

BUILDING RECORDING AT
LUMBER TREE FARM
WELLAND,
WORCESTERSHIRE

WSM 464741



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Summary

Building recording was undertaken at Lumber Tree Farm, Welland by Mike Napthan Archaeology in response to the proposed demolition of the farmhouse range. The building is of brick construction with complex phasing. The original cottage layout is more 17th C than 18th C in character, but the present structure appears to be 18th Century. There are a small number of apparently re-used 17th Century doors, but little other evidence for an earlier building. The building was much expanded and altered during the mid 19th Century. The alterations mainly occurred during the long tenure of the Bough family, who combined smallholding with work as bricklayers, masons and carpenters, so were in a position to undertake the alterations themselves. Under the Bough family the holding expanded from 9 acres to 50 acres, and this appears to have been reflected in additional building. With the commencement of local railway construction Ellen Bough opened a "ciderhouse" which appears to have been aimed at the "navvies" as it only appears in the records briefly in the early 1860s, and was not mentioned again after the completion of the railway (which passed within 100 yards of the house).

The tracing of the inhabitants of the cottage/farmstead at the end of the 19th C and in the first half of the 20th C is frustrated by the inconsistency with which the name Lumber Tree (and several variations) is used for the eight habitations that formerly stood in the immediate area. At different epochs the Ordnance Survey uses the name Lumber Tree Farm for different buildings, and there are also several "Lumber Tree Cottages". The earliest located reference found for the place name is in 1797, but subsequently both Lombertree and Lombard Tree have been used. The HER record names the site "Lumer Tree", but this appears to be without any historical precedent.

The building is lacking in any particularly significant features, and its interest lies mainly in the complex sequence of alterations, which partially reflect an original poor build quality. It is likely that the holding originated as a cottage encroachment on the common wasteland, and development of the farm only occurred after the Welland Inclosure Award of circa 1819 had legitimised the earlier informal holdings.

Whilst well maintained in recent years the adhoc development of the cottage had rendered it unsuitable for updating to a modern home, and the building has lost much of its historic character so was not deemed worthy of preservation. It is therefore due to be replaced with a traditionally styled modern timber-framed farmhouse.

1 Introduction

- 1.1 An archaeological building description and record was undertaken by Mike Napthan Archaeology at Lumber Tree Farm Hanley Swan, Worcestershire. The project is based upon a brief supplied by Mike Glyde of WHEAS (May 1st 2012, Planning reference MH/11/1750 - HER reference WSM46361) A planning application has been submitted to and approved by Malvern Hills District Council to replace the existing farmhouse. The works are being undertaken on the instruction of Nigel Teale (the Agent) acting on behalf of the landowners Mr & Mrs C Partridge (the Clients). The project design has been prepared in accordance with the *Standard and Guidance for Archaeological Evaluations* issued by the Institute of Field Archaeologists (1994) and

Archaeological Guidance Paper 4: *Archaeological Watching Briefs: (guidelines)* issued by English Heritage.

- 1.2 The site location is at NGR SO 799 418 (Fig 1), an unspoilt rural location in rolling countryside at the foot of the Malvern Hills
- 1.3 This report represents the findings of the building recording. The project was designed to provide a record of the historical and architectural features of the building. The project design was prepared in accordance with the Standard and Guidance for Archaeological Evaluations issued by the Institute of Field Archaeologists (1994). Codes of Conduct of the Institute of Field Archaeologists were adhered to, as were English Heritage guidelines, notably “Understanding Historic buildings a guide to good recording” EH 2006 .

2 Aims

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

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

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

3 Methodology

- 3.1 Cartographic and published historical sources were searched for information relating to the site and its environs. There is relatively little historic mapping available for the area in the 18th and early 19th C, the property having not apparently been part of a larger estate, but enclosed from the common. The later mapping primarily consists of the Ordnance Surveys of 1885 onwards Trade directories were consulted from copies held “in house” and those held in WRO, but due to the nature of the occupants (small holders and farm labourers) and the rural location no entries were found pre 1873. A search of the County Councils’ HER database revealed very few records, mainly relating to possible ridge and furrow earthworks. There are no records of previous archaeological fieldwork in the vicinity of the site. In the absence of trades directory data, a search was made for entries in the Census for 1841, 1851, 1861, 1871 and 1891(all held “in house” on CDROM) plus online 1911 data– the results are listed as Appendix 1. Searches at the County Record Office identified no material which could be directly related to the present property, a trawl through the weekly records of the Overseers of the Poor for Welland found only one passing mention of Lumber Tree between 1782 and 1810, subsequent records were not accessed due to lack of time. Unfortunately the accounts of the overseers rarely mention locations, just persons, and we do not know the names of the occupants prior to 1840, though a more comprehensive search of this voluminous, but useful source may provide additional names (WRO BA 6359 parcel 2 Ref 850 Welland Overseer’s of the Poor Account Books 1792-1815 and 1815-36;BA 7388 parcel 2 Ref 850 Welland Overseer’s of the Poor Account Book 1836-48).
- 3.2 The survey was conducted on 25th-26th May 2012. A detailed photographic record was made, and selected details recorded with scale drawings of the internal elevations at 1:20 and plans at 1:50. The architects “as existing” plans (by Nigel Teale Architects) were largely redrawn and amended with additional detail, and the buildings were partially re-measured. Access was possible to all areas of the building, but recording and photography in the southern block were restricted by the

need to avoid disturbing bats. As the building is due to be demolished it was possible to undertake a thorough intrusive survey, which facilitated analysis. The building descriptions were compiled using the photographs as a reference. The photographic archive accompanies this report on DVD.

4 Archaeological background

- 4.1 The area is not one that has received much archaeological attention. Archaeological records mainly relate to the interpretation of aerial photographs, and the identified earthworks are almost entirely ridge and furrow mostly arbitrarily dated as medieval (eg WSM34150 Ridge and Furrow North of Woodend Farm, Malvern Wells WSM34152 Ridge and Furrow West of Berry Lodge Farm, Malvern Wells WSM34153 Ridge and Furrow North of Berry Lodge Farm, Malvern Wells WSM34154 Ridge and Furrow South-East of Lumber Tree, Welland WSM34155 Ridge and Furrow East of Bank Farm, Welland WSM34156 Ridge and Furrow South of Bank Farm, Welland WSM34157 and many others). Given that much of this area remained as common and waste that was formerly enforested as Malvern Chase until the end of the medieval era (disafforested 1631-2) it must be suspected that much of the “ridge and furrow” is in fact post-medieval, relating to the expansion of cultivation in the area in the 18th and early 19th centuries. No fieldwork appears to have been undertaken to support or disprove the interpretation.
- 4.2 The present site has been allocated an HER number (WSM 46361) but the record contains no information other than location and building materials ; the site is named as ‘Lumer Tree’, presumably due to input error as there is no historical record of this variation of the name. The only other significant records are for the adjacent section of the Ashchurch-Tewkesbury- Malvern branch of the Midland Railway (WSM 31672) built in the early 1860s and dismantled circa 1959. The HER record contains no details of the line or its history, but reference is made to a Worcestershire Railways Project undertaken in 2002 – this project was presumably never completed. The railway was in fact of very great significance during WW2 as it was used to bring wounded troops directly into the Malvern area military hospital complex from the south coast ports (see Collins & Collins 2008 and 2010).
- 4.3 The present sites lies almost directly adjacent to the Merebrook Camp hospital in Hanley Castle parish, and covering a site extending to 30 acres. The hospital (WSM 25134) was built in 1943-44 and first occupied by the US 53rd General Hospital on 5th March 1944, though it was as yet still incomplete. It was mainly used to assess seriously wounded cases prior to evacuation to the US, but there were also specialist departments for burns and maxillofacial injuries. The history of the hospital has been recently researched and published in detail by Martin and Fran Collins (Collins 2010 pp55-115).

6 Place name evidence and historical background

- 6.1 The origins of the name Lumber Tree do not seem to have been studied – in relatively recent times the name has changed to several variations, all perhaps based on Lomber Tree. The name (or any derivations thereof) does not appear in the indexes of the WRO, but the numerous documents held relating to Welland are very poorly indexed, and generally not identified as locations within the parish. A full search of all of the deeds and other documents relating to the parish was not possible at the present time due to both time constraints and the WRO being only partially functional. The earliest identified use of the name was in the Overseers of the Poor Accounts for 1793 when amongst income received is listed “*a years rent of Mr Lucy for a piece of land at the Lumber Tree due this Easter 1793 16 shillings*” (WRO BA 6359 parcel 2 Ref 850 Welland Overseer’s of the Poor Account Books 1792-1815 and 1815-36)
- 6.2 A large field to the south of Lumber Tree farm, east of Danecroft (and now bisected by the former railway line) was named on the 1840s Tithe Apportionment as “Burnt Ground” (Fig 2). This field name is often found to be associated with former habitation sites, the soil being darker due to additional ashes and charcoal from fires. The HER record WSM 30896 indicates that the site may be of Roman to medieval date. It is of some note that place and field names in the immediate area are also associated with the prefix “Danes” – eg Danemoor, Daisemoor and Dane Croft; this is

suggestive of a possible link in folk memory to the Viking or Saxon eras.

- 6.3 Cassey's Directory of 1859-60 described the parish of Welland thus: *WELLAND, a village and parish, 3¼ miles south-east from Malvern Wells, 3 south-west of Upton, and 7 north-west of Tewkesbury, in the Lower Hundred of Oswaldslow, Upton. Union, and Worcester bishopric. The living is a vicarage, value £320, with 9 acres of glebe land in the gift of the Lord Chancellor. The church of St. James is an old building with a square tower and four bells. Here is a National School. The population, in 1851, was 588; and the acreage is 1,862. The Bishop of Worcester is lord of the manor. There are charities belonging to the parish of the yearly income of £26, given away in coals and bread to the poor of the parish. DRAKE STREET is 1 mile north-west. A considerable portion of this parish was formerly common land, which has been recently enclosed.*
- 6.4 The Victoria County Histories relate that the manor of Welland formed part of the inheritance of King Coenwulf, and is said to have been given in 889 with Upton-on-Severn to the see of Worcester by Ealdorman Athulf, kinsman of King Coenwulf. Welland is not mentioned in the Domesday Survey, and was probably then included in the manor of Bredon, for in a survey of the lands of the bishopric taken in 1299 it is stated that all the tenants of Welland owed suit at the court of Bredon, and in valuations of Bredon Manor taken in 1299, 1408 and 1529 Welland is included. The manor had probably been separated from Bredon before 1535, for in the valuation of the bishop's lands taken at that time it is entered apart from Bredon, and it had then and in 1560 a separate bailiff.
- 6.5 Richard I in 1189 freed 34 acres at Welland from all forest exactions. The manor of Welland was confirmed to the bishop by Pope Gregory (1272–6) The successive Bishops of Worcester remained in peaceful possession of the manor until Bishop Heath was deprived by Edward VI in 1552 for refusing to subscribe to the Edwardian Prayer Book. Edward VI, instead of restoring it to the bishopric, granted it to John Duke of Northumberland in exchange for other lands in 1553. The duke sold the manor to Sir John Throckmorton for over 200 marks. Bishop Heath was restored in July 1553 on Queen Mary's accession, and, in the words of Sir John Throckmorton, 'entered without law or order into all again,' and so Sir John lost his land and money also and had no recompense. The manor of Welland was sold in 1648 as a possession of the bishopric by the Parliamentary commissioners to Nicholas Lechmere of Hanley Castle, Thomas Lechmere and Matthew Smith for £110 13s. 6d. At the Restoration the manor of Welland returned to the bishopric, and still forms part of the possessions of the see (VCH III, 554-7).

