



BRISTOL & WEST ARCHAEOLOGY

University of Bath Arts Barn,
Claverton Down Campus, Bath

Standing Building Recording Report

Client: Leadbitter Construction

28 May 2014

Bristol & West Archaeology

Planning Authority:

**Bath and North-East Somerset
Council**

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12/03069/FUL

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Non-Technical Summary

In line with current government guidelines and national legislation, the Archaeological Officer of Bath and North-East Somerset Council requested a standing building record of a 34m² building (the study area), called the *Arts Barn*, located at the University of Bath Claverton Down Campus, Bath. The *Arts Barn* was situated off the east side of Convocation Avenue, between the East Carpark and the Centre for the Performing Arts Theatre building.

The standing building recording was requested as part of planning consent for the demolition of the *Arts Barn* and replacement with a new *Centre for the Arts Theatre*.

The main area of focus was a single-storey masonry building which formed the eastern half of the *Arts Barn*. This appeared to date from the 19th century and although substantially rebuilt and added to, it was the sole survivor of several buildings which had formed part of Norwoods Farm. However, the building was demolished before it was archaeologically recorded and, therefore, an amended method statement (WSI) was agreed with the Archaeology Officer for Bath and North-East Somerset to compile an illustrated report which would include available photographic images and scale survey drawings of the building. The results of this survey are outlined and illustrated in the following report.

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Acknowledgements

The building recording was commissioned by Leadbitter Construction and I am grateful to Steve Deacon, Julian Hare and Chris Taper for their assistance, also Andy Couling and Nathan Ovens, of Feilden Clegg Bradley Studios, Bath for providing a modern survey drawing. Thanks are especially owed to Rob Jefferys, Building Clerk of Works for the University of Bath, for taking the time to trawl his records for suitable photographic images; also the archivist for the University of Bath, Ms Lizzie Richmond for providing the historic images, staff of the Bath Record Office and Somerset Heritage Service Archives and Local Studies, and the Archaeological Officer for Bath and North-East Somerset Council, Richard Sermon, for advice

1. INTRODUCTION

Project background

- 1.1 Bath and North-East Somerset Council (BaNES) has requested Standing Building Recording of the so called '*Arts Barn*', University of Bath Campus, Claverton Down, Bath. This work was required as a condition of planning consent (12/03069/FUL) in order to record heritage assets prior to their destruction or concealment. The project was commissioned by Leadbitter Construction Limited (the client).

Site location, Topography and Land Use

- 1.2 The '*Arts Barn*' was centred on NGR ST 77535 64445 and located off the east side of Convocation Avenue, between the East Carpark and the 'Centre for the Performing Arts Theatre building'. The study area lies on the south-eastern fringes of the Bath conurbation within the University of Bath Claverton Down complex, at 181.87m aOD, on land that slopes gently down to 180.67m aOD.
- 1.3 The building lay on the north side of a grassed enclosure, partly defined on two sides by a stone boundary wall, with an area of concrete paving slabs and footpath to the south, together with some mature trees, which included conifer.

Geology

- 1.4 The solid geology of the site is Twinhoe Member Limestone; a Sedimentary Bedrock formed approximately 165 to 168 million years ago in the Jurassic Period in an environment previously dominated by shallow carbonate seas (BGS 2012). Following demolition of the Arts Barn, a watching brief during groundworks revealed a patchy, thin, superficial deposit of clean, red-brown sandy, silty clay overlying the bedrock (Ducker 2014).

2. OBJECTIVE AND METHODOLOGY

- 2.1 The objective of the standing building recording report was to:
1. produce a scale plan of the building, where possible indicating phasing of the structure.
 2. provide internal and external colour photographs of the building.
 3. present the results of the building record in an acceptable format.
- 2.2 The work was carried out in accordance with an amended Written Scheme of Investigation agreed with the Archaeological Officer for Bath and North-East Somerset Council (BWA 2013). However, because the building was demolished before an archaeological record was made, the standing building record does not conform to the standards and guidelines of the Institute for Archaeologists (IfA 2008), nor to English Heritage standard (EH 2000).

- 2.3 The author compiled the building recording report in May 2014. The study area was visited on 29 August 2013 by which time the building had already been demolished. Digital still photographs and field notes were made of the site.
- 2.4 The completed archive will be stored at the Roman Bath and Pump Room Museum, Bath (awaiting accession number). The project has been entered in the Online Access to the Index of Archaeological Investigations (OASIS) as bristola3-179525.
- 2.5 This document was compiled using MS Word 10; figures were produced using Autodesk 2008. Digital photographs were provided by Leadbitter Construction and the University of Bath.

