earls of Harrowby to the Duc d’Aumale in the early 1860s (Ibid) who became the Duc d’Orleans and who resided at Wood Norton Hall, to the south near Evesham.
- 3.4.10 The fabric of Manor Farm comprises a two-storey loosely L Plan building of timber frame and rendered brick construction. The building is noted within the Historic England listing description as being of early 17th Century origins which is evidenced by its timber frame construction visible to part of its external east elevation and as suggested by the large, brick axial stack projecting from the central range. Pevsner notes within his Buildings of England collection that the north range is of 18-19th Century date.
- 3.4.11 The earliest available mapping is the inclosure plan of 1795, held by the Shakespeare Birthplace Trust in Stratford upon Avon. This is a very faded and delicate document and was not viewed as part this research however the plan and associated award provide evidence of the change from the ancient farming methods of open fields, common meadows and pasture, to the modern system of landownership, tenure and cultivation in severalty within Bishampton at the turn of the 19th Century. It is possible that expansion in Manor Farm in both the domestic and agricultural accommodation, believed to have been undertaken around this time, is associated with this change in agricultural practice.
- 3.4.12 There is no Tithe survey for Bishampton, which is often useful in identifying owners and tenants, farmstead size and sometimes footprint of buildings. 1843 Samuel Lewis writes in his Topographical Survey of England that Bishampton has *‘410 inhabitants with the Earl of Harrowby as impropiator. Glebe [church owned] lands consist of 80acres which were given in lieu of tithes.’*
- 3.4.13 The former farmhouse is recorded on the first edition Ordnance Survey Map for Worcestershire dated 1884 (See Map 1). At this time the building is shown as part of a much larger farmstead complex with the south wing of the farmhouse forming part of a larger U shape range of presumably ancillary outbuildings; these outbuilding projecting both east from the existing east elevation of the south range and south to create a farmyard enclosure accessed from the south. To the north of the farm is second U shape range of building positioned to the north of and enclosing the extant private trackway which originally served Manor Farm providing access to the rear of the farmhouse and this second detached farmyard.



Map 1 – Copy of first edition Ordnance Survey Map (1884)

- 3.4.14 The second edition Ordnance Survey of 1903 (See Map 2) shows little change to have occurred to the farmstead during the late 19th Century.
- 3.4.15 Manor Farm comprises the largest farmstead complex within the village, in comparison to the known remaining farms of Court Farm and Church Farm and its name 'Manor Farm' may be reflective of its more significant scale.
- 3.4.16 Analysis of historic mapping in consideration of the Worcestershire Historic Farmstead Characterisation Project identifies Manor Farm is the remnant of a regular courtyard plan farmstead where the buildings are carefully planned as linked ranges and are focused around one or more working yards. In such plans, the farmsteads were often arranged as a full courtyard enclosing four sides of the yard, as L- or U-shaped arrangements or on the largest farms as multi-yard complexes including E-plan arrangements. This regular courtyard plan, as seen on historic mapping at Manor Farm often conformed to national ideals in efficient farmstead design, as developed in farming literature from the later 18th Century as part of the Agricultural Revolution (Brunskill, 2007).



Map 2 – Copy of second edition Ordnance Survey Map (1903)

- 3.4.17 In addition, Hathaway et al record in their research that 17th Century or earlier farmstead are more likely to be concentrated in villages, where farmhouses were often attached in a single range to barns and other buildings. Available historic mapping confirms that Manor Farm is characteristic of this type; Hathaway et al also note that there is tendency for earlier farmsteads developed in the south east of the county to have the houses attached to working buildings, as they developed within plots inherited from the medieval period.
- 3.4.18 Analysis of Census returns revealed entries for specific for Manor Farm from 1901 and 1911 and the current owners advise the farm was occupied by the Day family for nine generations. Reference to the Day family was observed in earlier census returns however often the writing is difficult to interpret and the lack of address against a family makes any association difficult.
- 3.4.19 The 1901 census return records a William Day ha head of the household residing at the farm with his four children and his sister. By the 1911 census, William’s son Francis is recorded as the head and is living at Manor Farm with his Aunt, Elizabeth Day. In addition to the Days another family, the Lambs consisting of four additional people are recorded as residing at Manor Farm.

- 3.4.20 The most substantial alteration to have occurred to Manor Farm is the removal of the detached courtyard to the north, which a photograph held within Worcester Archives identifies was damaged by fire in 1957 (Microfiche reference 11732-24781), and the removal of the attached outbuilding range to the east and south of the south range. A History of the County of Worcestershire Later Ordnance Survey mapping from 1970 (not reproduced here) indicates this occurred sometime after 1970 with the adjoining agricultural ranges to the south subsequently removed.
- 3.4.21 Photographs held at Worcester Archives dated 1962 (Microfiche Reference 24776-20192) and 1978 (Microfiche reference 53413-5469) confirm the outbuildings were still attached to the currently extant east elevation of the south range towards the latter half of 20th Century.
- 3.4.22 A review of the planning history for the building identifies little recorded change. However, it is likely the detached range to the north was removed sometime in the late 20th Century when planning permission was obtained for the erection of Five dwellings on land at Manor Farm under planning application references 88/01083 and 89/01418.

4 ARCHAEOLOGICAL BUILDING RECORDING

4.1 Introduction

- 4.1.1 The archaeological building recording was undertaken on Friday 8th November 2019. The building was examined externally and internally; internal observations focussing on those areas of the building subject to the approved works.
- 4.1.2 Scaffold had been erected to the exterior of the building which prevented clear, general shots of the external elevations. Part of the existing roof covering had been stripped at the time of the visit and the secondary rear chimney stack approved for removal as part of the listed building consent had been demolished to ridge level.
- 4.1.3 Access to the entire roof space was not possible during the survey and existing floor coverings to the first and second floor were not lifted to view any original or early floor finishes beneath.
- 4.1.4 The description should be read alongside the photographic record, included as Appendix 2 and also the drawn record in particular drawings BM11891-001 - BM11891-006.
- 4.1.5 Features of historic or architectural interest have been given unique references which are cited in the text below, and their locations are included in drawings BM11891-002, BM11891-004, BM11891-005 and BM11891-006.
- 4.1.6 For clarity, external features which will experience change as a consequence of the approved works are shown in *italics* within the paragraph text.

4.2 External Description

- 4.2.1 The extant building has an irregular H plan form which has resulted from extension and adaption of the former outbuildings. The original domestic accommodation encompasses the central range, which is pronounced by the large, brick axial stack. To the east, this range is flanked by two advanced gable cross-wings, that to the north being a later extension of likely 18th or early 19th Century origins. To the south, the crosswing is earlier and likely contemporary or near contemporary with the main domestic accommodation. This southern range extends to three storeys in height and has a shallow cellar area, accessed externally below its footprint. Adjoining this three-storey range and projecting west is a single storey wing.
- 4.2.2 To the west, rear, elevation there are a series of gabled additions projecting from and obscuring the west elevation of the original early 17th Century domestic range. The

largest addition to the west comprises a two-storey addition at the northern end with distinctive half hip to the west. This is adjoined by a smaller scale 1 ½ storey stair wing and two further single storey single gabled additions which abut the north elevation of the projecting south wing.

- 4.2.3 The building displays a variety of external finishes whilst the roof covering comprises red clay tiles.
- 4.2.4 **East Elevation (Plates MF 1 – MF 11):** The east elevation comprises the principal frontage facing Main Street (Plate MF1). The elevation has a loosely symmetrical intention with the slightly lower, wide two bay 1 ½ storey central range flanked by the advanced east gable ends of the north and south wings; the gable end to the north wing being slightly narrower in depth.
- 4.2.5 The central range is of 17th Century origins as evidenced by the exposed section of box timber framing to the south half (Plate MF2); this type of framing becoming more common practice in the 17th Century as timber frame construction technologies developed from the medieval cruck frames to a more rigid and adaptable post and truss timber frame (Brunskill, 2004, Cunningham, 2006). The exposed framing consists of five vertical studs connected by regularly spaced horizontal timbers. Angled brace timbers are present below the eaves. The framing shows signs of alteration with the insertion of a Worcester style window necessitating the removal of part of the frame (Plate MF3). A section of framing above the southern half of the window may have related to an early/original door opening. The framing sits upon a red stone plinth (Plate MF6).
- 4.2.6 At first floor are gabled dormer windows cutting the eaves level and placed towards the outer edge of the central range. Windows to the dormers are side hung timber casement of late 19th/early 20th Century character. A substantial red brick chimney stack corbelled upper courses projects from the centre of the roof slope identifying the location of the principal fireplaces within the interior layout.
- 4.2.7 The northern half of the central range is rendered retaining the finish applied likely sometime in the 19th Century when timber framing was less fashionable in its exposed state; the depth of the elevation suggestive that the timber frame construction is likely retained beneath (Plate MF5). The ground floor opening has a matching timber moulded hood to the original Worcester window indicating that this window likely matched that to the south.

- 4.2.8 A gabled timber frame entrance porch has been added, sometime in the 19th Century being present on a later 19th Century photograph included within the publication 'Remembering Bishampton', adjacent to the north window. *The porch has gothic inspired timber openings to the east with similar openings to the north, which are blocked by the north wing (Plates MF7 – MF8).*
- 4.2.9 The main entrance is housed within a wide timber door frame and has a renewed three timber door with solid timber panels to its base with three lights aligned to the upper half.
- 4.2.10 The east facing gable end of the north range is rendered brickwork with overhanging eaves and the end of the purlins exposed. It extends to two storeys with matching three light multi-pane side hung casement windows positioned centrally within the elevation to the ground and first floor levels (Plate MF9). The windows have segmental arched heads and painted stone sills. A small ventilation slit is present within the gable apex. to the south (Plate MF10).
- 4.2.11 The south gable end extends to three storeys with each floor defined by a renewed timber casement window, those to the ground and first floors being larger three-light casement windows. The framing presents a box frame construction with six renewed vertical timber posted placed regularly and connected at regular horizontal intervals by six horizontal timber beams. The frame has angled timber braces below the eaves and curved braces at apex level. The frame sits on a stone plinth. The roof matches the north gable end having slightly overhanging eaves and the purlins ends exposed. No evidence of the former connecting range which is shown on historic mapping to have extended east to the boundary with Main Street was observed however the frame to this elevation has been rebuilt which has likely resulted in the loss of original details and evidence of former development.



Plate A - East Elevation and part south elevation

- 4.2.12 **South Elevation (Plates MF 12 – MF 19):** The south elevation bounds the private drive which leads to the rear parking area of the property. The elevation comprises the three-storey timber frame building and a later, single storey brick addition which adjoins the earlier range to the west and which extends flush.
- 4.2.13 Similar to the east elevation, the south elevation of the earlier timber frame range presents a box frame construction with nine vertical timber posts connected by three horizontal timber beams, the centre beam at first floor level being wider (Plates MF 12 – MF13). A timber sole plate sits upon a wide plinth of stone and brickwork construction, the brickwork representing later alterations to the plinth and providing evidence of change to this part of the building (Plates MF15 - MF16). Much of the timber framing has been renewed however sections of original horizontal timbers remain to the upper storey.
- 4.2.14 Set off centre of the elevation is external access to a cellar area which has been created below the timber frame section of the south range (Plate MF16).
- 4.2.15 The lower adjoining range to the west is of red brick construction laid in a predominantly a Flemish bond with sections of English garden wall bond towards the junction with the earlier timber frame building (Plate MF14). Two modern casement windows are present to east end of the range, the smaller two-light window having been a door opening originally as evidenced by the straight joint in the brickwork

directly below (Plate MF17).



Plate B - South elevation of lower section of south range and upper west elevation of the earlier timber frame section of the south range

- 4.2.16 **West Elevation (Plates MF 25 – MF 35):** The west (rear) elevation overlooks the private garden area of Manor Farm. The elevation presents a more complex architectural arrangement which has resulted through the series of additions added to the principle west elevation of the original central range (Plates MF33 & MF34).
- 4.2.17 *The gable end of the southern range projects forward of the principal rear elevation resulting in L shape arrangement. The elevation presents a form of English garden wall bond with every fourth course being laid in a Flemish bond (Plate MF19). The space within this range is currently used for ancillary storage and retains evidence of the earlier agricultural use as a small dairy with white-washed walls and tanking to c1.5 metres high around the interior to project the soft redbrick from animal waste.*
- 4.2.18 *The elevation reveals this single storey range has been extended northwards with a clear change in brickwork defining the extent of the modern addition which has been incorporated into the floor area using a catslide extension of the existing clay tile roof (Plate MF20); the original footprint of the building is presented on historic mapping included in section 3 above.*
- 4.2.19 Four additions project from the west elevation; the largest at the north end is a two-storey red brick addition constructed within a Flemish bond (Plate MF26); this bond pattern becoming more prevalent in vernacular construction in the late 17th Century

(Brunskill, 2004). The addition has a distinctive half hip roof with decorative saw too dentil course to the eaves (Plate MF32). Two, three-light multi-pane timber windows are positioned centrally within the elevation at ground first floor level and have simple segmental brick arch heads and altered brick and tile sills.

- 4.2.20 A brick, 1 ½ storey stair wing adjoins the two-storey range to the south. Scaffolding prevented a clear observation of the brickwork however the range has different eaves band detail to the two storey range although the window to the half landing has a similar segmental arch head; it is possible the small stair wing and two storey range are contemporary; the interior decoration to the two storey range suggesting a later 18th or early 19th Century date of origin (Plate MF26).
- 4.2.21 *A later flat roof porch and store addition has been erected to the west of the stair wing. This addition which previously provided access into rear passage area of the ground floor is of large brick construction of late 19th or early 20th Century character and has rounded bricks to the north jamb of the open recess (Plates MF28 – MF30).*
- 4.2.22 To the south again are two further single storey addition with gabled roofs. *The larger addition has a multi-pane six light casement window with timber mullions and transom positioned centrally within the elevation (Plate MF25). The window is of late 19th Century character and has a segmental brick arch head (Plate MF28). The remains of a brick stack were visible at ridge height, the upper section having been removed as part of the on-going re-roofing works (Plate MF31).*
- 4.2.23 The adjoining addition to the south is smaller in scale. The ridge of the addition interrupts the casement window of the dormer window above and indicates the addition came after the dormer was inserted. A three-light multi-pane casement window with cambered arch is positioned to the north of centre (Plate MF33).
- 4.2.24 Both additions are of Flemish garden wall construction and may be contemporary with the single storey west addition adjoining the timber frame south range.
- 4.2.25 A single gabled dormer with decorative timber frame apex interrupts the ridge line to the south of the larger single storey addition (Plate MF35).
- 4.2.26 The upper section of the west elevation of the timber frame to the south range is visible above the single storey range. This elevation retains the original timber framing with a double queen post truss (Plates MF16 & MF35).



Plate C – West Elevation

4.2.27 North Elevation (Plates MF 20 – MF 24 and MF 36 - MF 40): *The north elevation of the single storey range has been subject to alteration (Confer 4.1.24) and has been extended northwards in line with a projecting canopy area covering a walkway from the rear door from the extant kitchen to two store areas. The doors to the extended area comprise modern timber garage doors. The doors to the two areas are earlier and comprise large plank and braced painted timber doors (Plates MF20 – MF22).*

4.2.28 The north side elevation sits directly adjacent to the narrow farm track that leads to a modern range of agricultural sheds to the west of Manor Farm. The elevation presents a mix of rendered brickwork and brickwork finishes and a more complex series of roof junctions; the addition with the hip roof being of red brick construction laid in a English garden wall bond (Plate MF37) whilst the asymmetrical gable roof projection which connects the two main roof forms of the north being of rendered brickwork construction (Plate MF38).