7 Cartographic Sources

- 7.1 The northern part of Welland is quite poorly served by historic mapping, perhaps largely because it was mainly 19th C enclosure from the common waste. Extremely good mapping of the immediately adjacent portion of Hanley Castle (less than 50m from the present property) is available dating to 1795 (Inclosure Plan for Hanley Castle WRO BA 4959/7 ref b705:587) as this was owned by the Lechmere Estates, but as is usually the case it does not show any extra-parochial details. For early mapping we are reliant on the small scale Ordnance Survey 1"=1 mile Old Series mapping which is too small to show in any detail minor buildings such as the present property. The earliest mapping, and the most useful, that shows the house is the survey undertaken circa 1841 by Henry Lakin and produced as the definitive mapping for the 1847 Tithe Award (Fig 2). This map clearly shows the present building as long and fairly narrow with a smaller extension at the northern end. There are also several other buildings in the near vicinity, several of which are no longer present, but which can be identified from the Tithe Apportionment as farm labourer's cottages. The cottage then occupied by Hannah Keen or Kean lay to the NE and another cottage or pair of cottages (occupied by Thomas Gurney and William Allen) lay to the SW of the present house within the present farmstead area. Most importantly the Tithe Award plan enables us to firmly identify the occupant of the present house as Thomas Bough (or Baugh), and indicates the extent of his own freehold land-holding as well as land he rented from others. It is notable that there is no range of farm buildings accompanying the house, and this suggests that the property was more a smallholding for subsistence food production than a farm at this stage. As the Census indicates Bough was initially principally a mason, not a farmer. In the immediate vicinity of the present house the plots to the east are described in the apportionment as "encroachments", meaning land unofficially appropriated from the common waste which was communally owned by

the “Freeholders of Welland”. The whole of the Lumber Tree dispersed settlement appears to have formed by gradual encroachment of the waste. The present property being freehold by 1841-7 indicates that it had been established and “legitimized” during an earlier phase of enclosure, perhaps the Welland Inclosure award of circa 1817, for which unfortunately no mapping has been located.

- 7.2 The 1880s Ordnance Survey (Fig 3), and subsequent editions, show a marked increase in the size of the building between 1840-41 and 1885. The southern block has been added, and interestingly is shown as being in two sections. The western lean-to block has also been built by this date, as well as several outbuildings. The cottages to the north and south of the current house are still present at this date (though they were both gone by 1904). The 1904 mapping shows a new outbuilding immediately to the west of the house, and a small detached building to the north appears to be a glass-house. Additions to the southern block (in the location of the current “potting shed”) appear to be possibly a pair of pig sties. The 1928 arrangements do not appear any different to those of 1904. The farm appears to have retained the same layout in 1945 (AP on Google Earth), and most of the present building ranges date to post 1950.

8 Documentary sources

- 8.1 **Census** (data derived from original census page images held ‘in house’ on CDROM and from online page images at findmypast.com).

The 19th Century Census was compiled on a form completed by the enumerator as he went door to door by the most convenient route. The forms do not often name properties individually, just give general localities for the less important residences. Identifying individual households is therefore a matter of “best guessing” what route the enumerator was following between named and identifiable locations (in the current case the Tyre Hill Inn was a regularly named identifiable landmark). The Welland enumerator had no clearly defined route in this area, and there is no apparent consistency between each of the Census years. To assist with this difficulty in the following listing the census entries preceding and following Lombard Tree/Lumber Tree/Lomber Tree are listed to give some indication which route the enumerator followed. Use of placenames is very erratic, and the variations of Lombard Tree/Lumber Tree/Lomber Tree etc are used totally inconsistently. The best source to which household occupied which cottage is the 1841-47 Tithe Award map and apportionment [a list of occupiers/owners cross-referenced with the map]. From this source the mid 19th C residents can be identified with some certainty. The later 19th and 20th C residents cannot be so closely located due to the frequency of house name changes. It would appear from the Ordnance Survey (not always a totally reliable source) that both of the main residences were known as Lumbertree/Lumber Tree from the mid 1880s till the late 1920s, and that Lumber Tree Farm was probably originally that nearest the main road to the east. During the mid 20th C the property presently the subject of this study became Lumber Tree Farm, and that to the east became Lombard Tree Farm. Prior to the construction of the railway in the 1860s the property now known as “The Retreat” was also considered part of Lumber Tree, and was one of several called Lumber Tree/Lomber Tree Cottage in the Census. The settlement has shrunk since the 19th C, so now at least there are two or three less houses with the same name! Individual households are separated in the listing below thus ‘=’, and possible breaks in the enumerator’s route indicated by a line. Properties apparently part of Lumber Tree are marked up in **bold**

- 8.2 **Trades/Street Directories** (consulted from copies held ‘in house’ and augmented by the collection of directories now held at the WRO).

Trades/Street Directory coverage for this area is poor, as is usual with more rural areas. Examples of two of the earlier Directories to cover Welland are quoted here (Appendix 1) to show the low proportion of households listed (perhaps 30%). The low status of the Lumber Tree residents during the 19th C meant that they were not considered worthy of listing even when the compilers covered the area; the first resident to be mentioned was Thomas Bough in 1873, his son was listed in 1884. The later 19th C listings then have only Noadiah Brookes who appears to have risen from farm labourer to tenant farmer and may have been responsible for the growth of what is now Lombard Tree. Other than the Boughs (sometimes listed as “Baughs”) and the Brookes the only other notable family connection in the immediate vicinity appears to be the Vivian/Vivien family that arrived in the early 1860s to open a spirit house (later an inn) at Tyre Hill, Peter Vivian, a son, established his own family in one of the Lumber-Tree cottages and remained apparently until his death in 1946. Thomas Nott and Bob Davies were both long term residents in the 20th Century,

Nott was a market gardener until circa 1950, and Bob Davies appears to have replaced him with a small-holding and poultry operation.

- 8.3 From the combined documentary evidence a certain picture of the occupiers of the present house can be built up. The earliest occupants are unknown, but may be assumed to be agricultural labourers living in a very small cottage, probably without any outbuildings and on land acquired by squatting or assarting from the common waste ground. After the Welland Inclosure of circa 1817 the property may have acquired some legitimacy or at least recognition. It is not known when the Bough family first acquired it, but it is unlikely to have been pre 1810 as Thomas Bough was born at Cradeley Herefordshire, and the surname does not appear in the Overseer of the Poor Accounts for Welland. By 1841 it was Thomas Bough's marital home, he was then aged 47 and had apparently been married and living in Welland for at least 14 years. If we assume that this was their first and only marital home in the parish they may have acquired the property circa 1823-27. It is notable that Bough was a mason, as substantial building works appear to have occurred around this period including the construction of the outbuildings adjoining the southern and western elevations of the cottage. If Thomas needed assistance with the later alterations to the building he also had his bricklayer son James to call upon. The property may have served both as a small-holding and as a base for Bough's business as a mason; it is of note that by 1851 the younger son Frederick (born 1831) was described simply as working at home. Presumably he had a role in maintaining the smallholding to provide home grown food for the family, as he is not identified as following a trade, unlike his younger brother Henry who by 1861 had apparently replaced Frederick, and was described as "Farmer of 9 acres". The use of the word "farmer" indicates a commercial enterprise rather than subsistence farming for which the term "smallholder" was more generally used. From later Census information we learn that Henry was also capable of working as a carpenter, so may have worked alongside his father and brother on the farm buildings. Expansion of the agricultural buildings in the 1850s-60s appears to reflect the expansion or success of the farming side, whilst Thomas Bough remained in the building trade (a bricklayer in 1861). Having raised her own family, Ellen Bough had become by 1861 the "mistress of a ciderhouse". Such premises were effectively unlicensed at this period, and the facilities offered generally little more than a barrel of cider in the front room. The location being rather remote it is likely that the cider house opened, and briefly flourished to serve the navvys building the local railways – the construction of the Worcester and Hereford Railway tunnel through the Malvern Hills began in 1853, but was interrupted by technical and financial problems, and was only completed September 1861. Construction of the Ashchurch, Tewkesbury and Malvern Railway (running just to the south of the present site) occurred from 1860. The line from Great Malvern to Malvern Wells was opened on 1st July 1862 and worked by the Oxford Worcester and Wolverhampton Railway, and the Tewkesbury to Malvern line opened on 16th May 1864. It is likely that the business of the ciderhouse declined sharply on completion of the railway when the construction workers moved on. The ciderhouse is not mentioned in the 1871 Census, and Ellen's status returned to simply "wife". Despite his age Thomas Bough remained "bricklayer" apparently until his death in 1875.
- 8.4 After Thomas Bough's death the family was headed by his son Henry, now farmer of 50 acres. By 1881 Henry lived with his wife and young family at "Lomberd Tree", and his brother James, now operator of a thrashing [ie threshing] machine lived in a separate neighbouring household. James was living on his own and may have occupied any one of the three adjacent cottages, though the present "Lumber Tree Cottage" is perhaps the most likely (as the larger of the three) as he was evidently a person of some financial means in order to own and operate a threshing machine. His status as a tradesman is confirmed by his being listed in the 1884 Kelly's Directory. He may have co-owned the property with his brother.
- 8.5 After 1884 the Bough family disappear from Lumber Tree, and appear in the next Census living in the neighbouring parish. James Bough remained an unmarried thrashing machine proprietor in 1881 (Census). By 1891 he had married and was living at Roberts End, Hanley Castle. He died in 1896. Henry Bough seems to have fallen on hard times by 1891 – his address was then 2, Brickbarns Cottages, Gordon Terrace, Hanley Castle and he was working as a carpenter. The farm had clearly been sold between 1884 and 1891. In the 1901 Census Henry appears as a Farm Bailiff at Holly Lodge, Malvern Wells. He appears in 1911 as once again a carpenter, living with his family at 182 Bath Road, Worcester. He died in 1922.
- 8.6 Much of the land formerly farmed by the Bough family was apparently subsequently occupied by

Noadiah Brookes as a tenant farmer or possibly farm manager. Unfortunately it is not clear which farmstead he occupied, but it is probable that he occupied what is now known as Lombard Tree, as his appearance in the Census is generally close to Tyre Hill. The subsequent occupiers of the house now known as Lumber Tree Farm cannot be identified with certainty due to the confusing similarity of the addresses given in the Census. It is possible that the 1891 occupants of the present house were Charles Harrison (described as Farmer) and his family; if not Noadiah Brookes is the other possibility. The identity of the occupants for the first half of the 20th Century remains somewhat uncertain due to the confusion of addresses. Further detailed research might untangle some of the sequence of occupants, but lies beyond the scope of the present research

9 Description

9.1 Lumber Tree Farm is a small and rather informally laid out farmstead, most of the buildings of which appear to be of 20th C date. There are several wartime prefabricated concrete office or hospital ward buildings which were re-erected here after 1945 (they do not show on 1945 aerial photographs). The design of the buildings is not one known to have been present at any of nearest three wartime military hospitals (Blackmoor Park, Merebrook and Brickbarns; Napthan 2005, Collins & Collins 2008 and 2010), and this lends credence to anecdotal evidence that they were moved circa 1950 from Hartlebury (Mr Partridge pers comm.). The buildings show clear signs of re-erection. The other remaining buildings of the farmstead are mainly of timber post/steel girder construction clad in corrugated sheeting. The building immediately to the south of the house had been recently demolished and replaced with a garage/bat loft building shortly before the farmstead was inspected, and therefore could not be inspected.

9.2 *Exterior*

The exterior of the house range (Figs 5, 8 and 9) shows very clearly that the structure is of multiple phases. The exterior is all of brick (excluding the three glazed or partially glazed “conservatory” type extensions). The principal roofs are tiled with mainly 20th C machine made common tile, but the presence of some handmade tile may reflect the original roof covering. The roof of the western extension is of corrugated asbestos cement, as is that over the kitchen. There is a small area of flat roofing clad in roofing felt over the WC at the northern end of the building. The glazed extensions all have polycarbonate or corrugated plastic roofs.

9.3 *Southern agricultural block*

9.3.1 From the exterior the main sections of the house range are clearly distinguishable (Fig 5). The southern end of the range is occupied by an agricultural type block of 1½ stories. This block has, in relatively recent times, been raised in height by six brick courses added beneath the eaves to provide a continuous roof-line. Internally the use of metric concrete blockwork for the inner skin indicates that the roof was raised in the 1970s or 1980s. The southern gable end also shows the additional brickwork (laid in cement mortar) very clearly. Access to the loft-space is via a doorway in the southern gable end approached by a flight of brick steps. The brickwork of the original elements of this agricultural block appear to be early-mid 19th C, the bricks being unusually large at 234x80x105mm, and apparently unfrosted. The east facing elevation appears to have had two original openings, both doorways. The window opening is an insertion of the 1970s-80s, with softwood frame. The southern doorway has a re-modelled head and new joinery, but appears otherwise original. The northern opening on the eastern elevation appears to have been originally a fairly wide opening (suitable for a stable door) which has been enlarged by cutting back the southern jamb and trimming the arch soffit. A recent internal double doorframe has recently been removed from this opening. The surrounding brickwork is obscured by plasterwork as this area is now within a modern plastic conservatory. Where the agricultural block meets the domestic block there is a clear vertical butt joint. The western elevation of the agricultural block is partially obscured by a lean-to glazed roof shed, probably a potting shed or similar. This structure has a base of reused 19th C brick, but appears to be of mid-late 20th C origins. The northern half of this elevation has been completely rebuilt using mid 20th C brick, probably in the early mid 1960s. The rebuilding of this section preceded the raising of the roof, and both bricks and mortar are clearly distinguishable between the two phases. The rebuilt section incorporates a domestic style metal framed window of the type made predominantly by Crittall. The use of this window suggests that the wall was rebuilt to convert this section of the agricultural block to domestic use. It is likely that rebuilt section was originally a wide arched opening or pair of openings. The remaining two window openings on this elevation (one within the “potting shed”) are both fairly recent insertions

with precast reinforced concrete lintels and softwood framed windows. They appear to date to the mid 1980-1990s, and reflect the conversion of the ground floor of the agricultural block to totally domestic use.

- 9.3.2 The interior of the agricultural block has been almost completely rebuilt and obscured by conversion to domestic use, to the point that the original internal layout cannot be recovered. It would appear from the existence of two original doorways on the eastern elevation that the interior was subdivided into at least two compartments (as appears on the early OS mapping). The northern compartment has had its ceiling level raised, and a floor void created beneath the suspended timber floor of GF3, as indicated above the western wall of GF3 has also been entirely rebuilt. It is possible that the wall between GF2 and GF3 was an original subdivision line. The absence of any original window openings in the northern compartment is curious. It is possible that one or more of the modern windows is an enlargement of an earlier opening, but even so this area would have been poorly lit. This raises the possibility that the internal division was not full height or not solid, and that light was derived (when needed) by opening large double doors on the western elevation. The arrangement could not now be proven with any certainty. The only remaining part of this block to remain any “agricultural” character is the southern part of the loft area, which retains a softwood floor of possibly early 20th C date. The rebuilding of the roof, and raising of the floor over the northern compartment have altered the proportions of this area significantly. Stored items in this area included a WW2 era folding camp bed (of the type used by the o/r staff in the nearby US military hospitals) and an enamelled “kidney” dish of medical type. These were presumably acquired as war surplus from the adjacent military hospital.

9.4 *Central domestic block*

- 9.4.1 The original cottage was apparently of 1½ stories with two rooms at each level. The rooms are of small proportions, and the stair located in the SW corner of the southern rooms (Figs 4,6, 7, 10 and 11).
- 9.4.2 The interpretation of the area of the original cottage is frustrated by the fact that three of the originally external walls are now obscured by later additions, and the remaining (east facing) elevation has clearly been entirely rebuilt. The fabric of the original external walls could only be examined from the interior by stripping test areas of plaster. Those parts of the western and northern walls exposed appeared to be of late 18th C brick. On the western face the western wall is mid 19th C brick. It is probable that the western wall was partially rebuilt or simply re-faced when the western extension was constructed, as one would not expect the originally below ground portion of the wall to be fair-faced. The thin gritty plaster on the interior of this wall is characteristic of early 19th C work, and overall the eastern face of this wall would appear unlikely to be earlier than the 1790s or later than the 1830s. The upper half of the western wall is of only half brick thickness, and clearly was insufficient to bear the thrust of the roof as it has significantly distorted, and has only been restrained by a later partition wall between FF4 and FF5.
- 9.4.3 The partial failure of the western wall may explain why the eastern elevation was rebuilt towards the end of the 19th C. The eastern wall is now conventional 9½” brickwork for its full height, with projecting eaves courses adding to its lateral strength. The elevation is now rather unbalanced, with a part-dormer to the north window only and the doorway set to the south. When constructed (circa 1875-90s or possibly a little earlier) the elevation was probably symmetrical, as the original door position was clearly central. The present doorway was clearly a window opening as the scar of the sill line is still visible, and the lower parts of the jambs beneath the sill-line have been neatly patched. The central sash window dimensions fit the present doorway opening precisely, and the area beneath the window has been very neatly rebuilt – only the line of blue bricks at ground level really makes it clear that this was formerly a threshold. It is likely that both first floor windows were formerly small rectangular side opening casements of late 19th C date – the present modified bedroom dormer window arrangement apparently date to the re-roofing of the property in the 1950s or 1960s. There is no evidence of any earlier fenestration on the other elevations.
- 9.4.4 The chimney stack has been partially rebuilt, and is otherwise concealed within the building, making interpretation difficult. On measuring the building it was found that the chimney base was unusually deep and wide for what appeared to be a late 18th-early 19th C cottage, and plaster/render was then stripped from the area around the modern (1950s-60s) fire surround. This revealed the curving hearth-lintel of a substantial “inglenook” type fireplace, but unfortunately the intractable nature of the 1960s brick and cement infill resisted attempts to expose the interior of this earlier fireplace. The hearth lintel bore traces of the timber brackets which formerly supported a lost mantelshelf. The brackets had been pegged to the hearth-lintel, which was of oak.

- 9.4.5 The ground floor interior of the original cottage has few original features. The solid floor consists of 8" quarry tiles partially relaid over the underlying soil. Most of the pavours were laid in lime mortar. A concrete ramp linked the original floor level with the kitchen extension. The cottage is divided into two unequal bays by a load bearing framed partition wall. The framing (Figs 7 and 11) is of slender (80mm wide) and rather irregular lengths of roughly squared elm. The jointing was a combination of pegged mortice and tenon and nailed lap joints. The panel infill was of wattle and daub, the wattles being slender round wood and the daub tempered with straw. The partition wall was not bonded into the western wall, which appears to have been built around the end. The type of construction used would suggest an 18th C date. The structural doorframe is hardwood (either oak or elm) and has a narrow bead worked in the solid. The door has been removed.
- 9.4.6 The southern room GF4 now serves as a hallway, there being a modern external door to the eastern elevation and a mid 20th C panelled ply door to GF3. It is likely that this latter doorway is also inserted, but the plaster was not stripped to test this assumption. The remaining doorway leads to GF 5, the door having been removed. The principal feature of GF4 is the stair enclosure (Figs 6, 10 and 11), which incorporates two doors of 17th C date. The stair itself appears to be of hardwood and is of crude construction. The flight is both steep and tightly turning. The stair enclosure conceals a small understairs cupboard. The three plank door has a sunken central panel, the outer planks being edge moulded, the door is directly comparable with an example of 1681 (Hall 2005, fig 2.44). The door has heart-shaped piercings. The door at the bottom of the stairs is also a three-panel ledged door, the central panel being flush. All three panels have edge mouldings of late 17th-early 18th C character. The method of rebating and lapping the panels is rather unusual, and the door has been pieced together from two sections of similar doors. The "T" hinges for both doors are of 17th-early 18th C character. The combined handle/latch lifter is of early to mid 17th C date, and if as appears the case, the handle is contemporary with the door then the door is likely to be of mid 17th C origin.
- 9.4.7 In the northern room GF5 is bridged by a small scantling bridging beam aligned east-west. There are plain chamfer stops only at the eastern end. The ground floor ceiling/first floor structure has been otherwise entirely reconstructed, the ceiling being lined with matchboard panelling underlaid with fibreboard. The walls are plastered, the plaster to the southern and western walls being probably L18th-early 19th C, the remaining walls having later (mainly 20th C plasterwork). The tiled fire surround is a mass produced example of the 1950s or more probably 1960s. It is set into the blocking of the earlier fireplace (described above). The earlier fireplace lintel has been truncated by the insertion of a doorway to the kitchen extension, which also removed the eastern jamb of the inglenook. The two sash windows to this room are consistent with a late 19th C date, most probably of the 1870s-80s. The southern-most window has been re-located in a former doorway, as described above. Post dating the blocking of the doorway the room was provided with a skirting of thin brick pavours set on edge. There were several layers of wall-paper, the earliest possibly dating to the 1930s-40s. A corner wall cupboard had been installed in the NW corner, partially overlaying both this wallpaper and the 1960s blocking of the original fireplace. The outline of the removed cupboard suggests that it was of late 18th-early 19th C type.
- 9.4.8 At first floor level the stair arises in a small lobby area FF3. This area is divided from FF2 by a mid 20th C plywood and obscure glazed partition, probably dating to the mid 1950s-early 1960s. An inserted doorway leads into FF4 from part way up the stair-flight. The remainder of the southern bay is occupied by a bathroom (Figs 4 and 12). The bathroom (FF2) is furnished with mid 20th C fittings and has a mid 20th C door. A small window is provided at eaves level on the eastern elevation. The ceiling is of lath and plaster on joists that appear to be later 19th C – the ceiling appears to have been replaced when the eastern elevation was rebuilt, but has subsequently sagged significantly. The first floor is clad in mid-late 20th narrow softwood boarding. The plasterwork is generally of L18th-mid 19th C character, with localised later repairs. The structural partition at this level is partially infilled with wattle and daub, but the upper part of the partition appears to have been partially rebuilt, and this area has lath and plaster of late 19th C date. The elm framing of the partition shows signs of extreme distortion under load, and some elements have failed. The purlin loads are transmitted mainly by inserted studs and packing pieces, the collar having snapped at both ends. The roof load is effectively transmitted to the ground only by the door frames at first and second floor, both of which show signs of bowing under the weight. Lateral restraint against the spreading of the roof is provided by a wrought iron cranked tie of probably late 19th C date. The exterior walls have moved away from the structural partition, most noticeably at the western end. It is unclear if the walls were ever tied into the partition, but this seems unlikely. The two gable ends at this level appear to have been rebuilt in the mid-late 19th C,

and include mill sawn timber tie beams that link the wall plates (which were not visible).