4.2.29 The connective gable addition projects northwards slightly and creates a step in the elevation with the shallow brick return being set upon a stone plinth. A brick plinth extends along the north side of the two-storey west addition (Plate MF39). The saw tooth dentil course noted to the west elevation of the two-storey addition continues

at eaves level only the north elevation.

- 4.2.30 Both the west and east two-storey projections have projecting end stacks positioned centrally.
- 4.2.31 The ground level is lower to this elevation and reveals a painted hatch opening under segmental brick arch head to the cellar area below the two-storey west addition (Plate MF40).
- 4.2.32 Windows, which are of similar multi-pane casement design as those presented on the west elevation, are limited to the north elevation identifying this a secondary elevation, which from historic mapping would have originally faced towards a second U shape agricultural range and yard detached from the main farmhouse.



Plates D and E – North Elevation

4.3 Internal Description

- 4.3.1 The description of the interior focuses upon the main areas subject to the approved works however where relevant to understanding development of the building reference to other areas of the building is provided for context. For clarity, internal features which will experience change as a consequence of the approved works are shown in *italics* within the paragraph text.
- 4.3.2 The interior accommodation within the central range and the north range extends to two storeys. Accommodation within the timber framed south range extends to three

storeys. Access to the upper floors of the all ranges is via the main stair within the stair wing added to the west elevation.

- 4.3.3 **Ground Floor (Plates MF 41 – MF 102):** The principal west entrance leads into a large hallway with modern stone flags to the floor. This space originally would have comprised the hall or parlour area of the 17th Century house being served by a large inglenook fireplace built into the south internal dividing wall; this fireplace being served by the large external stack observed to the exterior. *The inglenook has been modified with the fireback plastered over and quarry tile hearth added. A modern log burner has been inserted.* The inglenook retains a bressumer beam which spans the opening (Plate MF41 – MF42). A bridging beam rests upon a further timber beam set above the bressumer and spans the hallway aligned with the internal dividing wall between a sitting room within the gabled east projection and the ground floor bathroom (Plate MF43). This beam has chamfered edges and stop chamfers at either end (Plate MF46). The girding beam to the east wall is visible to the hallway and has matching chamfered edges and stop chamfers.



Plate F – Inglenook Fireplace to entrance hallway

- 4.3.4 The hallway now forms part of the main circulation space of the house providing access to the later north additions which comprise two sitting rooms and a modern bathroom and to a passageway which runs north to south through the original 17th

Century building against the original west wall. To the west of the hall is the main staircase which comprises a dog leg stair with simple, square balusters (Plate MF44).



Plate G – Staircase to west of hallway

- 4.3.5 The main sitting room is accessed via a wide, splayed, moulded timber reveal with moulded timber architrave, the depth of the reveal indicating the wall is wider in this location which suggests it may have formed an external end elevation (Plate MF47). This room presents a Victorian interior character with picture rail, high skirting board and four-panel door (Plate MF48 & MF53). *The room is believed to have been subdivided from its original proportions with a partition wall inserted along the west internal elevation to create a separate space to the west (Plate MF53). The proportions of the room do not support this with the fireplace positioned centrally to the external wall and the skirting board and picture rail continuing around all four of the interior walls, however these details could have been reused as part of a phase of alteration.* A timber beam with stop chamfers extends across the ceiling in line with the external wall of the central range (Plate MF9). This beam is narrower in depth than other bridging beams present within the central and south ranges.
- 4.3.6 *The space to the west of the partition wall is a modern bathroom. It has a four-panel timber door of Victorian character (Plate MF54). Timber framing in the form vertical posts and horizontal rails remains exposed within the south and west walls (Plates MF55 – MF56); the framing to the south wall would accord with the assumption that*

this formed the end wall of the original 17th Century house. The framing to the west elevation, which appears contemporary may relate to an earlier stair wing.



Plate H – Timber frame to downstairs bathroom

- 4.3.7 To the west of this bathroom is a further sitting room. This space is accessed via a single step up and retains a six-panel door of Georgian character (Plate MF60). Other features suggestive that is of late 18th/early 19th Century origins include the two small built-in high-level cupboards which flank the west window (Plate MF58). The cupboards retain highly elaborate key plates (Plate MF59) which are of early 19th Century style (Hall, 2007) which accord with the late Georgian date of origin. No framing corresponding to that observed in the adjacent modern bathroom is visible to the internal east elevation of the room; this likely covered over as part of the later Georgian design intentions. A picture rail, matching that to adjacent room has been inserted reflective of a later phase of decorative works in the late 19th Century.
- 4.3.8 *A passageway aligned north to south and running parallel to the original external west elevation of the central range, as evidenced by the remains of sections of timber framing including vertical timber posts, is accessed from the south west corner of the hallway through a round archway which has been plastered (Plate MF64). This archway is aligned with the bressumer beam of the inglenook. A matching archway is present at the south end of the main central fireplace, this archway aligned with the bressumer beam of the second inglenook to the small sitting room and allows an*

appreciation for the depth of the fireplace (Plate MF66 – MF67).

- 4.3.9 A second beam with simple moulded edges is carried off the north arch extending northwards in line with the original external wall and likely represents the original girding beam or a later replacement inserted when the west elevation was altered to accommodate the stair wing and the two storey west addition (Plate MF64).
- 4.3.10 The passageway is covered with the same stone flags, a modern replacement, as the hallway and has a gentle decline towards the south. To the right (west) of the passageway is a blocked opening with matching round arch detail, visible from within the utility room which adjoins to the west (Plate MF76). This west arch opposes the jamb of the large back to back fireplace and identifies as a baffle entry.
- 4.3.11 Fixed at high level to the east side of the passageway are former service bells with the string attachment leading to the first floor still visible (Plate MF65). The bells offering some evidence as to the status of the farmhouse and its occupiers which would have been supported by service staff.
- 4.3.12 The passageway narrows in depth after the south arch and terminates at the south range where an internal access door, comprising a modern timber replacement, leads into the ground floor area of the three-storey south range.



Plate 1 – Ground floor passageway looking south from entrance hall

- 4.3.13 *Timber posts remains to the west side of the passage either side of the entrance to the*

extant dining room and are set upon a masonry plinth now plastered over (Plate MF66 – MF67). The moulded timber girding beam also continues at the junction between the wall and the ceiling.

4.3.14 To the east of the passage is a second, smaller sitting room. This room is served by a smaller inglenook fireplace opposing to that in the hallway. The inglenook retains a large square bressumer beam and the brickwork of the fireback has been retained but painted white; changes in the brickwork texture evidencing alteration and the possible infilling of keeping holes (Plate MF65). To the west of the inglenook are two vertical timbers (Plate MF69) indicative of an internal partition wall. In application of Brunskill's (1987) assessment of plan form typical for a central fireplace arrangement, it is possible that the original stair was accommodated between the central back to back to fireplaces or directly adjacent to the jamb with the timber framing observed to the small sitting room forming an enclosure to the tight dog-leg stair. This may be the case in Manor Farm where a first-floor cupboard directly above this location may indicate where the original stair terminated at first floor level.



Plate J – Inglenook fireplace to smaller sitting room

4.3.15 The sitting room presents the same Victorian interior character to the two north sitting rooms with picture rail, skirting board and four-panel door indicating a contemporary phase of investment. Below the Worcester window are timber panels similar in style

to those observed in the larger north sitting room (Plate MF71 – MF72).

- 4.3.16 A beam has been boxed in behind modern plywood however its position is aligned with present to the centre of the hallway and the beam is likely a bridging beam.
- 4.3.17 To the west of the passageway, a step down, leads into the two single storey gabled west additions observed from the exterior. This space has been subject to modernisation with modern plaster ceilings and walls. *To the east side, built against the original west wall in a modern cupboard housing the boiler and a segmental arch brick fire hood, now plastered which has an Aga inset; this fire hood corresponding to the remains of the external stack dismantled to ridge level (Confer 4.2.25) (Plate MF73 – MF75).*
- 4.3.18 *An opening with modern door to the north leads into the utility room which previously served as a rear access from the late 19th/early 20th Century brick flat roof porch addition erected to the west of the stair wing (confer 4.2.24). The external door into the porch has been sealed (Plate MF77). To the east wall of the utility, the outline of a round arch opening which match those to the passageway is visible having been infilled and this likely served as an original entrance into the central range (Plate MF78).*



Plate K – Infilled round arch opening visible to west elevation

- 4.3.19 *To the south of the dining room is the extant kitchen. A wide, arched opening of modern character has been made within the south internal dividing wall to connect*

the space (Plate MF78). The kitchen is accommodated within the single storey brick addition of the south range and historically comprised part of the agricultural range of the former farmstead. This space has been adapted and incorporated into the habitable accommodation, likely in the late 19th/ early 20th Century when there is evidence of alteration to the farmstead, with a brick open fire, now with modern range inset, with large tapered brick fire hood has been inserted to the internal west wall dividing the space from the ancillary storage areas with the remaining part of this section of the building (Plates MF79 – MF81).



Plate L – Section of timber frame to west elevation of south exposed to extant kitchen

- 4.3.20 The east internal dividing wall to the kitchen reveals sections of the timber frame and brickwork infill panels of the three-storey south range visible behind the modern kitchen units (Plate MF82). The timber frame retains its original oak finish as exposed to the black finish present through the rest of the ground floor.
- 4.3.21 *The ancillary storage rooms to the west are accessed externally via a covered walkway (Plate MF24). The two smaller areas which likely comprised coal store and out house have brickwork internal walls and are open to the underside of the roof. To the west again is the former dairy area. This area is larger and is currently used for storage/garaging with modern timber garage doors inserted within small infill extension to the north (Plate MF85). The area has a cementitious type tanking to the*

perimeter walls to the protect the brickwork from animal waste and has a whitewash coating to the upper section of the brickwork (Plates MF86 – MF87). A modern ceiling has been inserted at eaves level.



Plate M – Former dairy with west addition of south range

4.3.22 *The three-storey south range is accessed from the central passageway. The ground floor space comprises a single open room with new plywood floor covering (Plates MF89 – MF92). New plywood ceiling panels have been inserted to much of the ceiling however nine timber joists with simple stop chamfers remain to most of the western half of the room and are carried by a large bridging beam aligned east to west through the space at its central point (Plate MF95). The beam is in two sections, both with chamfered edges and stops and is supported at its junction inserted timber post. This junction which carries a north south aligned bridging beam is representative of a former internal partition with mortices within the timber posts identifying where horizontal rails would have been present as part of the partition construction (Plates MF96 – 98).*

4.3.23 *The perimeter of the wall exposes box framing to all elevations however this has been renewed to the east and south elevations which are exposed to the exterior; the new timber being discernible through their regular size and form. The remaining sections of the sole plate area are carried on a brickwork and stone plinth which has been revealed as result of the lowering of the floor level and the insertion of the modern*

plywood covering (Plate MF101 – MF102). The internal north and west elevations retain the original timber framing; that to the west elevation corresponding with the framing exposed to the extant kitchen and revealing a former doorway positioned centrally with the west elevation (Plate MF94 – MF95).



Plate N – Ground floor three-storey south range

- 4.3.24 The north elevation shows signs of alteration to the eastern half with a distinct difference in framing and infilling at the junction of the east elevation of the original central range (Plate MF90); the framing to the west side being the original external wall of the central range, likely enclosed early on by the addition of the south range.
- 4.3.25 A section of the ceiling, in front of the access door (Plates MF88 & MF 100) into the space has been altered and it appears the remaining joist terminate a beam. This area may be reflective of a former internal division within the space, possibly related to accessing the stone steps present to the cellar area below.
- 4.3.26 No openings consistent with door openings were observed to remain to the south or east elevations of the range. It is known that this section of the building comprised part of the agricultural accommodation of the farmstead with historic mapping identifying further additions adjoining the east elevation of the range and the south elevation of the range overlooking a small farmyard. As such it would be anticipated that internal access between the former ranges and external access to the courtyard

would have been provided and it is likely any evidence of this has been lost as part of the rebuilding of the external timber framing to create a more 'domestic' appearance and symmetrical arrangement to the principal frontage.

- 4.3.27 **Cellar Areas (Plates MF 61 – 63 and MF 103 – 108)** – *A small cellar area is accessed via a four-panel timber door of Victorian architectural character from the main entrance hallway (Plate MF61). The cellar entrance forms part of the main stair arrangement with the entrance positioned to and adjoining the south of the staircase. Wide Stone steps lead down in a dog leg configuration to the brick enclosed cellar area which extends below the extent of the ground floor area of the two-storey west addition (Plate MF63).*
- 4.3.28 The larger of the cellar areas is under the ground floor of the three-storey south range. Access is external only with a timber hatch set off centre of the south elevation. Steep, narrow brick steps lead down into the area which is enclosed by brickwork walls (Plate MF106). The cellar is divided into two spaces with a brickwork wall aligned north to south constructed at central position (Plate MF105). The external walls of the cellar area to the west are of modern blockwork construction. A wide opening provides access between the two areas. A blocked earlier stone staircase is retained within the north west corner of the cellar area which evidences former internal access to the cellar (Plate MF104).
- 4.3.29 **First Floor (Plates MF 109 - 145)** – The first floor is accessed via the main timber staircase located to the west of the hallway (Plates MF109 – MF110). The staircase leads to small landing area where a step up to the north west leads into a large bedroom within the two-storey west addition of the north range (Plate MF111). This bedroom retains features of Georgian character including a six-panel timber door (Plate MF114), matching that to the sitting room directly below, and a simple timber high mantle fireplace with cast iron hob grate (Plates MF112 – MF113).
- 4.3.30 *The landing, which has low level ceilings,* leads to a single passageway which provides the main circulation space around the first floor (Plates MF 115, MF119 & MF126) The roof height of the passageway on its north south alignment is reflective of the angle of the principal rafter of the four roof trusses which are visible to the west elevation along with sections of the original wall plate which support the trusses.
- 4.3.31 *To the north, the passageway leads to a modern bathroom with modern built-in fixtures and cupboards and exposed, plastered over timbers comprising part of a principal rafter.* A section of box framing is also exposed within the west wall of the

passage and a short section of the bathroom (Plates MF118 – MF119). These sections correspond to those sections observed directly below within the ground floor level bathroom and it is possible that this framing relates to a stair wing.

4.3.32 The passageway turns 90 degrees to extend eastwards and is aligned against the cross wall of the central range which retains the box timber framing and the tie beam of the roof truss. Whilst it is anticipated that this framing was likely an original external wall, the frame retains evidence of a former doorway positioned centrally within the elevation with the remains of metal pintles (Plate MF117) to the west post of the door evidencing a door was hung to the north side. A door in this location supports the interpretation of a separate stair wing with this door possibly providing access however it also suggests the pattern of circulation at first floor has been altered at some stage and it is likely the corridor and the bathroom comprised a single space with the current arrangement being a modern intervention to ease movement and provide separately accessed accommodation (Plate MF119).