- 9.4.9 Room FF 6 represents the principal bedroom. It is rather lacking in original features, there being no evidence that it ever had a fire-place. The door is of conventional late 18th - early 19th C ledged and braced four plank construction, and hung on early 19th C hinges. It has a wrought iron combined handle/latch lifter that would appear to be more probably late 18th C in date. Floor and skirting are mid-late 20th C. There is a small enclosure in the NE corner concealing a hotwater cylinder. The window is a late 19th C side opening casement, the upper part of which has been modified to create a small flat roofed dormer (probably circa 1960s).
- 9.4.10 A limited access to the roof-space was created by cutting out a section of ceiling. The ceiling joists are of slender timber much bowed by overloading, and insufficiently sturdy to permit full access. The widespread use of machine sawn softwood rafters still light in colour indicates that the roof has been replaced in recent times – the type of underfelt used indicates a date probably in the 1970s. There is no truss over the central structural partition, but these “principal rafters” had been retained, and were of quartered elm, still bearing the bark in places. The remainder of the rafters appeared to be replacements. The rear (western purlin) is possibly original ?17th-early 18th C? as it shows distinct signs of age and was hand trimmed, it is scarf jointed over the central partition and extensively bowed. As purlins are very frequently re-used timbers the dating of the purlin does not necessarily reflect the age of the roof structure. It is clear that it was approaching failure prior to replacement of the roof, and the present rafters are substantially wedged and packed up from the purlin to create a level roof line. Distortion of the purlin has applied load to the nominally non-structural ceiling joists. The front (eastern) purlin has been replaced in mill-sawn softwood, probably when the eastern elevation was reconstructed in the late 19th C.
- 9.5 *The western lean-to block*
- 9.5.1 The western lean-to block is rather unusual in its form. It runs almost the full length of the western wall of the original cottage (Fig 4), but does not communicate with it at ground floor level, the extension being a semi-basement it is apparent that no communication was intended by the original builders. The present “first floor” of the extension is possibly a later insertion, and it may be that the extension was originally a single storey full height structure, the line of the original pitched roof being clearly visible on the gable ends. The original brickwork is similar in size and character to that used in the southern agricultural block (234x80x105mm), however it would appear that the western block was a little later, possibly 1860s-70s. It is clearly present on the 1885 OS mapping. The roof has been replaced in corrugated asbestos cement at a higher level to the original arrangement, but it would seem probable that the original roof was a tiled continuation of the western pitch of the main cottage roof. Externally the block has few dateable features – there is only a single doorway at the northern end and a very small west facing window opening. The external door is of plank and ledged construction, and would appear to be mid-late 19th C. The semi-basement chamber GF6 appears to have been used as a store/workshop, and has a soil floor. Other than some re-used shelving there are no internal features. The small window opening has remains of a sturdy frame, but it is unclear if this was ever glazed. The head has been modified, and possibly the window was a little taller prior to insertion of the 1st floor. The room would appear to have been very poorly lit, unless there was originally a glazed roof-light.
- 9.5.2 The domestic use of the upper floor of the western block could just be original, but may well have been as the result of a later conversion. The construction of the bedrooms is not closely dateable. The floor comprises of softwood joists (wider than they are deep) that are clearly mill-sawn, and likely to be later 19th C. The boarding is of wide softwood planks that again indicate a date broadly between 1860s and 1920s. On this basis the upper floor seems to have been present by the early 20th C. The rooms thus created would have had only very limited headroom, with steeply sloping ceilings, perhaps suitable only for storage or children’s bedrooms. In order to create rooms with adequate head-room for their full width it was clearly necessary to raise the roof line over the western eaves, and this appears to have occurred in the 1940s or 1950s, the brickwork being of this date, set in cement mortar, and the corrugated asbestos cement roofing was a material available in the 1930s but more commonly used in wartime and immediately post war during material shortages. The two windows in the upper floor are of metal framed designs of the mid 20th C. They are similar in size and design to windows widely used in the nearby military hospital buildings, and could be possibly re-used (though they show no traces of the standard military paint colour). These openings are inserted. There are no indications of any original window openings in the brickwork, and it is likely that prior to the roof being replaced there were west facing dormers.
- 9.5.3 Room FF4 is accessed via an awkwardly placed doorway positioned over the turning steps of the staircase within the original cottage. The area of walling around the door has been rebuilt to

become 9" brick, the original walling at this level being only half brick thick. Room FF4 served as a through bedroom to FF 5, The slender partition wall between the two rooms appears to be of stud construction (not exposed). Doors to both rooms are of ledged plank construction, that from the stairwell to FF4 has been increased in width on the hinge edge, the other planks being beaded tongue and groove. The original door is probably mid-late 19th C in date, but re-used in the present position. The latch lifter handle is probably of similar date. The door to FF5 is also re-used (having again been widened). The original part of the door is beaded tongue and groove softwood, and the door furniture circa 1860s-70s, with a small square metal cased lock and wrought latch-lifter handle. The skirtings in both rooms are of a simple narrow design with a top bead; this type of skirting was popular in the 1860s-70s for lesser rooms. The ceiling is of hardboard panelling. It would appear likely that when the roof was raised the earlier doors were re-used in wider doorframes, and the partition re-constructed.

9.6 The Northern range

9.6.1 The northern part of the house comprises of several phases of single storey extensions and conversions (Fig 4). The earliest element is a single storey brick structure, with a double pitched tiled roof (GF8). A building is shown at this position on the 1840s Tithe mapping, and it is possible that the present structure is circa 1830-40, though there are no surviving dateable features excepting the brickwork, which has been at least partially rebuilt. The eastern pitch of the roof has been raised, and it is likely that the roof structure has also been replaced, though this was not exposed. Only the western and northern elevations are now visible, and these have been altered in the mid 20th C. A wide doorway at the southern end of the western elevation has been infilled, and two large window openings inserted. Internally there are no features of significance. The recess in the eastern wall of GF8 was probably originally a small east facing window. There is in the NW corner a late 18th C corner cupboard, with finely shaped shelves, but unfortunately this has been badly mutilated by removal of the bottom half. It has clearly been added to the room in recent times. The room backs onto the original cottage chimney, and it is possible that it originated as a bake-house/wash-house/scullery, though no evidence of this was visible, the room having modern finishes throughout.

9.6.2 The kitchen and bathroom extensions (GF 7 and 9) were not examined in detail, as they are clearly post-war additions. The kitchen lean-to appears to have been added circa 1950, and the bathroom extension a little later. The kitchen has a corrugated asbestos cement low-pitch roof and metal framed windows. The internal fittings are 1950s in style and appear to be contemporary with construction. The WC (GF9) was originally accessed by an external door, which is now blocked, the internal doorway linking to the kitchen appears to be a little later. There are several changes of level in the northern range, which indicate that the conversion and extensions happened piecemeal, rather than being part of a planned expansion of the accommodation. To the east of the kitchen there is a glazed conservatory, possibly of the 1970s. This partially conceals a pump-pit which serves the original well.

10 Discussion

10.1 When considered as an 18th-early 19th C cottage the floor plan appears quite unusually archaic, consisting of two rooms at each level, the stairs in the corner of the southern room. The northern rooms, being rather larger, were clearly the principal rooms. The chimney lay at the northern end, and was an external stack with a single large fireplace at ground floor only. Unusually the external doorway appears to have opened directly into the principal room, though evidence of a screen has possibly been lost. The layout is more reminiscent of a 17th C cottage, and the possibility that the present building has pre 18th C had earlier origins should not be discounted despite the absence of in-situ fabric. The building clearly went through several major phases of structural repair in the 19th C, and these would not usually be necessary in a building less than 100 years old. Piecemeal replacement of the external walls could reflect the replacement of an originally timber framed structure. Some of the apparent design features (such as the use of 4" brickwork for the upper walls) are indicative that the building was not constructed by persons used to working in brick, and it may be that the building was simply poorly built in the 18th C re-using some 17th C doors and fittings from elsewhere. The extent of later alterations makes it impossible to be certain, and only documentary or below ground evidence could now prove the existence of an earlier structure. On the basis of the surviving evidence the present building is likely to be mid-late 18th C in origin, though the majority of the fabric is later.

- 10.2 The ground floor arrangement, whilst unusual in a purely domestic layout would appear compatible with the documented use of the house as a “cider house” in the 1860s. Such an arrangement would allow the drinking public to access directly the “bar-room”, whilst the southern room served as tap-room and domestic living room. It is not possible to now determine if the building was altered to fit the function of “cider-house” or whether the layout was original. The present eastern elevation seems to post-date use as a cidery, and it is curious that a central doorway should be retained when it would inevitably make the principal reception room more draughty. The former location of the cider-mill is unclear – there would possibly be just enough width to accommodate a small mill within the southern block, but it might equally have lain in one of the free-standing buildings of the farmstead shown on the 1880s OS mapping.
- 10.3 The Overseers of the Poor for Welland periodically contributed to the costs of repairs to the houses of those on the common land, and although Lumber Tree is not mentioned by name it may be amongst those listed in entries such as “*articles for repairing [the cottage known as] Late Daunter’s viz 100bricks 2s.2d, 100 tiles 3s.6d., six baskets lime 3s.4d*” Chas Floyd was paid 12s for undertaking these repairs in 1797. In 1801 similar repairs were undertaken on Jos. Mayalls house, but the locations are unfortunately not named. With more detailed research it might be possible to identify if any of the poor receiving relief were resident at Lumber Tree, but given the confusion in the use of the name it is unlikely whether the particular cottage could be identified with certainty. Documentary evidence for the smaller landholdings and for those living as tenants or squatters is rarely available prior to the 19th C, and in the case of Welland records at WRO the lack of specific indexing frustrates any rapid research.
- 10.4 The buildings at Lumber Tree are significant as they mark the period at which population pressures and higher agricultural prices brought areas formerly considered “waste” and used as common land under cultivation. Whilst much land was formally enclosed by large landowners the Inclosure Awards did in some parishes allow the cottagers who had settled on the waste to formalise and subsequently increase their holdings. If, as seems most probable, the Bough family did occupy the premises for much of the 19th C then they were responsible for expanding the holding to around 50 acres at its peak. Subsequent changes have altered the pattern of landholding considerably, and the present holding is around 30 acres, which includes some of the land lost to the railway in the 1860s and subsequently repurchased. The remaining buildings at Lumber Tree are part of what was once a significantly more populous 19th C dispersed settlement, and it is of note that several cottage sites shown on the 1840s and 1880s mapping at Lumber Tree are now reverted to open fields. In 1871 the hamlet of Lumber Tree was home to 40 residents in 8 households, by comparison the modern settlement is less than half the size.
- 10.5 The present project has established that the existing “farmhouse” at Lumber Tree is no more than a much extended and expanded cottage, almost certainly originally occupied by a labourer rather than a farmer. The first “farmers” of the holding were in fact predominantly employed in the building trade, and ran the holding as a smallholding. Financially the farm cannot have ever been particularly profitable, and this no doubt contributed to the opening of the “cider-house”, which though probably rewarding during the boom years of railway construction must have placed considerable pressures on the limited domestic accommodation.
- 10.6 The changing needs of the household are reflected in the expansion of the buildings. The first expansion of the accommodation may have been a small block to the south of the cottage (shown on the Tithe map, but subsequently replaced). The second building, possibly constructed around the time that Bough took the farm, was the out-house block to the north of the cottage. This is likely to have been a stable, or more possibly a bake-house/wash-house/scullery as it was close to the well. The addition of the southern agricultural block (apparently in the 1840-50s) provided facilities needed on a growing farm holding, and may have doubled as accommodation for the equipment of the working mason (which is likely to have included a pony and cart). This and the western block would almost certainly have been built by the Bough family themselves. The western block possibly dates to the 1860s, and it is tempting to link its construction to the pressure on space caused by the cider-house function. It certainly provided additional storage at this time, and it is possible that extra bedrooms (albeit very cramped under the roofslope) were created at this time.

- 10.7 Between 1884 and 1891 the Bough family gave up the farm, and from the 1891 Census entries we can tentatively suggest that there had been financial problems which caused Henry Bough to give up farming and revert to the more humble (and less capital intensive) trade of carpenter. Unfortunately we cannot establish precisely who lived at the house from this date onwards, but around this time the original cottage was re-fronted. The extent of this work is likely to have required the house to have been vacant, and possibly reflects a long standing structural problem relating to the spreading of the roof and distortion of the slender side walls.
- 10.8 There is little evidence of subsequent changes until the mid 20th C – at which time the farm was acquired by Mr Bob Davies. Davies was almost certainly responsible for the construction of the kitchen and WC blocks, and the conversion of the former outhouse. The Davies family also had the three glazed lean-tos constructed. The farmstead expanded significantly from the mid 1950s onwards, and the re-erected WW2 prefab buildings appear to have been used as poultry houses. The farm seems to have enjoyed some success during this stage as money was spent on improving the house and bringing it up to modern standards. It is likely that the roof of the western block was raised during the later 1950s to provide proper headroom in the bedrooms. The main roof was extensively rebuilt, and more recently the southern block was converted to domestic use. The raising of the roof of this block may reflect an intention (never fulfilled) to convert the upper floor to further domestic uses. The final works on the house reflect the increasing infirmity of Mr and Mrs Davies (the final residents), and these works included the construction of a bathroom in the southern block, and the use of a downstairs room as bedroom.

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12 Acknowledgements

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Appendix 1: Documentary sources (census and trades directories)

Nb: persons living at Lumber Tree are named in bold, but in most cases it has been impossible to determine which plot they actually occupied. Neighbouring plots are listed, as this gives some indication in which direction the census enumerator was travelling. Plot Nos refer to the 1841-47 tithe map reproduced as Fig 2.

The entries are demarked by “=” to indicate separate households, a line “_____” indicates an apparent break in the census enumerator’s route

Census 1841

Gilvers Lane

Chas Cook 36 Agricultural Labourer
[and family]

=

Lombordtree (probably Plot 423 in 1847– now rebuilt as “The Retreat”)

William Warner 60 Agricultural Labourer [born Hanley Castle]

Mary Warner 61 Wife [born Whittington Gloucs]

Francis Warner 25 Son

(by 1851 William and Mary Warner were described as “pauper formerly labourer” and “pauper” and living with their son Francis at “Captains”, Castlemorton)

=

Hook (nb Hoo Bank in 1853 Directory)

James Oliver 38 Farmer
[and family]

Daismore [?Danemoor]

Richard Hill 25 Farmer
[and family]

=

Lombardtree (Plot 410 in 1847 now “Lumber Tree Farm”)

Thomas Bough 47 Mason

Ellen Ann Bough 45 Wife

James Thomas Bough 13 Son

Frederick William Bough 11 Son

Hannah Maria Bough 11 Daughter

John Francis Bough 6 Son

Mary Ann Bough 4 Daughter

Henry Bough 2 Son

Hannah Kean 75

-

Edward Kean- son of Hannah? (Plot 409 in 1847 – NE of Lumber Tree Farm, demolished pre 1945, now open field)

Michael Kean - son of Hannah?

=

William Jones 80 Farmer (Plot 404 in 1847 now “Lombard Tree Cottage”)

Lucy Jones 70 Wife

Joseph Jones 40 Son

Samuel Jones 35 Son

Philip Jones 25 Son

=

Garett?

=

Pheasant Inn

Tithe Award Plan and Apportionment 1847 – see Fig xx

Census 1851

Lombertree (Plot 423 in 1847 – now “The Retreat”)

Henry Croft 57 Labourer born Upton on Severn

Mary Croft 54 Wife born Hanley Castle

(not traceable in Worcestershire in 1841 Census)

=

Samuel Jones 46 Farmer of 20 acres born Welland (Plot 404 in 1847 now “Lombard Tree Cottage”)

Charlotte Jones 50 Wife born Hanley Castle

Eleanor Jones 6 Daughter born Hanley Castle

Lucy Jones 80 Widowed Mother born Hanley Castle

Joseph Jones 40 Brother Farm Labourer born Welland

William Bennett 15 Servant

=

Thomas Baugh *[sic]* 55 Mason born Cradeley Herefs. (Plot 410 in 1847 now “Lumber Tree Farm”)

Ellen Baugh 54 Wife born Welland

James Baugh 23 Son bricklayer born Welland

Frederick Baugh 21 Son works at home born Welland

John Baugh 14 Son cordwainer born Welland

Mary Baugh 13 Daughter at school born Welland

Henry Baugh 11 Son at school born Welland

=

Henry Hemming 61 Labourer

Charlotte Hemming 60 Wife

Lombardtree (possibly Plot 413 in 1847, site now occupied by agricultural building)

William Scrivens 35 Labourer born Pirton Worcs.

Ann Scrivens 32 Wife born Severn Stoke

Mary Scrivens 9 Scholar born Malvern

Phoebe Scrivens 4 at home born Severn Stoke

Sarah Scrivens 1 at home born Upton on Severn

=

Mich[ael?] Kean 35 Labourer born Hanley Castle (Plot 409 in 1847)

Hannah Kean 26 Wife gloveress born Longdon

Edward Kean 39 Brother bone collector born Hanley Castle

=

Daisemore

Richard Hill 35 Farmer of 96 acres employing two labourers

Ann Hill 30 Wife

[and family]

Billing’s Directory’s 1853 and 1855 – (nb only independant householders and tradesmen were listed)

WELLAND.

Archer, Mrs

Green, Mrs

Philpott Rev. Arthur, MA, Vicar

Boulter, Geo. farmer Hill Court

Boulter, Henry, farmer

Bridges, John, beer retailer, Hook Common

Carwardine, James, carrier

Clinton, Thos., bailiff, Wood Farm

Cruse, Samuel, shopkeeper, Midsummer Cottage

Drinkwater, James, farmer

Edgecumbe, Solomon, farmer, Dane Moor

Fearon, James, farmer

Fleet, Thos, carpenter, Marl Bank
 George, Richard, subpostmaster and shoemaker
 Green, Sarah, farmer
 Grice, James, farmer
 Grice, James, shopkeeper
 Hancock, Joseph, farmer, Asserts Common
 Harris, Richard, shopkeeper
 Harris, William, sen., farmer
 Harris, William, farmer
 Hodges James, carrier
 Jones Francis, shoe maker, Asserts Common
 Kendrick, John, farmer, Lake Farm
 Lampitt, Thomas, beer retailer, *Anchor*
 Mayall, John, farmer
 Moore, James, beer retailer, *Lake Inn*
 Oliver, James, farmer Hoo Bank
 Philips, David, carrier
 Pope, Joseph, farmer, Hill Farm
 Pratt, Joseph, farmer
 Purton, William, carpenter
 Shirley, Frederick, victualler, *Pheasant*
 South, John, farmer
 Spencer, Henry, farmer
 Turner, Chas. M, farmer Dutfield's Farm
 Twinberrow, Joseph, farmer, Welland Court
 Tyler, Richard, farmer
 Watkins, Abraham, farmer, Woodside
 Williams, Charles, mason, Marl Bank

Cassey's Directory 1859-60

WELLAND.

Philpott Rev., Other M.A., Vicarage
 Boulter, Geo. & Henry, farmers Hill Court
 Carwardine, James carrier
 Clinton, Thos. Farmer
 Crees, Samuel, shopkeeper
 Fleet Thos., carpenter
 George, Richard, post master
 Grice, James, farmer
 Hancock, Thomas, farmer Assart's Common
 Harris, Josiah, Farmer
 Harris, Richard, shopkeeper
 Harris, Wm., farmer
 Jones, Francis, shoemaker, Assart's Common
 Lampitt Thomas, beer retailer
 Mayall, John, farmer
 Oliver, James, farmer Hoo Bank
 Phillips, David, carrier.
 Pope Joseph, farmer
 Pratt Joseph, farmer
 Purton Wm., carpenter
 Shirley Frederick, Pheasant Inn
 South John, farmer Marl Bank
 Spencer, Henry, cider retailer, Welland Common
 Turner, Chas Mayfield, farmer
 Twinberrow, Joseph, farmer, Welland Court
 Tyler, Richard, farmer, Drake Street
 Watkins, Abraham, farmer
 Williams Chas., mason, Marl Bank

Census 1861

Tyre Hill House "Spirit House"

John Vivien 29 Publican & bricklayer
 Elizabeth Vivien 24 Wife
 Emily Vivien 4 Daughter
 William Vivien 2 Son
 Elizabeth Vivien 1 Daughter

=

Lombertree

James Bayliss 37 Agricultural Labourer born Holdfast
Elizabeth Bayliss 34 Wife born Upton on Severn
George Bayliss 10 Son born Upton on Severn
Elizabeth Bayliss 5 Daughter born Hanley Castle
Benjamin Bayliss 2 Son born Hanley Castle

=

Lombertree

Thomas Fowles 26 Agricultural Labourer born Holdfast
Eliza Fowles 24 Wife
William Fowles 4 Son
Harriet Fowles 4mnths Daughter born Upton on Severn

=

Lombertree

Thomas Whistler?? 55 Bricklayer born Kempsey
Ann Whistler?? 55 Wife born Welland
Annie Whistler?? 13 Daughter born Worcester

=

William Holder 42 Agricultural Labourer/Cowman born Hanley Castle
Mary Holder 35 Wife born Gloucs.

=

Lombertree

"Ciderhouse" (Plot 410 in 1847)

Thomas Bough 65 Bricklayer born Cradeley Herefs.
Ellen Bough 61 Wife Mistress of Ciderhouse born Welland
Frederick Bough 31 Son born Welland
Henry Bough 21 Son Farmer of 9 acres born Welland
Mary A Darch 23 Daughter in Law born Welland
Charles Darch 2 Grandson born Welland

Lombertree

Henry Hemming 71 Agricultural Labourer born Gloucs.
Charlotte Hemming 70 Washerwoman

=

Thomas Hartland 32 Agricultural Labourer born Powick
Elizabeth Hartland 31 Wife ??dressmaker born Hanley Castle
Benjamin Hartland 8 Son born Hanley Castle
John Hartland 4 Son born Hanley Castle
Jane Hartland 3 Daughter born Hanley Castle
William Hartland 1 Son born Hanley Castle

=

Lomber Tree Cottage

James Baldwin 40 Sawyer born Hanley Castle
Mary Baldwin 30 Wife born Hanley Castle
??? Baldwin 8 Daughter scholar born Welland
Charles Baldwin 6 Son scholar born Welland
Henry J Baldwin 3 Son born Welland

=

Dainsmore

Post Office Directory 1868

No residents listed for Lumber Tree
William Laslett named as principal landowner in parish

Census 1871

Gilvers Cottage

=

Tyre Hill (not the inn)

=

Brook Farm

=

Brook Cottage

=

Lombard Tree

Joseph Butler 28 Agricultural Labourer born Welland

Ellen Butler 30 Wife born Kempsey

Louisa Knight 8 Daughter born Upton on Severn

James Knight 6 Son born Upton on Severn

=

Lombard Tree

Thomas Powell 41 Labourer born Bromyard Herefs.

Mary Powell 41 Wife born Bengeworth

Thomas Powell 11 Son born Staffs.

Mary Powell 5 Daughter born Staffs.

Harriet Powell 2 Daughter born Welland

=

Lombard Tree

George Bridges 30 Labourer born Upton on Severn

Ann Bridges 29 Wife born Little Comberton

Francis Bridges 4 Son born Welland

Ellen Bridges 4 Daughter born Welland

William Bridges 2 Son born Welland

Jane Bridges 1 Daughter born Welland

=

Lombard Tree

William Woods 39 Baker born Newent Gloucs.

Eliza Woods 38 Wife born Upton on Severn

Ellen Woods 12 Daughter born Bilston Staffs.

Clara Woods 10 Daughter born Hanley Castle

Thomas Woods 6 Son born Hanley Castle

Alice Woods 2 Daughter born Welland

=

Lombard Tree

Charles Brookes 40 Labourer born Evesham

Ann Brookes 32 Wife born Upton on Severn

William Brookes 8 Son born Hanley Castle

George Brookes 5 Son born Hanley Castle

Ellen Brookes 9mnths born Welland

=

Lombard Tree (?Plot 410 in 1847)

James Bough 44 Builder born Welland

=

Lombard Tree

Thomas Bough 71 Bricklayer born Cradely Herefs.

Ellen Ann Bough 73 Wife born Welland

Henry Bough 31 Son Bricklayer born Welland

Charles Darch 12 Grandson scholar born Welland

William Badger 15 Servant General Servant

Harriet Powell 14 Servant Domestic servant

=

George Hawkes 44 Labourer born Hanley Castle

Mary Ann Hawkes 42 Sister Charwoman born Hanley Castle

Walter Hawkes 12 Son scholar born Hanley Castle

Henry Hawkes 10 Son scholar born Hanley Castle

Ellen Hawkes 11 Daughter scholar born Ledbury

Henry Hawkes 8 Son scholar born Hanley Castle

=

Tyre Hill

John Vivian 40 Innkeeper born Hanley Castle

Elizabeth Vivian 36 Wife

[and family including Peter Vivian 2, born Welland see below]

Post Office Directory 1873

Thomas Bough, farmer, Welland [location unspecified]

1875 Thomas Bough died aged 75, death registered at Upton on Severn

Census 1881

Tyre Hill Inn

John Vivian 50 Innkeeper & bricklayer

Elizabeth Vivian 47 Wife

[and family including Peter Vivian 11, scholar born Welland see below]

=

Tyre Hill Brook House

Augustus Pegg 41 Game keeper unemployed

[and family]

=

Tyre Hill

Noahdiah Brookes 50 Agricultural labourer born Evesham

Ann Brookes 41 Wife

William Brookes 18 Agricultural labourer born Worcs. (location unclear)

George Brookes 15 Son Agricultural labourer born Welland

Ellen Brookes 10 Daughter, scholar born Welland

Rose Brookes 8 Daughter, scholar born Welland

Henry Brookes 5 Son, scholar born Welland

Jessie Brookes 6mnths Daughter born Welland

=

Tyre Hill

George Williams 71 General labourer

Ann Williams 61 Launderess

Emma Brookes 20 Granddaughter born Welland

=

Lomberd Tree

(2 uninhabited houses)

=

Lomberd Tree

Henry Bough 38 farmer of 50 acres employing 2 boys, born Welland

Elizabeth Bough 29 Wife born Upton on Severn

Amy Bough 4 Daughter

Henry L Bough 1 Son

William Stanley 18 Servant, agricultural labourer

=

James Bough 50 Thrashing machinist, born Welland

=

George Hughes 39, Agricultural Labourer born Castlemorton

Mary A Hughes 49 Wife charwoman born Castlemorton

Ellen Hawkes 20 Step daughter charwoman born Herefs.