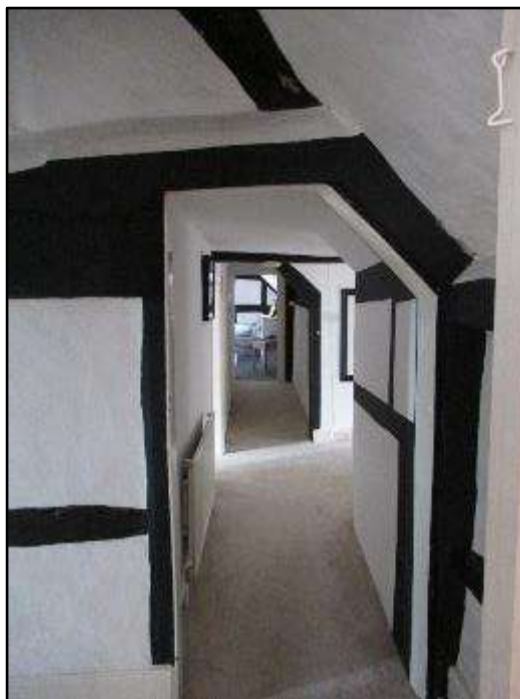


Plate O – First floor corridor looking south

4.3.33 The bedroom to the north east above the large sitting room to the north of the hallway, the bedroom directly above the hall and the bedroom within the south bay of the central range all retain original late Georgian and Victorian cast iron hobs and fire surrounds set within simple timber fireplaces (Plates MF124 & MF128), that to the central bedroom; that to the north east bedroom being of a slightly later mid-19th

Century design (Plate MF120).



Plate P – Timber frame to first floor cross wall of central range

4.3.34 The central bedroom above the hallway and *the south bedroom* display the original box framing within their interior finishes and provide an understanding of the configuration of the construction with each room contained within a trussed bay. Both bedrooms are roughly square in plan and have high ceilings exposing parts of the roof truss construction which appears to accord with the double queen post truss type observed to the external west elevation of the south range (*Confer* 4.2.29) (Plates MF121, MF123, MF127 & MF129).

4.3.35 The tie beam to the south internal wall of the north bedroom displays circular and scratch markings evidencing the framing has been previously plastered over, these marks acting as a key for the plaster to adhere to the timber (Plate MF122). Both bedrooms are served by later dormer windows inserted within the east elevation whilst the south room is also served by a dormer window, with altered window proportions to take account of the ridge line of the later single storey addition, inserted to the west elevation.



Plate Q – Timber frame to north cross wall of south bay of central range

- 4.3.36 *Access into the first and second floor of the three-storey south range is via a painted timber ledged and braced door with strap hinges positioned centrally within the south wall (Plates MF130 – MF131). A skirting board extends around the base of the door requiring a step over to access the south range which suggests that the access is part of a later phase of alteration to connect the main accommodation to the south range.*
- 4.3.37 The first-floor area of the south range comprises three spaces; the access door from the central range leads onto a small central landing area from which a small room in the south west corner and a larger room comprising the east half of the space are accessed. The floor of the landing area and the adjacent rooms have plywood floor finishes, earlier floorboard finishes may remain beneath.
- 4.3.38 Built against the west external frame is an enclosed dog-leg staircase with wide timber treads and wide boarded oak door of 17th Century character to the north west corner (Plates MF132 – MF134). A metal casement window has been inserted into the west facing wall indicative of later phase of change (Plate MF135).



Plate R – 17th Century door to second floor stair to first floor of south range

- 4.3.39 *The small room comprises a roughly rectangular shape room. The room has no door however the door opening within the internal partition wall retains a metal chain fixed into the door frame which would likely have slotted into a catch to secure a door in situ (Plate MF136 – MF137). The internal partition wall is of close stud frame construction with plastered infill panels; this type of framing for partition walls still being employed during the 18th Century (Brunskill, 2004) (Plates MF138 – MF139).*
- 4.3.40 The room retains timber joist with stop chamfers running north to south (Plate MF140). A small, renewed casement window has been inserted within the south elevation.
- 4.3.41 *The larger room is accessed through a painted boarded and ledged door which has a 19th Century character upright metal latch (Hall, 2007). A new plaster ceiling has been inserted concealing any joists or bridging beams (Plates MF141 – MF142).*
- 4.3.42 *Similar to the ground floor, the original framing is visible to the perimeter of the room however large sections of the south and east frame have been subject to renewal with the uniformity of the new timbers contrasting to the unevenness and roughness of the original timbers. The internal west wall dividing the room from the landing area and the small room retains the original framing with large timber posts.*



Plate S – Timber frame and boarded door to internal cross wall to first floor of south range

- 4.3.43 **Second Floor (Plates MF 146 - 160)** – The second floor of the south range is accessed via the original timber stair which doglegs tightly around the north west corner (Plates MF143 – MF144).
- 4.3.44 *The space comprises two rooms which are divided along the same partition line as the large room and landing and small room directly below. The area has experienced little change and retains much of its 17th Century character, notably to the partition cross wall which retains original wattle and daub infill panels between the frame and large oak boarded door with chunky timber latch and from spear headed strap hinges hung from metal pintles fixed into the door frame; the door in comparison to examples discussed by Hall (2007) helps to identify the building as early 17th Century (Plates MF145 – MF152).*
- 4.3.45 The west end elevation of the external frame also retains sections of the original wattle and daub infill panel with the woven hazel staves revealed where a section of mud-based daub has detached from the panel (Plate MF145 & MF153). The frame also shows signs of alteration with later brickwork and concrete infill panels inserted to the elevation. The truss comprises a double queen post type with three struts sitting on the tie beam and supporting a smaller collar which presents the ‘standard’ queen post arrangement above.



Plate T – Timber frame with original wattle and daub panels to the west end elevation of the south range

4.3.46 The roof construction of the south range is exposed to the second floor and reveals a three-truss structure with clasped purlins and arched wind braces. The central truss and curved brace to the north. The timbers to the east truss have been renewed (Plates MF145 – MF147).



Plate U – Internal cross wall to the second wall of the south range

4.3.47 *An opening in the north wall reveals the roof space of the central range which has been insulated with modern material. Some joists did appear early, appearing to comprise split timbers however the majority of joists visible from this location had been renewed (Plate MF157).*



Plate V – Roof space above the south bay of the central range looking northwards towards the chimney stack

5 HISTORIC DEVELOPMENT

5.1 Features of Historic or Architectural Interest

5.1.1 In addition to the exposed timber frame to the exterior, a number of internal features have been identified during the survey phase of the work that help to verify the date of origin, the former use and the phases of the building's development. These have been described above and are summarised below and are identified on the drawn record (See Drawing References BM11891-002 – BM11891-006):

<i>Feature No.</i>	<i>Feature Description</i>
100	Inglenook fireplace to entrance hall
101	Inglenook fireplace to sitting room
102	Bridging beam to hallway
103	Timber frame to downstairs bathroom
104	Splayed entrance door to north east sitting room
105	Built-in cupboards and key plate to north west sitting room
106	Six-panel door to north west sitting room
107	Arched passageway aligned with west wall
108	Infilled arch opening to the west elevation
109	Service bells to the passageway
110	'Worcester' style window to small sitting room
111	Former doorway in timber frame to south wall of south range
112	Cellar area and stone steps below ground floor of south range
113	Georgian fireplace to north west bedroom
114	Remains of timber frame to first floor bathroom
115	Infilled door opening and pintle to north cross wall frame
116	Victorian fireplace to north east bedroom
117	Georgian fireplaces to bedroom in north and south bays of central range
118	Remains of timber frame to north and south cross walls of first floor of central range
119	Door opening in south cross wall to first floor of south range
120	17 th Century oak boarded door to first floor staircase in south range
121	Close stud framing to small first floor in south range
122	Staircase to second floor of south range
123	Wattle and daub infill panels to the west end wall of south range (second floor)
124	Wattle and daub infill panels to the dividing cross wall of the second floor of the south range
125	17 th Century oak boarded door with wooden latch and spearhead strap hinges to second floor of south range

<i>Feature No.</i>	<i>Feature Description</i>
126	Evidence of altered opening to south elevation of single west addition to south range

5.2 Development of the Building

- 5.2.1 Observations of Manor Farm present the building as a multi-phase vernacular building which is depicted on historic mapping from the late 19th Century as part of a larger farmstead complex. The development of the building is complex with little secondary evidence specific to the building to decipher its historic development and phasing, however it is known that the earliest phase of the building identifies as being of 17th Century origins; this date of origin evidenced through the building's vernacular timber frame construction which is exposed externally to the three-storey element of the south range and eastern front of the south bay of the central range. The name 'Manor Farm' suggests historic origins with the earlier manorial system of rural land management which was more prevalent in the medieval era under the feudal system.
- 5.2.2 The building has group value with nearby former farmstead of Church Farm (NHLE Ref: 1242597) located to the north of Manor Farm and Court Farmhouse (NHLE Ref: 1259940) and The Manor House (NHLE Ref: 1242589), both located to the south east of Manor Farm and both also fronting Main Street. All three buildings present a similar vernacular timber box frame construction and gabled cross wing and hall arrangement using small panel framing is typical of smaller house construction in the west of England in the late 16th and early 17th Centuries (Cunningham, 2006). The buildings collectively represent a period of investment in farmstead building within the historic manor of Bishampton.
- 5.2.3 Evidence of the 17th Century origins of the building is also presented to the interior. This is most obviously expressed in the exposed remnants of the original timber frame construction which are most prevalent at first floor and second floor level, these floors often not experiencing the same pressures to respond to changing architectural and interior fashions of the 18th, 19th and early 20th Centuries. The remains of the timber frame construction allow an understanding of the extent of the original building footprint with removal of the frame to the west elevation associated with later phases of extension.
- 5.2.4 The survival of a number of original wattle and daub panels between the frame to the three-storey south range is of interest offering evidence of the original method of construction methods employed. Sunshine (2006) notes that wattle and daub

continued to be used into the 18th Century and whilst it is possible that this element of the extant building came after the central range, the type of framing employed and the remaining joinery details such as the internal doors to the staircase and second floor indicate it is likely of 17th Century origin also.

- 5.2.5 The survival of several of the original infill panels to the upper floor may help understand the function of this space generally over the building's occupation; for example the area appears to have experienced less demand for change in terms of introducing heat, light and ventilation sources as well as aesthetic pressures for new doors, and decorative joinery finishes such as skirtings or picture rails as observed within the main accommodation, which indicates it did not form part of the principal living space. This would attest to the original function of this part of the building as an agricultural range rather than as domestic accommodation as referred to HER description for the building.
- 5.2.6 That said it is apparent that the south range, certainly at first floor level did become part of the main accommodation with an access door inserted within the southern cross frame of the central range to allow movement into the upper floors. This may have coincided with the rise in status of the owners which is suggested by the presence of service bells retained within the ground floor passageway where additional accommodation was necessary for service staff. That said, no census returns were observed for the building in the late 19th Century which attests to domestic staff residing in the building.
- 5.2.7 No evidence of a ground floor stair to provide direct access to the first floor of the three-storey range was observed from within the corresponding ground floor space. This area has in particular been subject to alteration with significant sections of the timber framing renewed, the internal floor level lowered below the sole plate and plinth level and the ceiling covered over which may have resulted in the loss of or the concealment of evidence or remains of early configurations including a stair to directly access the first floor.
- 5.2.8 It is also likely that the rebuilding of the external frame to the south range has resulted in the loss of external openings to the south elevation which is shown on historic mapping to have overlooked a farmyard, and possible former openings to the east elevation which may have offered direct internal movement through the building into the former outbuilding shown on historic mapping to be adjoining to the east and extending eastwards to abut the boundary with Main Street.

- 5.2.9 In addition to the retained sections of timber framing, the plan form of the building also offers evidence of the date of construction and reveals how the spaces, and in particular circulation through the building has evolved. In application of Brunskill's analysis of plan forms presented in his 1987 and 2004 books, the central range of the building, defined as the entrance hallway and small sitting room to the south, the western passageway and the corresponding first floor bedrooms, presents as the original domestic accommodation of the 17th Century building. Although the adjoining timber frame range to the south presents a contemporary box frame construction, it does not present evidence of being used as the primary habitable accommodation with no evidence of fireplaces and limited external openings for light and ventilation. As above, the examination of available historic mapping and secondary sources referencing the building indicate that the south range was agricultural in function; it is known the extant south range formed part of a much larger U shape complex adjoined to the south of the main farmhouse.
- 5.2.10 It is therefore possible that the central range comprised the original phase of construction. Analysis of the plan form and the presence of the central chimney stack which serves two large back to back inglenook fireplaces identifies as a basic two-plan unit with a hall and a parlour positioned either side of the back to back fireplace (Brunskill, 1987).
- 5.2.11 The inglenook serves the two main reception areas accommodated within the two centre bays with a large inglenook fire opening with timber bressumer to each room. The inglenook is now a prominent feature of each space providing an aesthetic focus as well as a source of heat on the cooler months of the year.
- 5.2.12 The inglenook fireplaces would have had a significant role within the function of the farmhouse providing heat and light and the presence of back to back fireplaces provides some evidence as to the status and function of these two rooms. This is further evidenced by the bressumer beam and bridging beam to the hallway which has chamfered edges and stops, a typical detail of 17th Century small houses (Hall, 2007, Cunningham, 2006). The function of the north bay having changed to become a large and impressive entrance hall, its scale reflective of the status of the building and occupiers. This space was certainly in use as an entrance hall by the late 19th to early 20th Century when it the extant porch is depicted within a photograph of a similar date within the 'Remembering Bishampton' book (2011).

- 5.2.13 Inglenooks are typical of the fire and hearth systems used within vernacular buildings and the fireplace to the small sitting room retains more early fabric including hooks to the inside of the fire hood for hanging meat and evidence of keeping holes within the fire back where the brickwork shows signs of rebuilding or alteration as well as the large bressumer which spans the opening.
- 5.2.14 The inglenook, along with the plan form and timber framing, contribute to the historic interest of Manor Farm collectively evidencing the early post-medieval origins of the building and informing our understanding of how larger vernacular buildings were constructed, how their interiors were arranged and how the rooms were heated.
- 5.2.15 Entrance into such two-unit plans was often a baffle type entry where the doorway would lead directly onto the jamb of the inglenook (Brunskill, 1987, Cunningham, 2007). In Manor Farm this arrangement is not obviously presented to the east elevation with the east end of the inglenook directly abutting the external elevation, however the infilled arch door opening to the west of the passageway, as observed from with the utility area, would comply with this plan form being directly opposite the jamb of the inglenook. In addition, the infilled arch also reflects the arch form of the two round arches spanning the passageway and demarcating the width of the internal stack. If this was the original access into the building, the current arrangement evidences that primary access has been reconfigured and the building possibly re-orientated to have its principal frontage facing east towards Main Street as opposed to the garden.
- 5.2.16 Staircase positions often aid the interpretation of an original plan form and subsequently its date of origin. In Manor Farm, the staircase has been renewed and is housed within a brick stair wing which appears to form part of a late 18th or early 19th Century phase of works appearing contemporary with two storey west addition and the cellar area below the ground floor of this space; the six panel doors, first floor fire surround and hob grate and the built-in cupboards to the west wall of the ground floor room present decoration typical of this era.
- 5.2.17 Whilst separate stair wings were not uncommon within such plans forms it was more typical for the stair to be accommodated against the inglenook. This typical arrangement does not appear possible at Manor Farm and it is possible that the extant stair, which has been renewed with simple square balusters and newel post, represents the original position with the original timber frame construction renewed in brickwork. Alternatively, it is possible the stair was housed to the north of the

current hallway within the extant ground floor bathroom where there are remains of a short section of timber framing within the west wall at both ground and first floor levels; the depth of the framing here is too narrow to have comprised a further bay to the north of the central range.