Henry Hawkes 18 Step son agricultural labourer born Hanley Castle

=

William Bullock 55 Wheelwright born Hanley Castle
=
George Little 45 Agricultural labourer born Welland
Emma Little 39 Wife born Upton on Severn
Emma Little 11 Daughter, scholar born Little Malvern
=
Daisemore Farm

Kelly's Directory 1884

Bough, Henry Farmer Lumber Tree
Bough, James Threshing Machine Owner Lumber Tree
Vivian, John Tyre Hill Inn

Census 1891 (total population of parish 851)

Gilver Lane

=

Tyre Hill Inn

Elizabeth Vivian 54 Widow Publican
[and family, but Peter not listed]

=

Brook Farm

William Brookes 24 Labourer born Hardwick Gloucs.
Mary Brookes 23, Wife born Rock Herefs.
William N Brookes 3 Son born Welland
Hellen A Brookes 1 Daughter born Upton On Severn

=

Charles Brookes 25 Labourer born Redmarley D'abiot
Hellen Brookes 24 Wife born Scotland
John Brookes 1 Son born Welland

=

Ann Williams 70 Widow Labourer born Hanley Castle
Mary Bates 50 Lodger born Hanley Castle

=

Lumbertree

Noadiah Brookes 60 Farmer born Offenham
Ann Brookes 50 Wife born Upton On Severn
George Brookes 25 Son Labourer born Welland
Henry Brookes 15 Son Labourer born Welland
Jessie Brookes 10 Daughter Scholar born Welland
Mary Brookes 4 Daughter born Welland

=

Unoccupied

=

Unoccupied

=

Charles Harrison 49 Farmer born Bricklehampton
Sarah Harrison 49 Wife born Defford
Eliza Harrison 26 Daughter born Earl's Croome
Albert Harrison 16 Son born Earl's Croome
Jessie Harrison 12 Daughter born Earl's Croome
Harry Harrison 9 Son born Earl's Croome
Edward Harrison 6 Son born Earl's Croome
Annie Harrison 4 Grandaughter born Earl's Croome
[un-named] Harrison 2 weeks Grandaughter born Welland

=

Bank Farm

George Little
[and family]

Kelly's Directory 1892

Noadiah Brookes Farmer Lumber Tree
Vevian [sic] Elizabeth (Mrs) Tyre Hill Inn

Kelly's Directory 1896

Noadiah Brookes Farmer Lumber Tree
Vivian [sic] Elizabeth (Mrs) Tyre Hill Inn

Kelly's Directory 1900

Noahdiah Brookes Farmer Lumber Tree Farm
Vivian Elizabeth (Mrs) Tyre Hill Inn

Census 1901

Tyre Hill Inn

=

The Brook

=

The Brook

Benjamin Bayliss 44 Yardman on farm born Hanley Castle

Violet Francis 9 Neice Scholar born Hatfield Herefs.

=

Lumber Tree Farm

Noahdiah Brookes 76 Farmer (employee) born Bengeworth
(Nb death registered at Upton On Severn 1906 giving age as 75)

Ann Brookes 62 Wife born Upton on Severn

Henry Brookes 24 Son Agricultural Labourer born Welland

Henry Churchill 18 Servant Agricultural Labourer born Upton on Severn

=

Lumber Tree Cottage

Dorothy Brookes 8 Sister Scholar born Welland

Elizabeth Brookes 6 Sister Scholar born Welland

(nb note the overnight absence of their parents!)

=

Lumber Tree Cottage

Peter Vivian 30 Coal Carter (employee) born Welland

Emma Vivian 30 Wife born Little Malvern

Edith Vivian 5 Daughter born Welland

Alfred Smith 22 Lodger Agricultural Labourer born Welland

=

Lumber Tree Cottage

Joseph Wright 37 Market Gardener (working on own account at home) born Edgbaston

Mary Wright 32 Wife born Radnorshire

William Wright 12 Son Scholar born Welland

Nellie Wright 8 Daughter Scholar born Welland

Ethel Wright 6 Daughter Scholar born Welland

Annie Wright 1 Daughter Infant born Welland

=

Gilver Lane

Kelly's Directory 1904

Lumber Tree Farm not listed

Vivian [sic] Elizabeth (Mrs) Tyre Hill Inn

Kelly's Directory 1908

Lumber Tree Farm not listed

Vivian [sic] Elizabeth (Mrs) Tyre Hill Inn

Census 1911 *Nb: census entries not in sequence*

Lake Cottage

William Brookes 49 Farm Labourer

[and family]

Lumber Tree

**Peter Vivian 41 Coalman (worker) born Welland
(death registered at Evesham 1946, age given as 77)**

Emma Vivian 41 Wife born Little Malvern

Edith Emma Vivian 15 Daughter born Welland

Tyre Hill Inn

Andrew Frederick Vivian

[and family]

Lumber Tree

Thomas Nott 44 Market Gardner (own account) born Hill Croome

Lucy Nott Wife 40 born Bewdley

Albert Smith 16 (relationship not stated) born Ripple

Lumber Tree Farm

John Bevan 53 Farmer (on own account) born Bromyard Herefs.

(death registered at Upton on Severn 1936 age given as 79)

Emily Ann Bevan 52 Wife born Withington Gloucestershire

Constance Mary Francis Phillips 16 Adopted Daughter born Malvern Wells

Fredrick William Brush 21 Servant General Farm Work born Twynning

Kelly's Directory 1912

Lumber Tree Farm not listed

Vivian Albert [sic], Tyre Hill Inn

(this was last mention of a Vivian at Tyre Hill, though Inn continued in business)

Kelly's Directories 1916-1932

Lumber Tree not listed in the general Worcestershire Kelly's, and copies of
Malvern Kelly's pre 1932 not available

Kelly's Malvern Directory 1936

William Edward Andrews, Farmer Lumber Tree Farm

Thomas Nott, Farmer Lumber Tree

Peter Vivian (see 1881 Census at Tyre Hill) smallholder, Lumber Tree Cottage

Kelly's Malvern Directory 1938

William Edward Andrews, Farmer Lumber Tree Farm

Thomas Nott, Farmer Lumber Tree

Peter Vivian smallholder, Lumber Tree Cottage

Kelly's Malvern Directory 1940

William Edward Andrews, Farmer Lumber Tree Farm

Thomas Nott, Farmer Lumber Tree

Peter Vivian smallholder, Lumber Tree Cottage

Kelly's Malvern Directory 1950

James Houston, Lumber Tree House

Thomas Nott, Farmer Lumber Tree

(No more recent Directories available – present property believed to be owned/occupied by Bob Davies, smallholder and poultry farmer, from circa 1950 to circa 2011)