- 5.2.18 Pevsner (2007) notes that the north range is of 18th – 19th Century date. The north range is shown within its extant configuration by the late 19th Century when the building is first depicted on Ordnance Survey mapping. It is known therefore that the north range, including the stair addition were in situ by this date. In addition, and as discussed above, the interior detailing of these rooms, including their proportions is reflective of a later phase of construction.
- 5.2.19 It is apparent that many of the infill panels to the timber frame have been renewed in brickwork with such interventions typical of the ‘modernisation’ undertaken in the Georgian and Victorian era (Sunshine, 2006) and it is possible that this phase of works at Manor Farm could have been undertaken contemporaneously with a phase of extension.
- 5.2.20 A historic photograph of the building included within ‘Remembering Bishampton’ (Bishampton History Society, 2011) depicts the main west frontage to be rough cast rendered in its entirety with no framing exposed, this covering over of the timber frame construction both externally and internally within principal rooms was reflective of a change in fashion with timber frame buildings being associated with lower status buildings as brick became more fashionable and readily available (Sunshine, 2006, Cunningham, 2006).
- 5.2.21 This photograph also depicts a short section of the east range which is shown on historic mapping to have adjoined the east end of the south range. In this image the addition appears to be single storey and of brick construction and it is therefore likely part of a later phase of expansion of the farmyard. This brick addition connected to a further range which is shown to have been extant on Ordnance Survey mapping until the 1970s. This range ran perpendicular to the south range forming the eastern enclosure of the farmyard and is described within a History of the County of Worcester (Volume 3) (1913) as ‘a fine timber barn, weather-boarded and standing on a sandstone base’. The farmhouse is also described as being ‘half timbered’ and ‘modernised’ by this time, this description likely referring to the replacement and enlargement of the windows with larger two and three light casements, the rough-cast rendering of the frontage and the addition of a gothic styled entrance porch to

announce the main frontage.

- 5.2.22 The farmstead appears to have undergone reorganisation sometime before the late 19th Century but likely earlier in the late 18th Century or early 19th Century when the northern range was added. This re-organisation has resulted in the extension of the domestic accommodation (to the north) and the agricultural complex to the west and east with the addition of single storey brick additions flanking the extant three-storey south range, the west brick addition still extant and currently housing the kitchen and ancillary storage area. Historic mapping also shows a detached agricultural range to the north of the farmhouse with the extant track to the north elevation comprising the principal track to both the north farmyard and the rear of the property. A photograph viewed in Worcester Archives shows fire damage to this north range in 1957 which the charred remains of a box timber frame visible indicating that the north detached range was possibly contemporary with the central range and the south range, certainly in part. This detached range, is shown to be situ in the 1970 Ordnance Survey map however the central range, presumably the section damaged by fire is not depicted.
- 5.2.23 To the interior, the building presents evidence of later phases of change and intervention within the plan form and within decoration and fixtures. The interior of the primary reception rooms presents a general Victorian character with picture rails, skirting boards and four-panelled doors prevalent throughout the ground and first floor and are typical details of the era (Yorke, 2012) and the building presents a coherent style of detailing. Fireplaces to the first are typically of an earlier character however that present to the east room of the north range is of a later 19th Century character possibly indicates the east half of the range was slightly later, but still present by the time of the first edition Ordnance Survey of 1884 (Map 1 above).
- 5.2.24 The west, rear rooms have experienced more recent change with a modern arch opening within the south dividing wall to connect the dining and kitchen areas. The dining room retains a fire hood with segmental arch opening with an Aga inset below served by an external stack. The remains of this feature indicate the space has likely been used a kitchen.
- 5.2.25 The brickwork fireplace to the west internal wall of the extant kitchen is also a later addition, likely of late 19th or early 20th Century date. Census retains from the early 20th Century record two families as residing at the farmhouse, the Days and the Lambs and it is possible that there were two kitchens required to meet the needs of each

family.

- 5.2.26 The cellar area under the three-storey south range is of some interest and likely offers evidence of a phase of change; cellars are uncommon features within timber frame buildings, and it is therefore highly likely that the cellar is a much later insertion to the building. This assumption is supported by the use of brickwork in the construction of the cellar walls which was not believed to have been used at Manor Farm until the 18th Century. In addition, the area appears to have been subject to modern intervention with blockwork sub walls supporting the stone plinth of the frame; this work likely undertaken as part of the rebuilding the of the frame following the removal of the outbuildings to the east.
- 5.2.27 The cellar is of historic and evidential value providing evidence of a further phase of alteration to the building. The typical use of cellars for cold storage offers an understanding of the function of the space and its role for the farmhouse. The presence of the original stone steps indicates the original access point from the ground floor interior and offers further understanding of the subservient function of the south range generally.
- 5.2.28 More recent phases of change to the building comprise the removal of the eastern range from the gable end of the south range and the rebuilding of large sections of the timber frame. The exposure of the timber framing to the west elevation is also relatively recent; a photograph contained within Worcester Archives dated 1962 shows the rough cast render in situ however a later photograph dated 1972 held within the same collection confirms the render has been removed by this. It is possible the removal of the render coincided with the demolition of the eastern agricultural

6 CONCLUSION

- 6.1.1 The building recording has satisfied the aims set out in Section 2 above. Detailed observations of all external elevations and the interior of the building subject to the approved works have been discussed and photographed to allow, where possible, an appreciation of the historic development of the building and an understanding of how the interior spaces may have been originally configured and their original intended function.
- 6.1.2 The land occupied by Manor Farm has likely been exploited for agricultural purposes since the medieval period, the settlement of Bishampton being noted within manor of Fladbury at the Domesday Survey of 1086 and the fabric of extant St James Church (NHLE Ref: 1259934) and the remains of a medieval moat (HER ref: WSM03006) offer physical evidence of these early origins to the wider settlement.
- 6.1.3 Manor Farm presents as a complex, multi-phase building which has been subject to several phases of extension, alteration and reorganisation. At its core, the building presents as a large 17th Century vernacular farmhouse and retains fabric, features and detailing characteristic of this type of vernacular construction. Observation of the historic fabric notably the remains of the timber frame, the inglenook fireplace and the plan form identifies the central range of the building, defined as the entrance hallway and small sitting room to the south, the western passageway and the corresponding first floor bedrooms, as the original domestic accommodation of the 17th Century building.
- 6.1.4 Visual assessment and analysis of the plan form and the presence of the central chimney stack which serves two large back to back inglenook fireplaces identifies the plan form as a basic two-plan unit with a hall and a parlour positioned either side of the back to back fireplace (Brunskill, 1987).
- 6.1.5 Although the adjoining timber frame range to the south presents a contemporary box frame construction, it does not present evidence of being used as the primary habitable accommodation with no evidence of fireplaces and limited external openings for light and ventilation. As above, the examination of available historic mapping and secondary sources referencing the building indicate that the south range was agricultural in function; it is known the extant south range formed part of a much larger U shape complex adjoined to the south of the main farmhouse.

- 6.1.6 The building shows evidence of several later phases of alteration with brickwork extensions to the north and west of the original central range as well as incorporation of former outbuildings into the primary accommodation and the creation of two cellar areas. Historic mapping identifies that these alterations, certainly the extensions, were present by the time of the first edition Ordnance Survey map; only the flat rear porch addition is shown to have been added between the publication of the first and second edition Ordnance Survey maps
- 6.1.7 Whilst it is known from the first and second edition Ordnance Surveys mapping that the extant building formed part of a much larger farmstead complex, there is little evidence remaining within the fabric to understand this earlier configuration or the original agricultural role of the buildings, principally the south range, which has in part been, incorporated into the primary living space. The concealment of this earlier function of the three-storey south ranges appears to be deliberate as an attempt to create a more balanced and aesthetically pleasing building which now presents an H Plan house when viewed from the east.
- 6.1.8 The approved scheme seeks to repair and conserve the historic fabric of the building ensuring it remains weathertight. The approved works also seek to bring the three-storey south range and the ancillary store and former dairy into the primary accommodation with the new uses informed by the current pattern of subdivision and therefore conserving early and original plan forms. A new corridor is required at first floor level to provide separate access to the first floor of the south range which will result in the subdivision of the bedroom to the south bay of the central range. However, the new partition wall necessary to divide the space does not result in the loss of original fabric and could, if required be reversed in the future if necessary.
- 6.1.9 The approved works importantly conserve the construction and decorative elements of the 17th Century building which are of most value in understanding the building's historic and architectural interest as a vernacular building of post medieval origins. The exterior and interior of the extant building subject to the approved works will be permanently preserved in this record as a result of the programme of archaeological building recording undertaken in line with Historic England Guidance and condition 3 of the associated planning approval (Application Ref: 19/10606/HP).

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1903 Second Edition Ordnance Survey Map, 25 inch to 1-mile scale

1970 Ordnance Survey Map, 25 inch to 1-mile scale

APPENDICES

APPENDIX 1
PLATE INDEX TABLE

APPENDIX 1 PLATE INDEX TABLE

Plate Reference	Description	Direction Taken from
MF 1	East Elevation	SE
MF 2	Timber frame to east elevation of central range	E
MF 3	Worcester' style window to ground floor east elevation of central range	E
MF 4	Timber frame to north return elevation of south range (viewed from the east)	NE
MF 5	East elevation of central range, step in render suggests timber frame may be retained beneath	SE
MF 6	East elevation, stone plinth to ground floor of central range	E
MF 7	East elevation, main entrance door within gabled porch	SE
MF 8	East elevation, gothic shaped openings to east elevation of entrance porch	SW
MF 9	East elevation, gabled end elevation of north range	E
MF 10	East elevation, ground floor window	E
MF 11	East elevation	NE
MF 12	South elevation of south range show stone and brickwork plinth and renewed timber frame to ground floor	S
MF 13	South elevation of south range, trap door to cellar area to bottom left of image	SE
MF14	Single storey addition to west of the south range	SE
MF 15	South elevation of the south range showing alteration in brick to the stone plinth	SW
MF 16	South elevation, junction of stone plinth and adjoining single storey wing to the west	SW
MF 17	Infilled door opening to single storey wing adjoining the south range	SE
MF 18	West gable end of south addition and south elevation of single storey wing	SW
MF 19	West elevation of single storey wing adjoining south range	W
MF 20	North elevation of single storey addition (overlooking rear garden) with modern side hung doors within later infill extension	N
MF 21	North elevation of single storey addition (overlooking rear garden) with timber boarded door with segmental arch opening to an external store/former outhouse	N
MF 22	Interior view of external boarded door to north elevation of the single storey range showing timber ledge and braces	E
MF 23	Rear entrance door to the north elevation of west wing to south range	n
MF 24	Covered walkway to north elevation of single storey west wing of south range	nw
MF 25	West elevation, single storey addition	W
MF 26	West elevation with gabled end of two storey west addition	SW
MF 27	Timber casement window to single store addition to west elevation	SW

Plate Reference	Description	Direction Taken from
MF 28	Rounded brick edge to single storey rear porch addition (west elevation)	SW
MF 29	Infilled former rear door opening and canopy entrance porch to west elevation	NW
MF 30	Store/outhouse to single storey rear porch (west elevation)	SW
MF 31	West Elevation	NW
MF 32	West gable end of west addition of north range	W
MF 33	West elevation	W
MF 34	West elevation	W
MF 35	West facing dormer window and gable end of south range	W
MF 36	Part west and part north elevation from track adjacent to the north elevation	NW
MF 37	North elevation of the north range (west addition)	N
MF 38	North elevation of the north range (east addition and connective gabled range)	NW
MF 39	Stone plinth to the north elevation	NW
MF 40	Cellar window to the north elevation (west addition)	N
MF 41	Ground floor central range; inglenook fireplace to entrance hall	NE
MF 42	Moulded timbers bressumer to inglenook fireplace in entrance hall	NW
MF 43	Entrance hall looking north east	SW
MF 44	Main staircase from entrance hall	E
MF 45	Main entrance door (internal view)	W
MF 46	Chamfered beam with stops to entrance hall	N
MF 47	splayed timber architrave to main sitting room in the east addition of the north range (viewed from entrance hall)	S
MF 48	Renewed fireplace to main sitting room, note beam and picture rail	S
MF 49	Chamfered beam with stops to main sitting room	SW
MF 50	East window to main sitting room	SW
MF 51	Fielded panels to base of the east window of the main sitting room	SW
MF 52	Four panel door to main sitting room (interior view)	NE
MF 53	Dividing wall between main sitting room and adjacent g/f bathroom to be removed	E
MF 54	Four panel door and architrave to g/f bathroom (viewed from entrance hall)	S
MF 55	Timber frame to part west wall of g/f bathroom	E
MF 56	Timber frame to south wall of g/f bathroom	N
MF 57	Junction of post and rail of remains of timber frame to south west corner of g/f bathroom	NE
MF 58	Built-in cupboard to sitting room in west addition (north range)	E
MF 59	Key plate to built-in cupboard	E
MF 60	Six panel door to sitting room in west addition (north range)	N
MF 61	Four panel door (interior) to cellar area below the west addition of the north range	NE
MF 62	Exposed laths to interior of cellar stair	SE

Plate Reference	Description	Direction Taken from
MF 63	Staircase with cellar (looking north)	S
MF 64	Main g/f passageway with arched entrance looking south from the entrance hall, note remains of girding beam to the top right of the image	N
MF 65	Service bells and mechanism to east wall of g/f passageway	SW
MF 66	Main g/f passageway looking north, note remains of timber frame to west wall (left)	S
MF 67	Archway of main g/f passageway	N
MF 68	Inglenook fireplace with bressumer beam and stud posts within small sitting to south bay of the central range	S
MF 69	Stud posts to west of inglenook, possibly indicative of former partition wall	SE
MF 70	Hooks set within the brick fireback of the inglenook	S
MF 71	Fielded panels to base of east window in small sitting room	SW
MF 72	Interior view of the 'Worcester' style window to the small sitting room of the south bay of the central range	w
MF 73	Modern cupboard and chimney breast to be removed within the dining room	SW
MF 74	Modern cupboard to be removed (built against the west wall of the central range)	W
MF 75	Segmental arched fireplace and chimney breast to be removed (built against the west wall of the central range)	SW
MF 76	Infilled arched opening to west wall of the central range (viewed from within the utility room)	W
MF 77	Infilled former rear entrance door to rear porch in west elevation	SE
MF 78	Modern arched opening between dining room and kitchen area	N
MF 79	View west through kitchen towards brick partition wall to externally accessed storerooms	E
MF 80	Brick fireplace and timber bressumer beam inserted to the single storey west wing of the south range	NE
MF 81	Shaped brickwork edge to inserted fireplace in kitchen	E
MF 82	Exposed timber frame with pegs to the west wall of the three-storey south range (viewed from the kitchen area)	W
MF 83	Brickwork of the small coal store within the single storey west wing of the south range	N
MF 84	Remains of water tank to the single storey west of the south range	NE
MF 85	Modern brickwork extension to the north of the former dairy	W
MF 86	Painted brickwork interior of former dairy	NW
MF 87	Tanking and painted brickwork interior to former dairy	NE
MF 88	Round arch head to door opening between the main g/f passageway and the g/f of the three-storey south range	S
MF 89	Timber frame to the dividing north wall of the south range and central range	SE