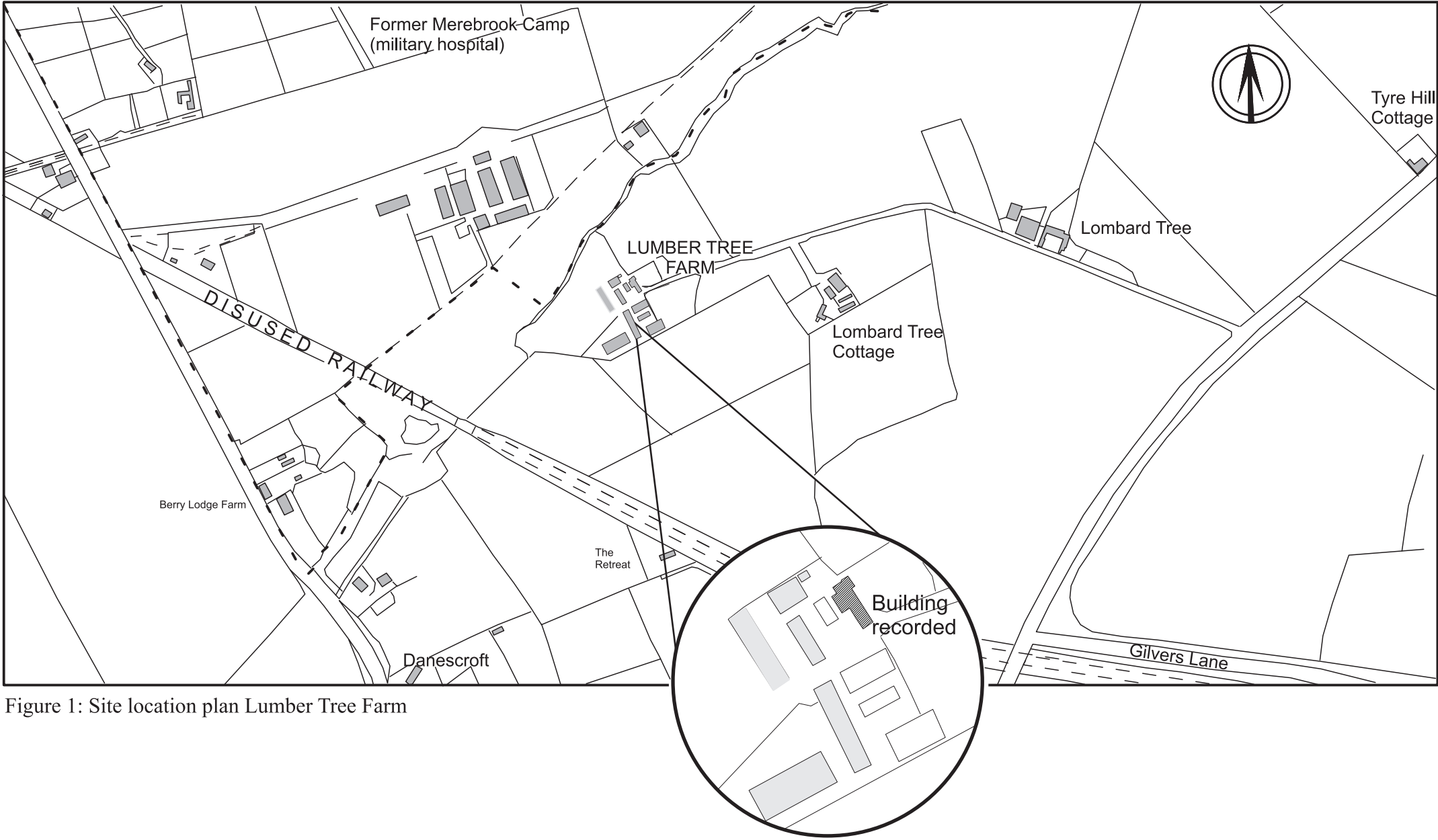


Figure 1: Site location plan Lumber Tree Farm

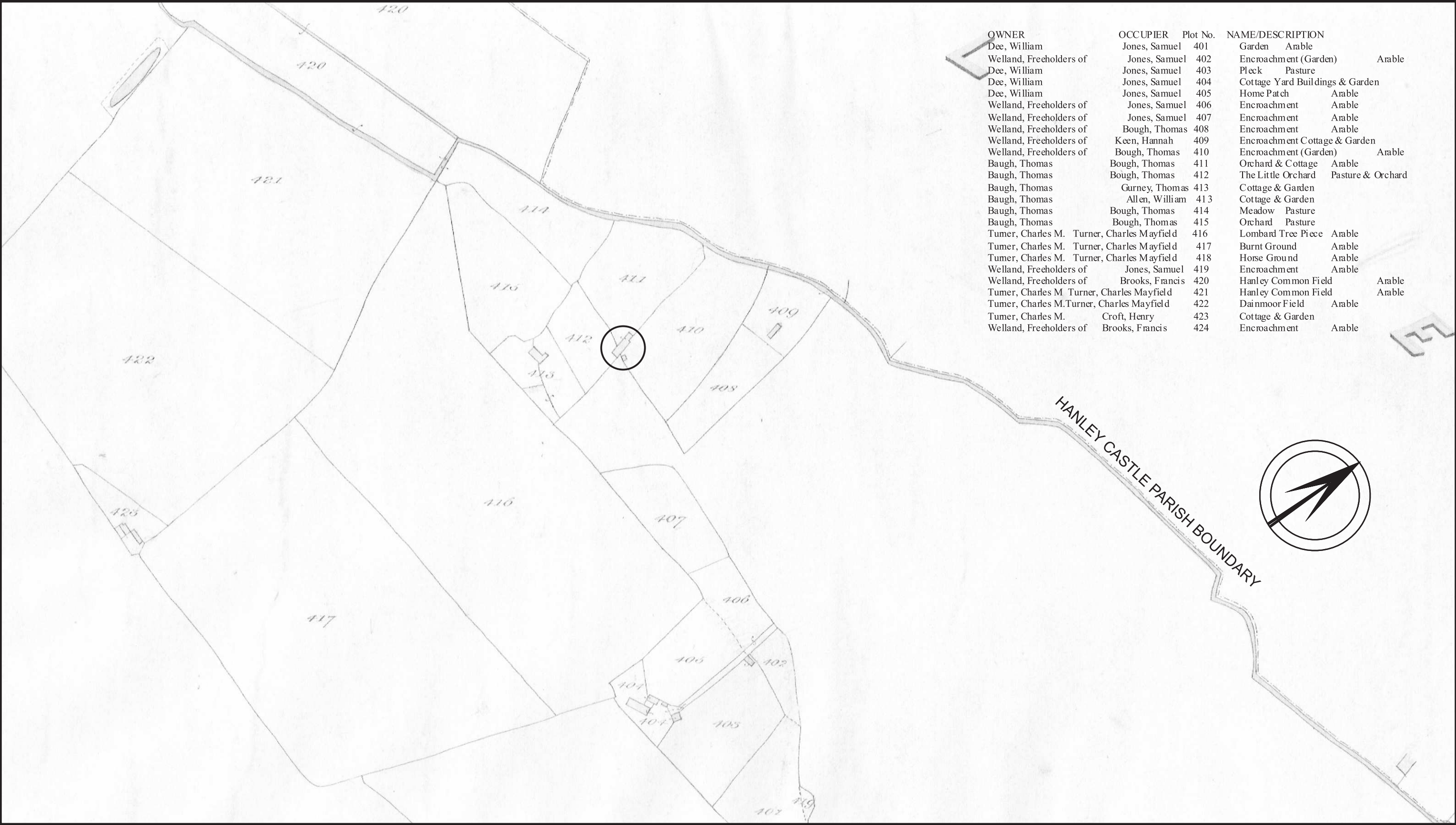


Figure 2: Lumber Tree in c.1841 as surveyed by Henry Lakin for the Tithe Awards Plan - nb blank areas within parish boundary are tithe exempt lands (probably those areas of common belonging to the Bishop as Lord of the Manor)