Plate Reference	Description	Direction Taken from
MF 90	Change in timber frame to the north wall of the south range; the change in framing indicative of where the south range projects forward (right) of the central range (left)	S
MF 91	Renewed timber frame construction to the east wall of the g/f room of the south range	W
MF 92	Renewed timber frame construction to the south wall of the g/f room of the south range	NE
MF 93	Original timber box frame construction to the west wall of the g/f room of the south range	NE
MF 94	Infilled former doorway in the west wall of the south range indicative of former connection between the g/f room of the south range and the single storey west wing (extant kitchen area)	SE
MF 95	Infilled door opening in the west elevation of the south range	E
MF 96	Chamfered bridging beam to g/f of the south range with chamfered joists; notch in beam may indicate line of former partition	S
MF 97	Chamfered bridging beam with stops aligned east to west through the g/f room of the south range (east end)	W
MF 98	Chamfered bridging beam with stops aligned east to west through the g/f room of the south range (west end)	SE
MF 99	Chamfered joists to g/f room of south range; mortice to the joist to the top of the image indicates possible former partition	E
MF 100	Arrangement of ceiling timbers to the north west corner of the g/f room of the south range indicative of possible former subdivision	SE
MF 101	Sole plate and stone plinth to the north wall of the g/f room of the south range	SE
MF 102	Stone plinth to the south wall of the g/f room of the south range	NE
MF 103	West wall of the cellar area below the south range; renewed joists indicative of the renewed and lowered floor level of the g/f room of the south range	SE
MF 104	Stone steps to the original stair access to the cellar area below the south range located in the north west corner of the cellar	SE
MF 105	South wall of cellar area below the south range	NW
MF 106	Steep, narrow brick steps to the cellar from the external entrance hatch in the south	N
MF 107	Brick setts to the cellar wall	NE
MF 108	North west corner of the cellar	S
MF 109	Half landing area of the main staircase	N
MF 110	Interior of the main stair wing	E
MF 111	Landing area looking north towards the north range, change in floor level often indicative of different phases of development	S
MF 112	Early 19 th Century fireplace to bedroom in the west addition of the north range	S
MF 113	Hob grate and brick fireback to early 19 th Century fireplace in bedroom within the west addition of the north range	S
MF 114	Six panel to the bedroom in the west addition of the north range	S

Plate Reference	Description	Direction Taken from
MF 115	First floor passageway looking south along the west end elevation through the central range	N
MF 116	Timber box frame wall to the north wall of the central range (viewed from passageway within the north range)	NW
MF 117	Remains of metal pintle to timber post within the north wall of the central range indicative of a former door opening	N
MF 118	Remains of timber framing to the west wall of the first-floor bathroom	NE
MF 119	Passageway through the north range; timber frame of the north wall of the central range to right and remains of timber frame to the west wall in centre of the image	E
MF 120	Mid-19 th Century fireplace to the bedroom within the east addition of the north range	SE
MF 121	Timber frame to the bedroom within the north bay of the central range	S
MF 122	Linear and circular scratch marks to the timber frame in the south wall of the northern bay of the central range	NW
MF 123	Timber frame construction to the south wall of the bedroom within the north bay of the central range (aligned above the main entrance hall)	NE
MF 124	Early 19 th Century fireplace to the bedroom in the north bay of the central range	N
MF 125	Diminutive four panel door to first floor bedroom within central range	E
MF 126	Main first floor passageway looking north towards the north range; principle rafters of the roof trusses visible	S
MF 127	Timber frame construction to the north internal wall of the bedroom to the south bay of the central range	S
MF 128	Early 19 th Century fireplace to the bedroom within the south bay of the central range	SW
MF 129	Timber frame construction to the south wall of the central range	N
MF 130	Plank and braced door to the south wall of the central range giving access to the first floor of the south range	NE
MF 131	Metal strap hinge to the plank and braced door to the south wall of the central range giving access to the first floor of the south range	N
MF 132	Staircase to the second floor of the south range within the north west corner of the first floor of the south range	SE
MF 133	17 th Century oak boarded door to the staircase to the second floor of the south range	S
MF 134	Underside of the second-floor staircase with framing to the west wall of the south range	SE
MF 135	Metal casement window inserted to the west elevation of the range looking towards the roof space of the single storey west wing; note the king post and brick stack serving the large brick fireplace to the extant kitchen area	E

Plate Reference	Description	Direction Taken from
MF 136	Opening within the south partition wall to small first floor room within the south range	N
MF 137	Remains of metal door catch/lock to opening frame	N
MF 138	Close stud framing to the internal subdividing wall between the small first floor room and the first-floor landing area	S
MF 139	Close stud framing to the internal subdividing wall between the small first floor room and the first-floor landing area	SW
MF 140	Chamfered joists with stops to small first floor room to the south range	S
MF 141	West internal dividing wall to the first floor of south range between large room (east side) and landing area	NE
MF 142	East elevation of the south range with renewed timber frame construction and window opening and chamfered bridging beam below modern ceiling	W
MF 143	Brick infill panel to the west gable end elevation of the south range	SE
MF 144	Dogleg stair within the north west corner of the south range	S
MF 145	West gable end elevation of the south range with double queen post roof truss and original wattle and daub infill panels to the south (left side)	E
MF 146	Clasped purlin and arched wind brace to south roof slope	NE
MF 147	Internal partition wall and opening within the central roof truss	W
MF 148	Wattle and daub infill panels and strut to the central roof truss	SW
MF 149	Wattle and daub infill panels and angled strut to the central roof truss	NW
MF 150	17 th Century oak boarded door to the second floor of the south range looking east	W
MF 151	Interior view of the 17 th Century oak boarded door to the second floor of the south range looking west	E
MF 152	Spear head strap hinge to second floor door	N
MF 153	Exposed interior of the original wattle and daub panel showing the staves and mud/dung binding material	E
MF 154	Joinery detail to the roof construction of the south range	SE
MF 155	Evidence of previous repairs and alterations to the gable apex of the west elevation of the south range	E
MF 156	Wattle and daub infill panel to the apex of the west elevation of the south range	E
MF 157	Roof space above the central range with renewed timber joists (viewed from the south range)	S

APPENDIX 2:
PLATES (COPY OF PHOTOGRAPHIC RECORD)



Plate MF1 – East Elevation



Plate MF2 – Timber frame to east elevation of central range



Plate MF3 – ‘Worcester’ style window to ground floor east elevation of central range



Plate MF4 – Timber frame to north return elevation of south range (viewed from the east)



Plate MF5 – East elevation of central range, step in render suggests timber frame may be retained beneath



Plate MF6 – East elevation, stone plinth to ground floor of central range



Plate MF7 – East elevation, main entrance door within gabled porch



Plate MF8 – East elevation, gothic shaped openings to east elevation of entrance porch



Plate MF9 – East elevation, gabled end elevation of north range



Plate MF10 – East elevation, ground floor window



Plate MF11 – East elevation



Plate MF12 – South elevation of south range show stone and brickwork plinth and renewed timber frame to ground floor



Plate MF13– South elevation of south range, trap door to cellar area to bottom left of image



Plate MF14 – Single storey addition to west of the south range



Plate MF15 – South elevation of the south range showing alteration in brick to the stone plinth



Plate MF16– South elevation, junction of stone plinth and adjoining single storey wing to the west



Plate MF17 – Infilled door opening to single storey wing adjoining the south range



Plate MF18 – West gable end of south addition and south elevation of single storey wing



Plate MF19 – West elevation of single storey wing adjoining south range



Plate MF20 – North elevation of single storey addition (overlooking rear garden) with modern side hung doors within later infill extension



Plate MF21 – North elevation of single storey addition (overlooking rear garden) with timber boarded door with segmental arch opening to an external store/former outhouse



Plate MF22 – Interior view of external boarded door to north elevation of the single storey range showing timber ledge and braces



Plate MF23 – Rear entrance door to the north elevation of west wing to south range



Plate MF24 – Covered walkway to north elevation of single storey west wing of south range



Plate MF25 – West elevation, single storey addition



Plate MF26 – West elevation with gabled end of two storey west addition



Plate MF27– Timber casement window to single store addition to west elevation



Plate MF28 – Rounded brick edge to single storey rear porch addition (west elevation)



Plate MF29 – Infilled former rear door opening and canopy entrance porch to west elevation



Plate MF30 – Store/outhouse to single storey rear porch (west elevation)



Plate MF31 – West Elevation



Plate MF32 – West gable end of west addition of north range



Plate MF33 – West elevation



Plate MF34 – West elevation



Plate MF35 – West facing dormer window and gable end of south range



Plate MF36 – Part west and part north elevation from track adjacent to the north elevation



Plate MF37 – North elevation of the north range (west addition)



Plate MF38 – North elevation of the north range (east addition and connective gabled range)



Plate MF39 – Stone plinth to the north elevation



Plate MF40 – Cellar window to the north elevation (west addition)



Plate MF41 – Ground floor central range; inglenook fireplace to entrance hall



Plate MF42 – Moulded timbers bressumer to inglenook fireplace in entrance hall



Plate MF43 – Entrance hall looking north east



Plate MF44 – Main staircase from entrance hall



Plate MF45– Main entrance door (internal view)



Plate MF46 – Chamfered bridging beam with stops to entrance hall



Plate MF47 – splayed timber architrave to main sitting room in the east addition of the north range (viewed from entrance hall)



Plate MF48 – Renewed fireplace to main sitting room, note beam and picture rail



Plate MF49 – Chamfered beam with stops to main sitting room



Plate MF50 – East window to main sitting room



Plate MF51 – Fielded panels to base of the east window of the main sitting room



Plate MF52 – Four panel door to main sitting room (interior view)



Plate MF53 – Dividing wall between main sitting room and adjacent g/f bathroom to be removed



Plate MF54 – Four panel door and architrave to g/f bathroom (viewed from entrance hall)



Plate MF55 – Timber frame to part west wall of g/f bathroom



Plate MF56 – Timber frame to south wall of g/f bathroom



Plate MF57 – Junction of post and rail of remains of timber frame to south west corner of g/f bathroom



Plate MF58 – Built-in cupboard to sitting room in west addition (north range)



Plate MF59 – Key plate to built-in cupboard



Plate MF60 – Six panel door to sitting room in west addition (north rage)



Plate MF61 – Four panel door (interior) to cellar area below the west addition of the north range



Plate MF62 – Exposed laths to interior of cellar stair



Plate MF63 – Staircase with cellar (looking north)



Plate MF64 – Main g/f passageway with arched entrance looking south from the entrance hall, note remains of girding beam to the top right of the image



Plate MF65 – Service bells and mechanism to east wall of g/f passageway



Plate MF66 – Main g/f passageway looking north, note remains of timber frame to west wall (left)



Plate MF67 – Archway of main g/f passageway



Plate MF68 – Inglenook fireplace with bressumer beam and stud posts within small sitting to south bay of the central range



Plate MF69 – Stud posts to west of inglenook, possibly indicative of former partition wall



Plate MF70 – Hooks set within the brick fireback of the inglenook



Plate MF71 – Fielded panels to base of east window in small sitting room



Plate MF72 – Interior view of the 'Worcester' style window to the small sitting room of the south bay of the central range



Plate MF73 – Modern cupboard and chimney breast to be removed within the dining room



Plate MF74 – Modern cupboard to be removed (built against the west wall of the central range)



Plate MF75 – Segmental arched fireplace and chimney breast to be removed (built against the west wall of the central range)



Plate MF76 – Infilled arched opening to west wall of the central range (viewed from within the utility room)



Plate MF77 – Infilled former rear entrance door to rear porch in west elevation



Plate MF78 – Modern arched opening between dining room and kitchen area



Plate MF79 – View west through kitchen towards brick partition wall to externally accessed storerooms



Plate MF80 – Brick fireplace and timber bressumer beam inserted to the single storey west wing of the south range



Plate MF81 – Shaped brickwork edge to inserted fireplace in kitchen



Plate MF82 – Exposed timber frame with pegs to the west wall of the three-storey south range (viewed from the kitchen area)



Plate MF83 – Brickwork of the small coal store within the single storey west wing of the south range



Plate MF84 – Remains of water tank to the single storey west of the south range



Plate MF85 – Modern brickwork extension to the north of the former dairy



Plate MF86 – Painted brickwork interior of former dairy



Plate MF87 – Tanking and painted brickwork interior to former dairy



Plate MF88– round arch head to door opening between the main g/f passageway and the g/f of the three-storey south range



Plate MF89 – Timber frame to the dividing north wall of the south range and central range



Plate MF90 – Change in timber frame to the north wall of the south range; the change in framing indicative of where the south range projects forward (right) of the central range (left)



Plate MF91 – Renewed timber frame construction to the east wall of the g/f room of the south range



Plate MF92 – Renewed timber frame construction to the south wall of the g/f room of the south range



Plate MF93 – Original timber box frame construction to the west wall of the g/f room of the south range



Plate MF94 – Infilled former doorway in the west wall of the south range indicative of former connection between the g/f room of the south range and the single storey west wing (extant kitchen area)



Plate MF95 – Infilled door opening in the west elevation of the south range



Plate MF96 – Chamfered bridging beam to g/f of the south range with chamfered joists; notch in beam may indicate line of former partition



Plate MF97 – Chamfered bridging beam with stops aligned east to west through the g/f room of the south range (east end)



Plate MF98 – Chamfered bridging beam with stops aligned east to west through the g/f room of the south range (west end)



Plate MF99 – Chamfered joists to g/f room of south range; mortice to the joist to the top of the image indicates possible former partition



Plate MF100 – Arrangement of ceiling timbers to the north west corner of the g/f room of the south range indicative of possible former subdivision



Plate MF101 – Sole plate and stone plinth to the north wall of the g/f room of the south range



Plate MF102 – Stone plinth to the south wall of the g/f room of the south range



Plate MF103 – West wall of the cellar area below the south range; renewed joists indicative of the renewed and lowered floor level of the g/f room of the south range



Plate MF104 – Stone steps to the original stair access to the cellar area below the south range located in the north west corner of the cellar



Plate MF105– South wall of cellar area below the south range



Plate MF106 – Steep, narrow brick steps to the cellar from the external entrance hatch in the south



Plate MF107 – Brick setts to the cellar wall



Plate MF108 – North west corner of the cellar



Plate MF109 – Half landing area of the main staircase



Plate MF110 – Interior of the main stair wing



Plate MF111 – Landing area looking north towards the north range, change in floor level often indicative of different phases of development



Plate MF112 – Early 19th Century fireplace to bedroom in the west addition of the north range



Plate MF113 – Hob grate and brick fireback to early 19th Century fireplace in bedroom within the west addition of the north range



Plate MF114 – Six panel to the bedroom in the west addition of the north range



Plate MF115 – First floor passageway looking south along the west end elevation through the central range



Plate MF116 – Timber box frame wall to the north wall of the central range (viewed from passageway within the north range)



Plate MF117 – Remains of metal pintle to timber post within the north wall of the central range indicative of a former door opening



Plate MF118 – Remains of timber framing to the west wall of the first-floor bathroom