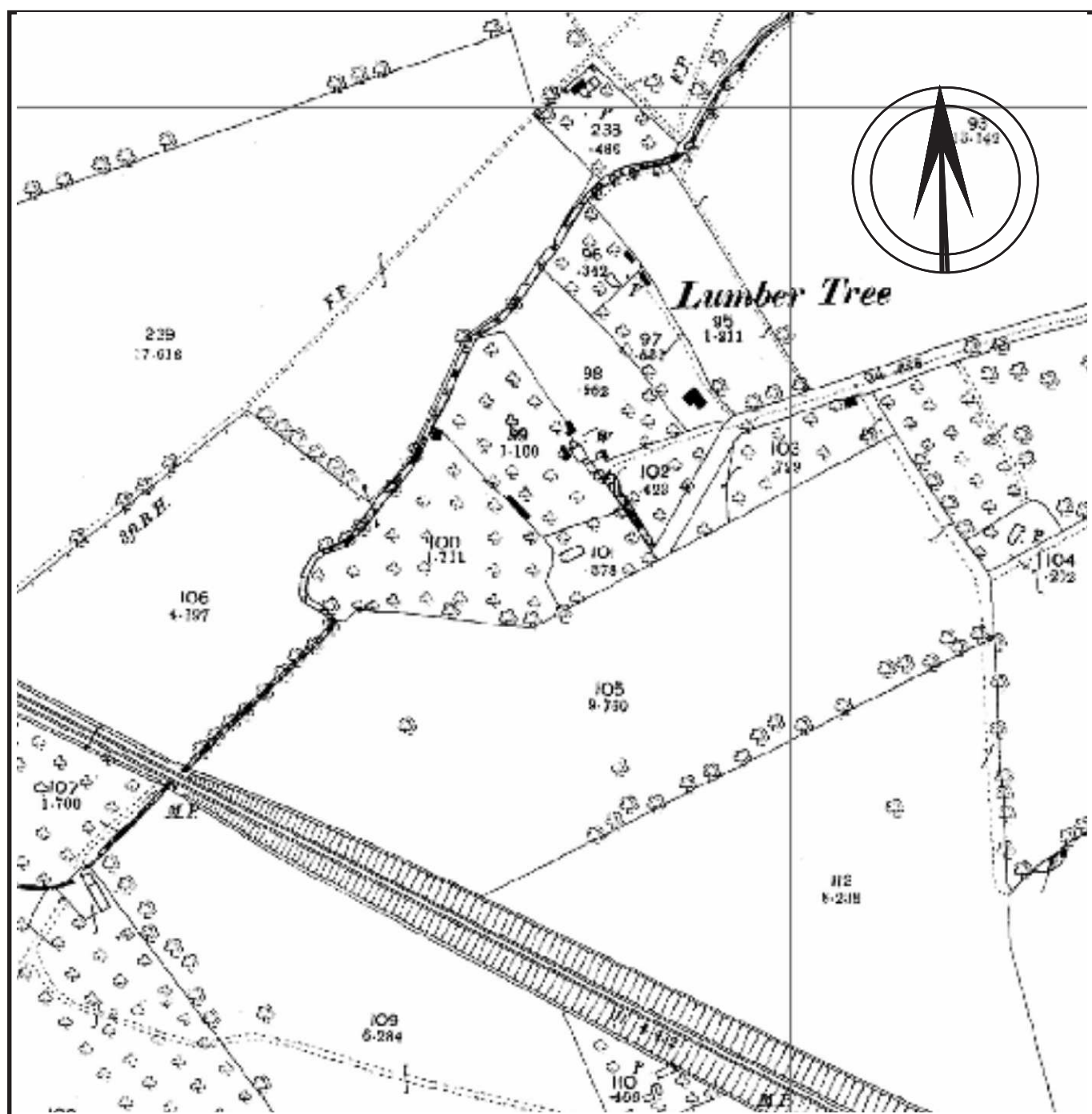


Figure 2: 1886 Ordnance Survey mapping

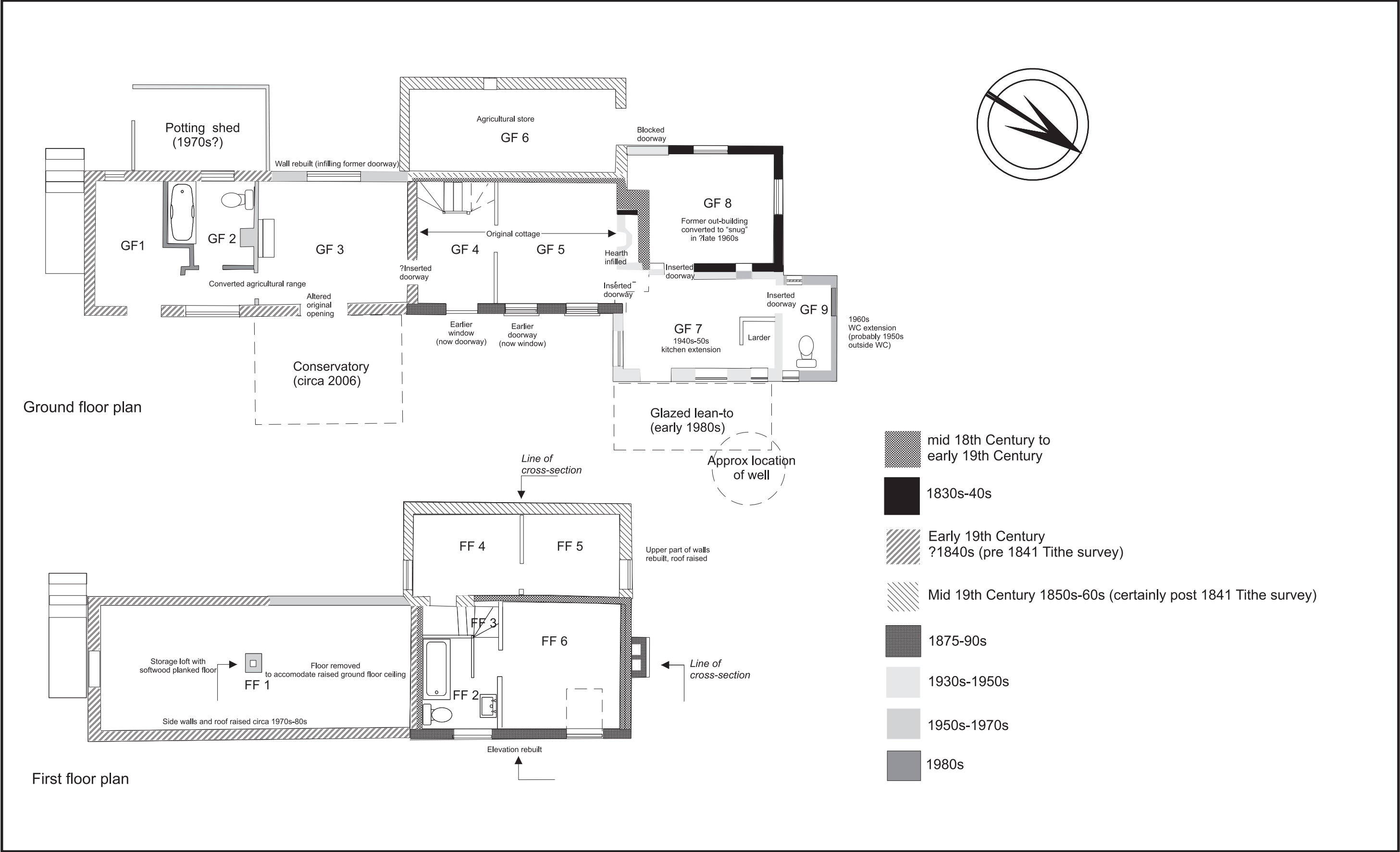


Figure 4: Floorplans with indications of phasing

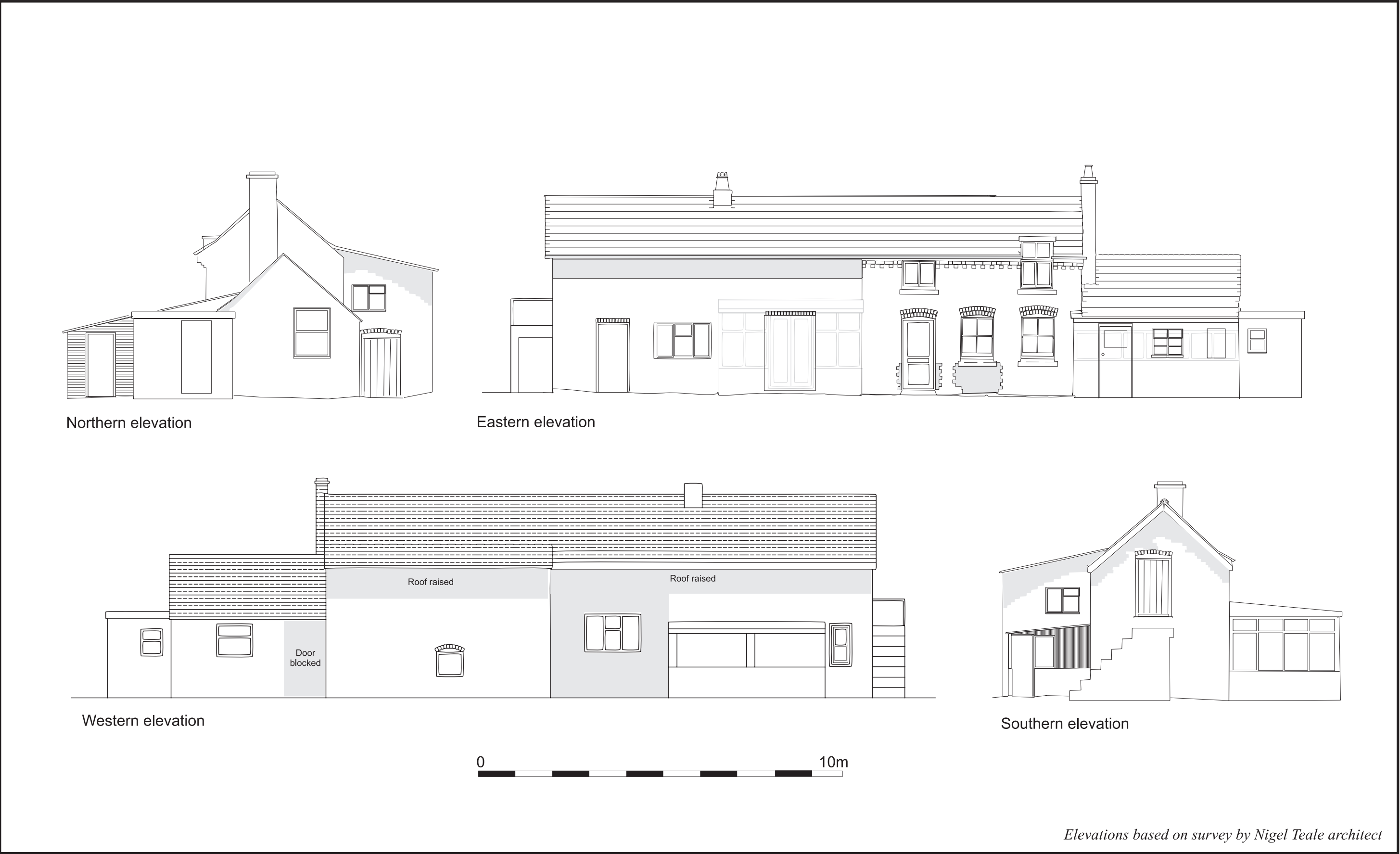


Figure 5: Elevations with indications of recent changes to brickwork

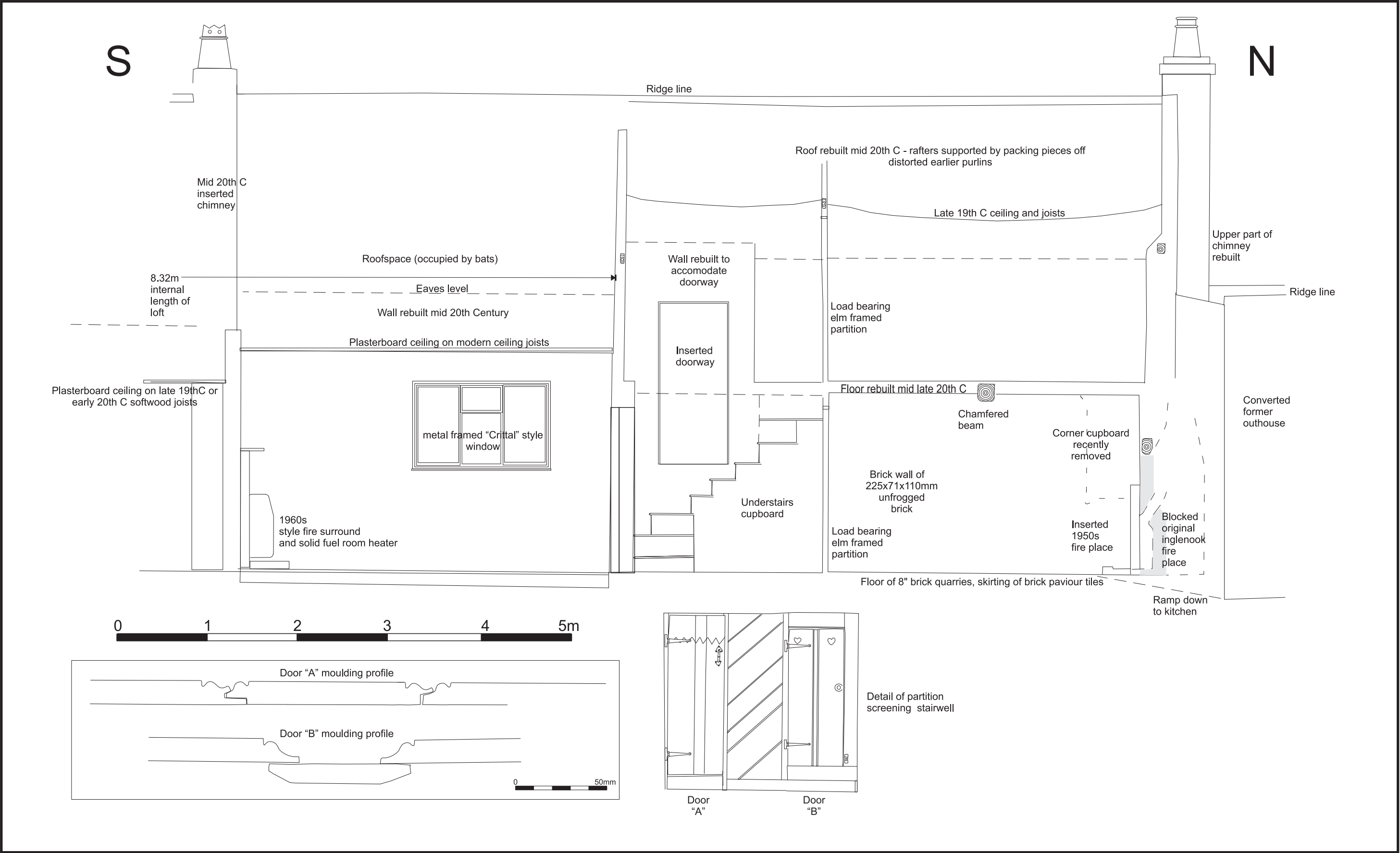


Figure 6: Long section through original cottage and part of southern block

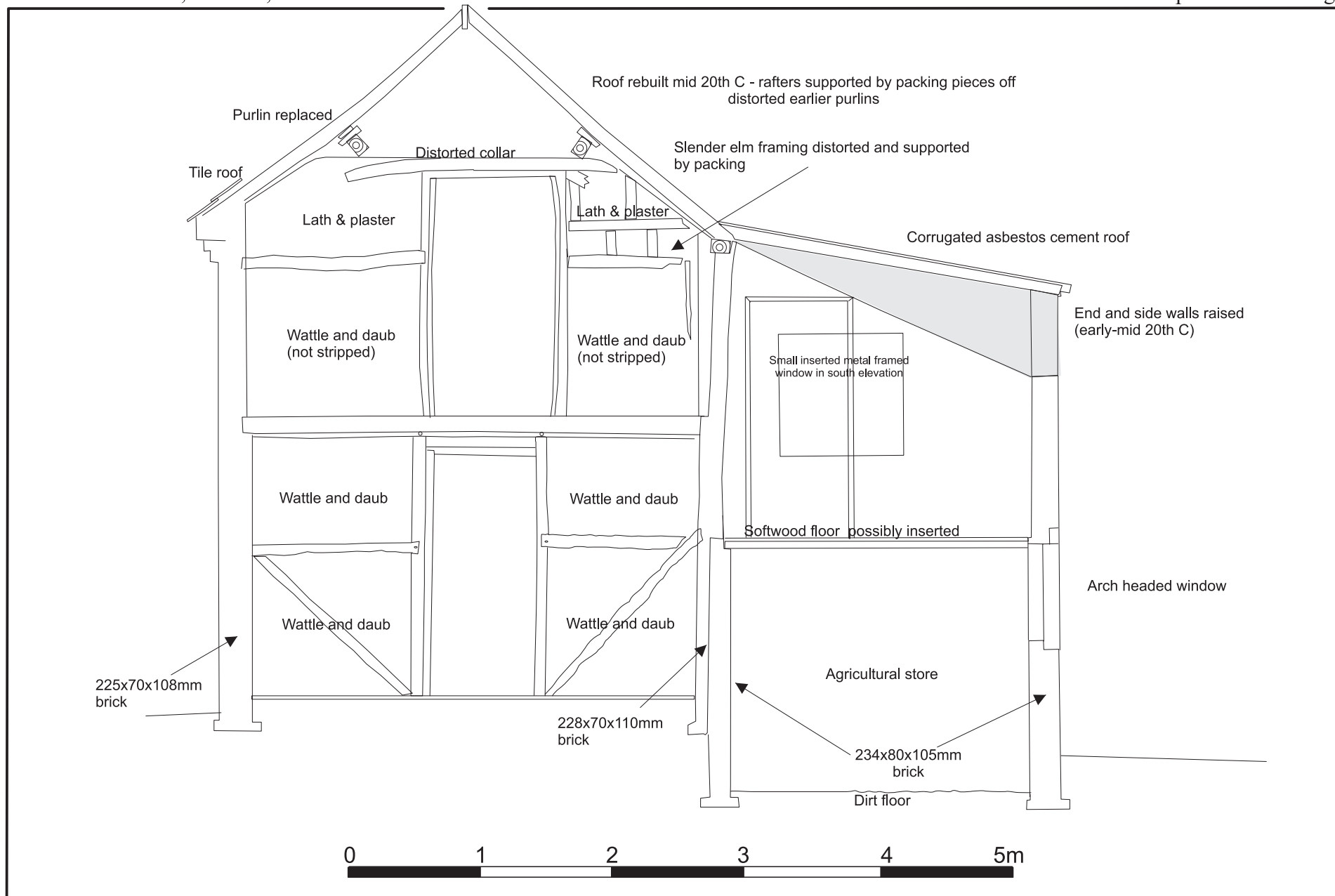


Figure 7: East - west cross section along line of internal partition



View facing north



View facing south-east

View facing south-west



View facing north-east



Figure 8: Exterior views



Detail of raised roofline of western lean-to



View of northern elevation



View of farmyard west of house showing re-located WW2 prefabricated concrete building

Figure 9: Exterior views



GF 4 facing south



Detail of stair partition GF 4



GF 5 view facing north, showing exposed lintel of former fireplace



Detail of relocated late 19th C sash window

Figure 10: Ground floor views of original cottage



Details of door to stairwell - this appears to be re-used and is of mid 17th C date



Exposed framing of partition between GF 4 and GF 5



Detail of door to understairs cupboard, of mid 17th C date; hinge probably early 18th C



Detail of 19th C door turn latch on cupboard door

Figure 11: Ground floor details



View of bathroom FF3 from landing FF2



Rooms FF4 and FF5, view facing north



Reused and widened door of FF4

Framing exposed in partition viewed from FF6



Roofspace over FF6 showing reconstructed roof, note packing over purlins



Figure 12: First floor views of original cottage and western lean-to block