Plate MF119 – Passageway through the north range; timber frame of the north wall of the central range to right and remains of timber frame to the west wall in centre of the image



Plate MF120 – Mid-19th Century fireplace to the bedroom within the east addition of the north range



Plate MF121 – Timber frame to the bedroom within the north bay of the central range



Plate MF122 – Linear and circular scratch marks to the timber frame in the south wall of the northern bay of the central range



Plate MF123 – Timber frame construction to the south wall of the bedroom within the north bay of the central range (aligned above the main entrance hall)



Plate MF 124 – Early 19th Century fireplace to the bedroom in the north bay of the central range



Plate MF125 – Diminutive four panel door to first floor bedroom within central range



Plate MF126 – Main first floor passageway looking north towards the north rang; principle rafters of the roof trusses visible



Plate MF127 – Timber frame construction to the north internal wall of the bedroom to the south bay of the central range



Plate MF128 – Early 19th Century fireplace to the bedroom within the south bay of the central range



Plate MF129 – Timber frame construction to the south wall of the central range



Plate MF130 – Plank and braced door to the south wall of the central range giving access to the first floor of the south range



Plate MF131 – Metal strap hinge to the plank and braced door to the south wall of the central range giving access to the first floor of the south range



Plate MF132 – Staircase to the second floor of the south range within the north west corner of the first floor of the south range



Plate MF133– 17th Century oak boarded door to the staircase to the second floor of the south range



Plate MF134 – Underside of the second-floor staircase with framing to the west wall of the south range



Plate MF135 – Metal casement window inserted to the west elevation of the range looking towards the roof space of the single storey west wing; note the king post and brick stack serving the large brick fireplace to the extant kitchen area



Plate MF136 – Opening within the south partition wall to small first floor room within the south range



Plate MF137 – Remains of metal door catch/lock to opening frame



Plate MF138 – Close stud framing to the internal subdividing wall between the small first floor room and the first-floor landing area



Plate MF139 – Close stud framing to the internal subdividing wall between the small first floor room and the first-floor landing area



Plate MF140 – Chamfered joists with stops to small first floor room to the south range



Plate MF141 – West internal dividing wall to the first floor of south range between large room (eastside) and landing area



Plate MF142 – East elevation of the south range with renewed timber frame construction and window opening and chamfered bridging beam below modern ceiling



Plate MF143 – Brick infill panel to the west gable end elevation of the south range



Plate MF144 – Dogleg stair within the north west corner of the south range



Plate MF145 – West gable end elevation of the south range with double queen post roof truss and original wattle and daub infill panels to the south (left side)



Plate MF146 – Clasped purlin and arched wind brace to south roof slope



Plate MF147 – Internal partition wall and opening within the central roof truss



Plate MF148 – Wattle and daub infill panels and strut to the central roof truss



Plate MF149– Wattle and daub infill panels and angled strut to the central roof truss



Plate MF150 – 17th Century oak boarded door to the second floor of the south range looking east



Plate MF151 – Interior view of the 17th Century oak boarded door to the second floor of the south range looking west



Plate MF152 – Spear head strap hinge to second floor door



Plate MF153 – Exposed interior of the original wattle and daub panel showing the staves and mud/dung binding material



Plate MF154 – Joinery detail to the roof construction of the south range



Plate MF155 – Evidence of previous repairs and alterations to the gable apex of the west elevation of the south range



Plate MF156 – Wattle and daub infill panel to the apex of the west elevation of the south range



Plate MF157 – Roof space above the central range with renewed timber joists (viewed from the south range)

**APPENDIX 3:
WRITTEN SCHEME OF INVESTIGATION**

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ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



MR J ALLAWAY

MANOR FARM, MAIN STREET, BISHAMPTON, PERSHORE

BUILDING RECORDING WRITTEN SCHEME OF INVESTIGATION

NOVEMBER 2019

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MR J ALLAWAY

MANOR FARM, MAIN STREET, BISHAMPTON, PERSHORE

BUILDING RECORDING WRITTEN SCHEME OF INVESTIGATION

PREPARED BY:

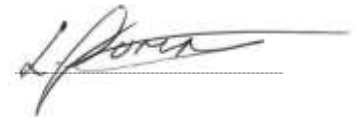
L Goring Principal Heritage Consultant

REVIEWED BY:

C Dawson Associate Director (Archaeology & Heritage)

APPROVED BY:

C Mellor Technical Director



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1 INTRODUCTION

1.1.1 Wardell Armstrong has been commissioned by Mr J Allaway (hereafter referred to as 'the client') to prepare a Written Scheme of Investigation (WSI) for the preparation of a historic building record of Manor Farm, Main Street, Bishampton, Pershore (Centred on NGR SO 98958 51664). Manor Farm is included on the statutory list of buildings of special architectural and historic interest at grade II (NHLE Ref: 1259935) and is recorded on the Worcestershire Historic Environment Record (WSM0318).

1.1.2 The historic building recording is required in order to document the building in the written record, prior to the commencement of approved works to the listed building, which entail the repairs to the main roof and modifications to the interior including the removal of a secondary chimney stack, alterations to the internal layout and circulation and conversion of the dairy storage area to ancillary accommodation. The works to the building have been granted conditional planning permission and listed building consent by Wychavon District Council (Application references 19/10606/HP and 19/10606/LB) on the 18th October 2019.

1.1.3 Planning condition 3 of the householder planning approval (Reference 19/10606/HP) states that:

'(A) No development shall take place until a programme of archaeological work, 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 provision 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 and recording.*
- 6) Nomination of a competent persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

(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) and the made for analysis, publication and dissemination of results and archive deposition has been secured.

- 1.1.4 Initial discussion with Aidan Smyth, district Archaeologist for Wychavon District Council has confirmed that the programme of archaeological work required by condition 3 refers to historic building recording and in this instance should comprise the creation of a record of Manor Farm to level 2-3 as set out in Historic England's 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016).
- 1.1.5 This WSI provides a methodology for a historic building recording in accordance with Historic England guidance and conforms to the guidelines and standards laid down in the following documents:
- *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, Chartered Institute for Archaeologists: Reading (CIFA 2014a).

2 BACKGROUND

2.1 Location

2.1.1 Manor Farm is located within the village of Bishampton which is located to the north east of the small town of Pershore, Worcestershire.

2.1.2 The building is located to the west of Main Street set back from the narrow highway and enclosed behind a red brick wall with half round cappings. Enclosing the building to the north is a narrow track which provides access to a modern agricultural yard to the west of the building.

2.2 Brief Historical Background

2.2.1 Manor Farm is of 17th Century origins as evidenced by its timber frame construction visible to part of its external east elevation and as suggested by the large, brick axial stack projecting from the central range.

2.2.2 The farmhouse is recorded on the 1885 Ordnance Survey Map for Worcestershire. At this time the building is shown as part of a much large complex with the south wing of the farmhouse forming part of a larger U shape range of presumably outbuildings; these outbuilding projecting both west from the existing west elevation of the south range and south to create an enclosure accessed from the south.

2.2.3 The extant arrangement indicates that a significant part of the former farmstead has been removed. Historic mapping indicates this occurred sometime after 1970 with the adjoining agricultural ranges to the south subsequently removed. It is also likely that part of the accommodation within the south range has been created through the conversion and reuse of parts of the original agricultural buildings.

3 AIMS AND OBJECTIVES

- 3.1.1 The purpose of the building recording is to comply with Policies SWDP 6 and 24 of the South Worcestershire Development Plan (2016) which seeks a better understanding of the significance of Manor Farm through the compilation a lasting record.
- 3.1.2 The building recording also aims to comply with requirements of paragraphs 189 and 199 of the NPPF (2019) which requires ‘developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact’ (NPPF, 2019).
- 3.1.3 The general aim of the building recording is to document the parts of the building which are to be altered as part of the approved works. In particular and in reference to the areas of the building subject to alteration, the building recording aims to:
- determine the plan, form, character and date of origin for the building;
 - understand the fabric of the building and how it has been adapted or altered;
 - record the elevations of the buildings to an appropriate standard;
 - provide historic context to the building;
 - disseminate the results of the building recording through an appropriate level of reporting; and
 - ensure an accurate and comprehensive record as part of the archive to be disseminated to the Worcestershire HER.

4 METHOD STATEMENT

4.1.1 In accordance with the initial discussions with the County Archaeologist and condition 3 of the planning application decision notice, a scheme for a historic building recording has been designed in order to satisfy the stated objectives of the project as set out under Section 3 above.

4.1.2 The historic building recording will comprise a Level 2/3 survey as described in 'Understanding Historic Buildings – A Guide to Good Recording Practice' (Historic England 2016). The necessary components are summarised below.

4.1.3 It will be undertaken prior to the proposed commencement of works to the building.

4.1.4 The building recording will comprise the production of a drawn, photographic and written record.

4.2 Drawn Record

4.2.1 A baseline drawn record for the building already exists and the existing elevation, sectional and floor plans for the building prepared by Configuration Architects and Urban Designers and submitted as part of the approved applications (19/10606/HP and 19/10606/LB) will be included within the building record. The existing plans accord with Historic England's *Understanding Historic Buildings* (2016):

- *Measured drawings to show the form of any architectural decoration (for example the moulding profiles of door surrounds, beams, mullions and cornices) or small-scale functional detail not easily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating;*
- *Measured elevations, where these are necessary to an understanding of the building's design, development or function; and*
- *A plan or plans identifying the location and direction of accompanying photographs.*

4.2.2 The existing measured elevations and floorplans will be annotated in the field, and these annotations will be added electronically to the existing plans and included within the final report.

4.3 Photographic Record

4.3.1 The photographic survey will include items 1, 2, 4, 5, 6, and 7 from Historic England's *Understanding Historic Buildings* (2016):

- *A general view or views of the building (in its wider setting or landscape);*
- *The building's external appearance. Typically, a series of oblique views will show all external elevations of the building and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may also be appropriate to take views at right-angles to the plane of the elevation;*
- *The overall appearance of the principal rooms and circulation areas to be affected by the approved works;*
- *Any external or internal detail, structural or decorative, to be affected by the approved works and which is relevant to the buildings design, development and use with scale where appropriate;*
- *Any machinery or other plant, or evidence for its former existence; and*
- *Any dates or other inscriptions.*

4.3.2 The photographic record would comprise a digital record only. All photographs should be taken at the highest resolution on a DSLR camera (at a minimum of 10 Mega Pixels).

4.3.3 Shots will be taken of all external elevations to show the building in its wider context.

4.3.4 Shots of the internal rooms and spaces subject to the proposed works, to show significant structural and architectural detail, details of fixtures and fittings will be taken.

4.3.5 All photographs must in focus and taken with due regard to natural lighting and the use of artificial lighting as appropriate.

4.3.6 Hard copy prints within the report and the archive will be printed on appropriate photographic paper such as Kodak Inkjet Paper (or similar) for the purposes of clarity and longevity. All printing would be done to a minimum of 300dpi. A disc of all images would be included as part to the physical archive record.

4.4 Written Record

4.4.1 In accordance with a Level 2/3 survey, the written record will include items 1, 2, 3, 6, 7, 8, 9 and 11 from Historic England's *Understanding Historic Buildings* (2016):

- *The precise location of the buildings as an address and in the form of a National Grid reference;*
- *The date when the record was made, the name(s) of the recorder(s) and the*

location of any archive material;

- *A note of its statutory description and any relevant HER entries;*
- *A longer summary statement. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively, it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings;*
- *An introduction briefly setting out the circumstance in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or project design should be stated or appended;*
- *Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced;*
- *A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist;*
- *An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting the analysis;*

4.4.2 In addition, the written record will include item 5, 18 and 23 from Historic England's *Understanding Historic Buildings* (2016):

- *A contents list and a list of illustrations or figures;*
- *Copies of historic maps, drawings, views or photographs illustrating the development of the buildings (with permission of owners or copyright holders where relevant); and*
- *Full bibliographic and other references, or a list of the sources consulted.*

4.4.3 The Hive in Worcester will be consulted in order to study maps, plans and documents relevant to the Site. In particular, 18th and 19th century mapping where available will be analysed in order to understand the development of the building. Aerial

photographs for the area, where available, will also be examined in order to gain an adequate understanding of the context of the archaeological work. Trade Directories and other documentary sources will be examined for information about the building, occupants, and past activities undertaken on Site. Several journals and other secondary sources will also be studied for pertinent information.

4.4.4 Overall, the report will include:

- a site location plan, related to the national grid;
- the dates on which the project was undertaken;
- a concise, non-technical summary of the results;
- a description of the methodology employed;
- a robust description of the historical background of the building based on available secondary sources;
- copies of any historic building plans, photographs and illustrations obtained during the preparation of the written record;
- plans and elevations of the building at an appropriate scale, showing structural detail and phasing information;
- written description of the building, including its form and development; and
- the project OASIS reference number.

4.4.5 Digital copies will be made of all readily-available pictorial and photographic images showing the building subject to the building recording, and a selection of the images will be included in the written report.

4.4.6 The desk-based research and building recording will take approximately five days in total.

4.4.7 Upon completion of the report, a draft will be supplied to the client for comment in the first instance. Once approved by the client, a copy of the report will be forwarded to Aidan Smyth, District Archaeologist at Wychavon District Council.

4.4.8 The final report will be available within approximately 10 days of the completion of the survey work.

4.5 Archive Preparation and Deposition

4.5.1 Wardell Armstrong support the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by Wardell Armstrong as a part of this national project.

4.6 Monitoring

4.6.1 Monitoring will be undertaken internally to ensure compliance with the WSI.

4.7 Dissemination

4.7.1 The project will be registered with the Online Access to the Index of archaeological investigations (OASIS), where a digital copy of the report will be made available.

4.7.2 Two copies of the report, one hard copy and one digital copy, will be deposited with the Worcestershire Historic Environment Record via the Historic Environment Record Officer.

4.8 Health and Safety

4.8.1 Wardell Armstrong will conduct the work in compliance with the Health and Safety at Work Act 1974.

4.8.2 Wardell Armstrong maintains a Health and Safety Policy and has available appropriate expertise in Health and Safety advice. Site staff will have an appropriate level of training to enable them to carry out fieldwork safely.

4.8.3 Wardell Armstrong will abide by the client's health and safety methodology as well as producing their own internal risk assessment document. All Wardell Armstrong staff will assist the client in maintaining the Site in a safe condition. Hazards will be appropriately identified and managed.

4.8.4 In addition to the risk assessment which will be undertaken prior to commencement of fieldwork, where appropriate a COSHH assessment will also be undertaken. Once on Site, these documents will be assessed and any variations will be documented and added to the appropriate document. These will be re-evaluated as necessary periodically during the course of the evaluation to make sure that they remain consistent to the Site specific risks. All members of Wardell Armstrong and visitors will be required to be inducted and sign these documents on first arrival to Site to show that they have read and understood the contents and any variations to the documents

will be communicated as required.

- 4.8.5 During the fieldwork appropriate safety clothing will be worn by Wardell Armstrong staff at all times. The client will be requested to provide details of their own risk assessment before fieldwork commences. If there is conflict between the client's risk assessment and that of Wardell Armstrong then the client's will take priority, unless it is perceived to be placing the field team at greater risk.

4.9 Staffing

- 4.9.1 Wardell Armstrong is a Registered Archaeological Organisation of the Institute for Archaeologists. The standards and codes of conduct of the Chartered Institute for Archaeologists would be adhered to at all times.
- 4.9.2 The work would be managed by either Charlotte Dawson (Associate Director for Archaeology & Heritage) or Lorna Goring, Principal Heritage Consultant.
- 4.9.3 Wardell Armstrong will keep the client informed on the progress of work.

5 REFERENCES

CIfA. (2014) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, Chartered Institute for Archaeologists, Reading

Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*

Historic England (2015) *Management of Research Projects in the Historic Environment*, Historic England, London

STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)1782 276 700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

BOLTON

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)1204 227 227

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)1228 550 575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LEEDS

36 Park Row
Leeds
LS1 5JL
Tel: +44 (0)113 831 5533

LONDON

Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

MANCHESTER

76 King Street
Manchester
M2 4NH
Tel: +44 (0)161 817 5038

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

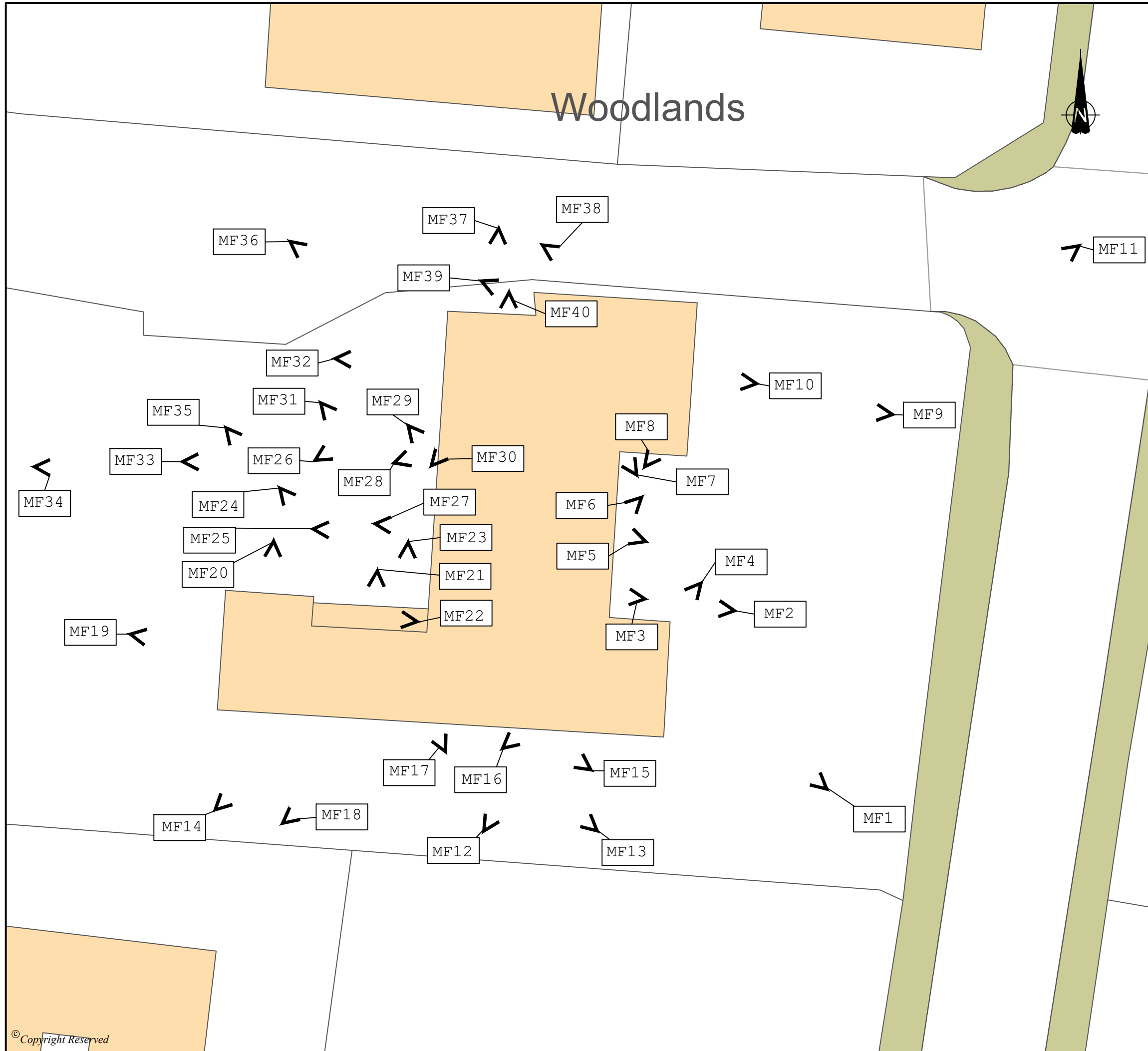
ALMATY

29/6 Satpaev Avenue
Regency Hotel
Office Tower
Almaty
Kazakhstan
050040
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DRAWINGS



Woodlands

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Key:

MF1 Plate Reference

> Plate Direction

REVISION	DETAILS	DATE	DRN	CHK'D	APP'D

CLIENT
Mr J Allaway


PROJECT
**Manor Farm, Main Street
Bishampton, Pershore**

DRAWING TITLE
Site Plan

DRG No. **BM11891-001** REV **A**

DRG SIZE **A3** SCALE **Not to Scale** DATE **Nov 2019**

DRAWN BY **ACH** CHECKED BY **LG** APPROVED BY **CM**

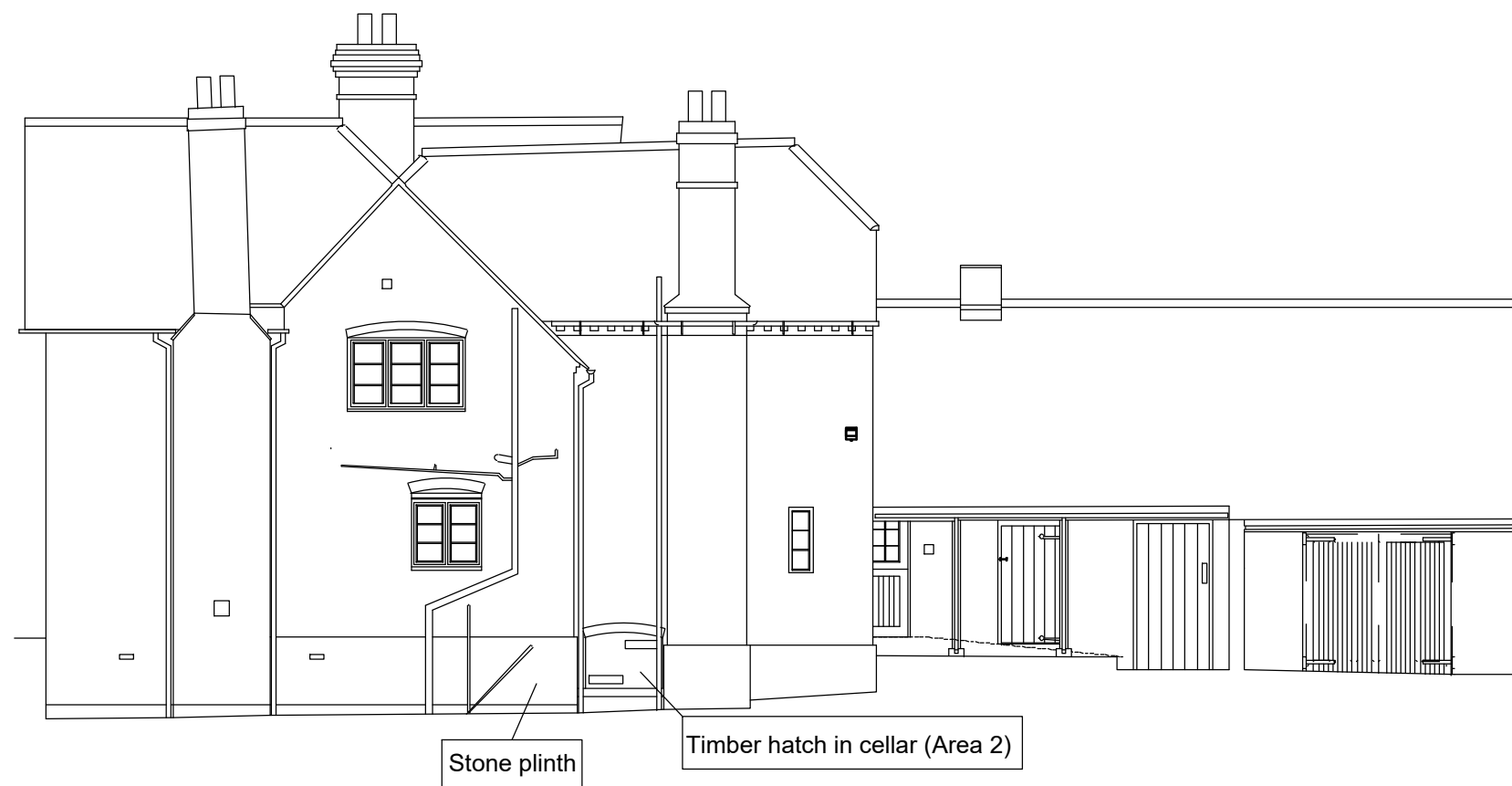

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<input type="checkbox"/> BOLTON	<input type="checkbox"/> LEEDS
<input type="checkbox"/> CARDIFF	<input type="checkbox"/> LONDON
<input type="checkbox"/> CARLISLE	<input type="checkbox"/> MANCHESTER
<input type="checkbox"/> EDINBURGH	<input type="checkbox"/> NEWCASTLE UPON TYNE

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Elevation 1 (East)



Elevation 2 (North)

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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CLIENT
Mr J Allaway

PROJECT
Manor Farm, Main Street,
Bishampton, Pershore

DRAWING TITLE
Elevations (East & North)

DRG No. BM11891-002 (Sh1 of 2)	REV A
DRG SIZE A3	SCALE Not to Scale
DRAWN BY ACH	CHECKED BY LG
	DATE Nov 2019
	APPROVED BY CM

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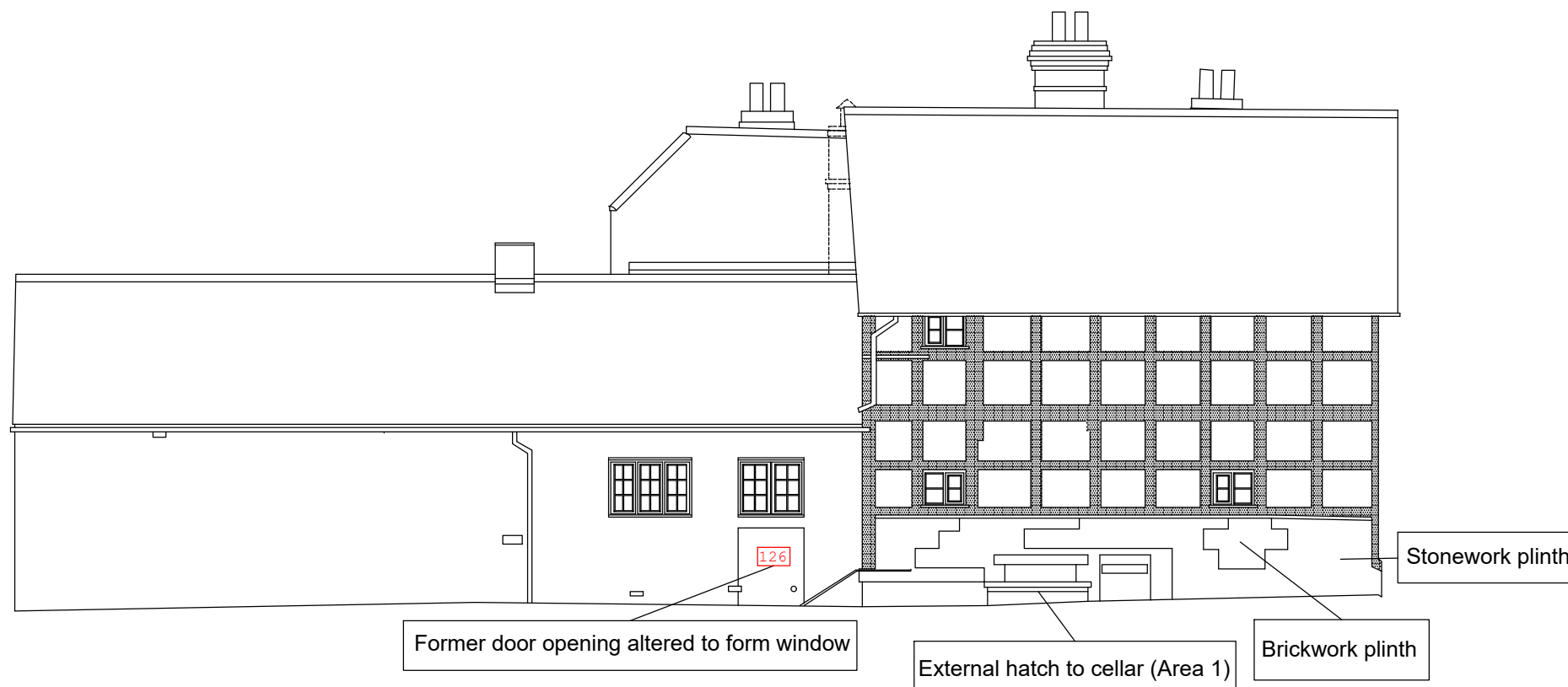
100 Feature of historic/ architectural interest (refer to Sections 4 & 5 of written report)

Notes:

* Please refer to drawing 0273_01_006 prepared by Configuration Architects and Urban Designers and submitted as part of the planning application (reference 19/10606/HP).



Elevation 3 (West)*



Elevation 4 (South)

REVISION	DETAILS	DATE	DRN	CHK'D	APP'D

CLIENT
Mr J Allaway

PROJECT
**Manor Farm, Main Street
Bishampton, Pershore**

DRAWING TITLE
Elevations (West & South)

DRG No. BM11891-002 (Sh2 of 2)	REV A
DRG SIZE A3	SCALE Not to Scale
DRAWN BY ACH	CHECKED BY LG
DATE Nov 2019	APPROVED BY CM

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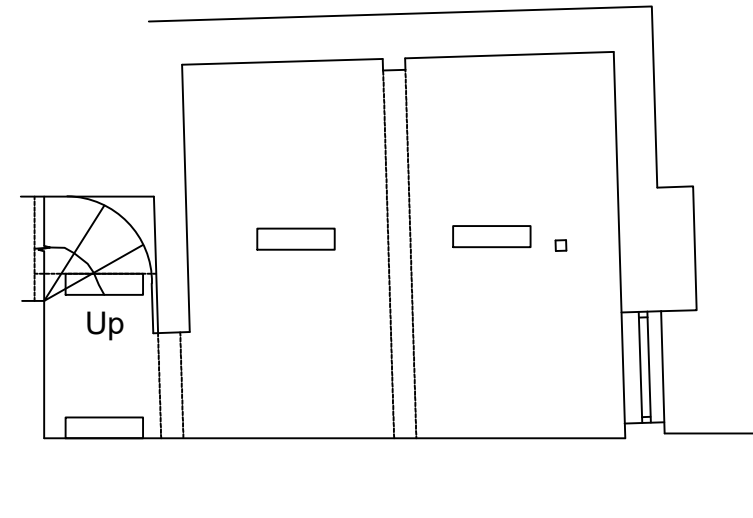
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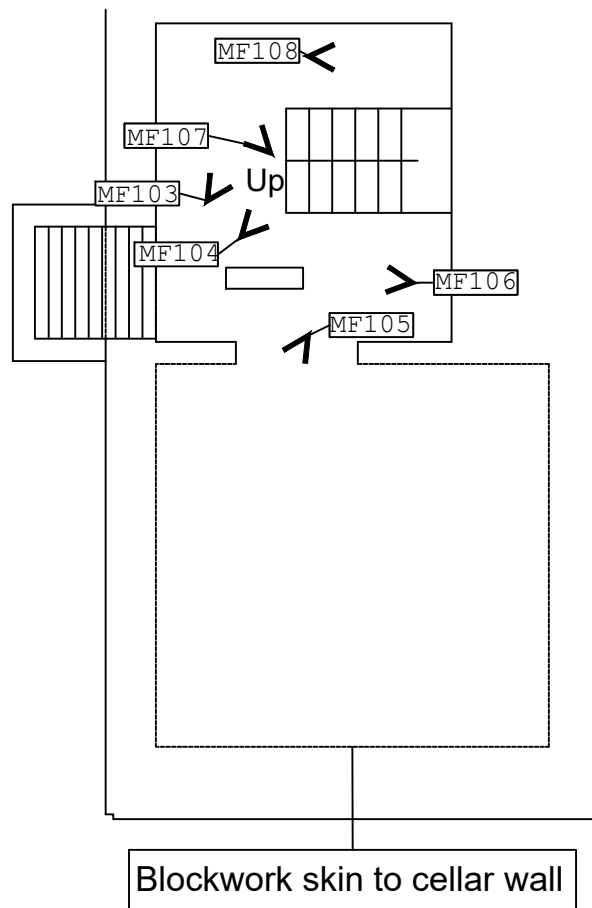
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> Plate Direction

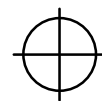


Area 2



Area 1

TIE POINT 1



BASEMENT

REVISION	DETAILS	DATE	DRN	CHK'D	APP'D
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CLIENT
Mr J Allaway

PROJECT
**Manor Farm, Main Street,
Bishampton, Pershore**

DRAWING TITLE
Basement Floor Plan

DRG No.	BM11891-003	REV	A
DRG SIZE	A3	SCALE	Not to Scale
		DATE	Nov 2019
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		APPROVED BY	CM



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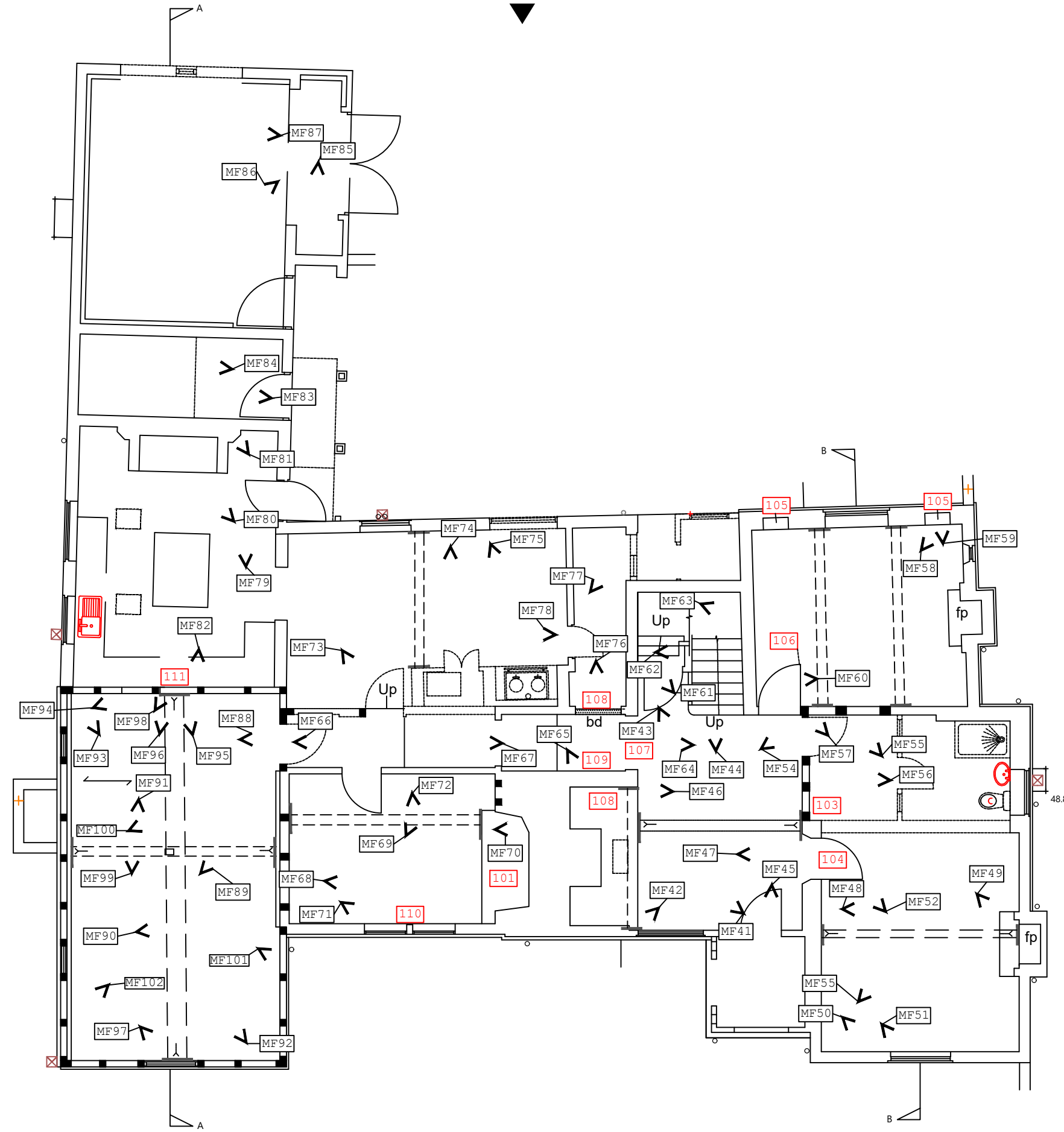
Elevation 3



Elevation 4



Elevation 2



Elevation 1



REVISION	DETAILS	DATE	DRN	CHK'D	APPD
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CLIENT
Mr J Allaway

PROJECT
**Manor Farm, Main Street
Bishampton, Pershore**

DRAWING TITLE
Ground Floor Plan

DRG No.	BM11891-004	REV	A
DRG SIZE	A3	SCALE	Not to Scale
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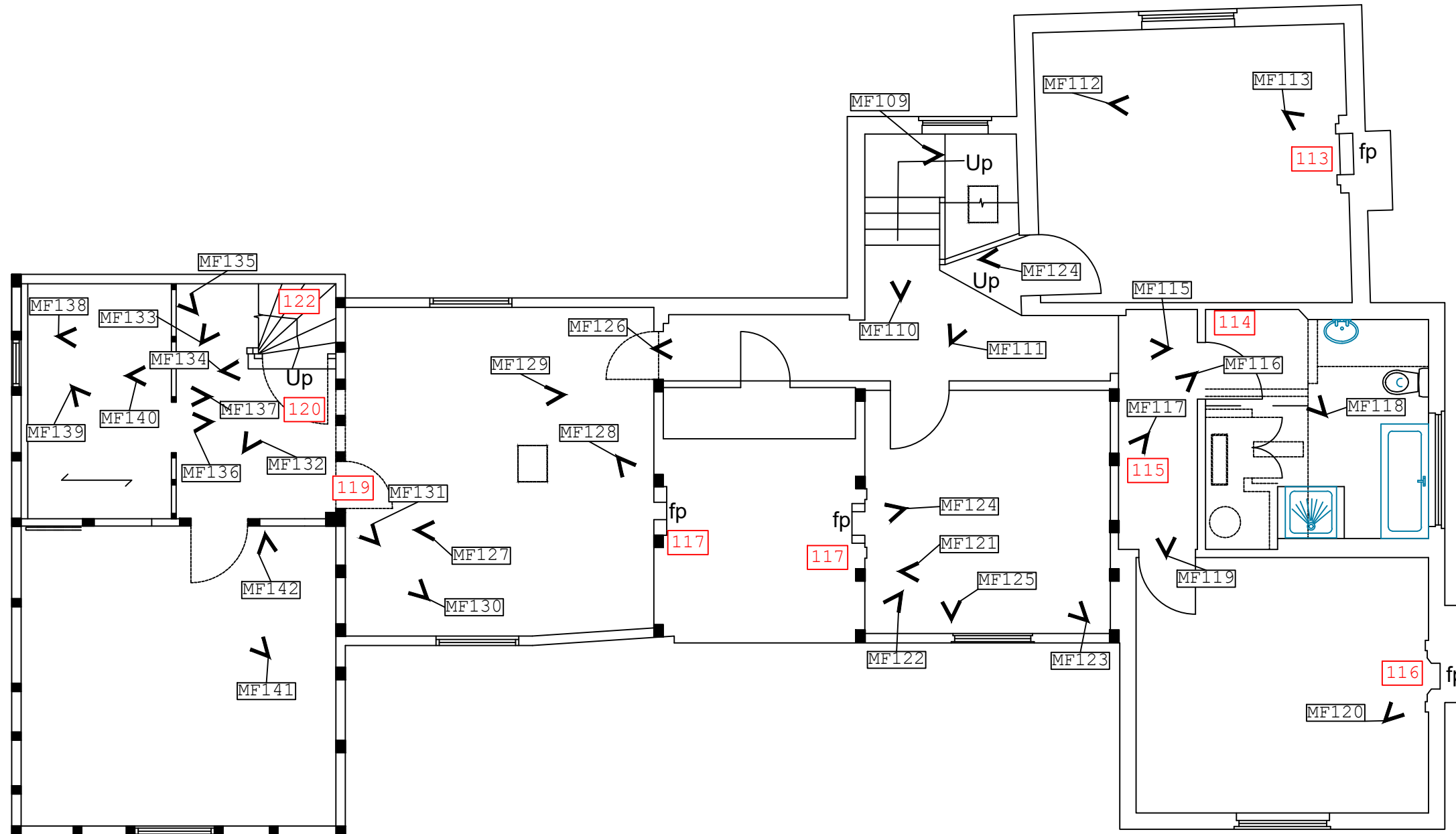


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MF1 Plate Reference

> Plate Direction

100 Feature of historic/ architectural interest (refer to Sections 4 & 5 of written report)



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PROJECT
**Manor Farm, Main Street
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DRAWING TITLE
First Floor Plan

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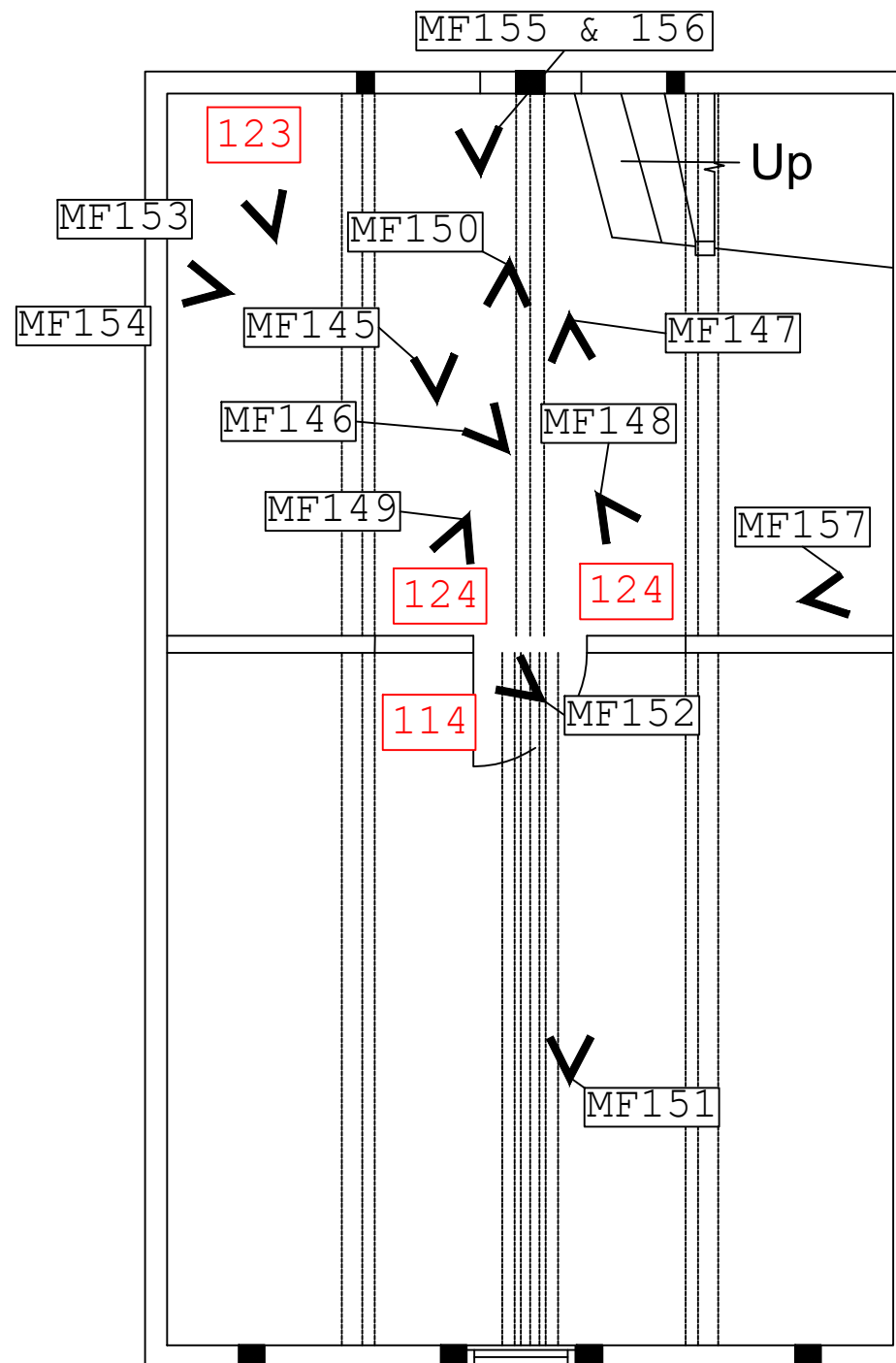


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MF1 Plate Reference

> Plate Direction

100 Feature of historic/ architectural interest (refer to Sections 4 & 5 of written report)



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CLIENT
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PROJECT
**Manor Farm, Main Street
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DRAWING TITLE
Second Floor Plan

DRG No.	BM11891-006	REV	A
DRG SIZE	A3	SCALE	Not to Scale
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STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)178 227 6700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)122 855 0575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LONDON

46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

MANCHESTER (City Centre)

76 King Street
Manchester
M2 4NH
Tel: +44 (0)161 817 5038

MANCHESTER (Greater)

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)120 422 7227

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle Upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

SHEFFIELD

Unit 5
Newton Business Centre
Newton Chambers Road
Thorncliffe Park
Chapelton
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

ALMATY

29/6 Satpaev Avenue
Regency Hotel Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

MOSCOW

21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: +7(495) 626 07 67