3. BRIEF HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.1 The following summary of archaeological remains from, or in close proximity to, the University of Bath campus is taken from WA Heritage Report No 68150.01 (2008).
- 3.2 The University campus was founded on a plateau formed by the Claverton and Bathampton Downs, and evidence exists for archaeology of all periods within or in close proximity to it.
- 3.3 The first substantial evidence for archaeological activity from the area dates from the Mesolithic period (8500-4000BC) and comprise a scattering of flints (Davenport and Lewcun 2001, 21), some of which came from Claverton Down.
- 3.4 Evidence of human activity from the area dating to the Bronze Age (2400-700BC) comes from four round barrows, one of which lay within the university campus; the others lie on Bathampton Down.
- 3.5 There is one Scheduled Monument in the vicinity; Bathampton Camp, an Iron Age hillfort. (SAM No. BA61). The monument is situated immediately adjacent to the northern extent of the university campus, on the north side of Claverton Down. The interior of the hillfort is now partially occupied by a modern reservoir and golf course, both constructed in the early 20th century.
- 3.6 Romano-British activity in the area is characterised by evidence for funerary activity. Two Romano-British stone coffins were found in 1794 and 1824, both containing inhumation remains. During excavations by Wessex Archaeology in the Western Car Park area of the University Campus, a probable Romano-British inhumation burial was recovered adjacent to an embanked linear feature. Alongside the same embanked feature, a possible funerary structure consisting of burnt slabs in a probable grave cut was excavated.
- 3.7 The 1836 Tithe Map for Claverton doesn't show a building on the site, but it does indicate a field, parcel 114 (Fig.2). The accompanying apportionment, dated 1839, has parcels numbered up to 12 only. The second book is dated '1859 and later' and contains the altered apportionment.

- 3.8 Plot 214 was owned by George Vivian Esq. and was called Norwood. The state of cultivation is not quoted but presumably it was a wood. It formed part of Claverton Manor Farm and comprised 37 acres, 3 roods and 37 perches. The occupier was William Harding and £5 9s 8d was payable to the Rector.
- 3.9 Plot 214 contains three, smaller plot, parcels 214a, b and c. These were all called Brake and their state of cultivation was 'brake'. George Vivian Esq. owned and occupied them himself. Nothing was payable and the areas given were 2 roods 6 perches, 2 roods 20 perches and 3 roods 15 perches respectively.
- 3.10 The building later called the 'Arts Barn' is first depicted on the 1887 First Edition Ordnance Survey on the north side of a small enclosure where it formed part of "Norwoods Farm" (Fig. 3). The building is also shown on the 1964 Ordnance Survey by which time it is no longer named (Fig.4).
- 3.11 The Archaeological Officer for Bath and North East Somerset Council stated that the Arts Barn is probably one, if not, the only remaining historic building within the University of Bath Campus.

4. THE STANDING BUILDING RECORD (FIGS 6 & 7 AND PLATES 1 - 19)

- 4.1 The 'Arts Barn' was a single-storey agricultural outbuilding constructed of local limestone rubble. It occupied an area on the north side of a small enclosure which was partially delineated on its north and east sides by limestone rubble boundary walls having vertical coping stones that probably formed part of the Norwoods Farm enclosure depicted on the First Edition OS and later plans. However, the building clearly underwent significant alterations and rebuilding when it was extended in 1972 and converted for arts use and no architectural features of note are visible in the photographic archive.
- 4.2 The 1972 planning application to extend and convert the barn to an arts use included a plan (Bath Record Office ref: 73231/62) which indicates the building then comprised two rooms with no windows. The larger of the rooms occupied over three quarters of the floor plan, and measured internally 15m by 6.8m in width. The west wall is shown as having a central doorway which led to the smaller room, which measured internally 3m by 5.6m. Door openings, 1.37m wide, with concrete lintels, are also shown in the south and west walls, but it seems more than likely that these were all made in 1972 as the reveals were all formed using Oolitic Limestone ashlar blocks (Bath Stone) that match the Oolitic ashlar stone around the windows and doors of the 1972 extension. It was not possible to discern the position of any original door openings in the smaller room and it appears the larger room was originally open-sided on its south side.

Exterior

- 4.3 Walls were all of random limestone rubble bonded in a dirty-cream coloured lime mortar which contained abundant small pieces of charcoal and limelight but which had in places been heavily repointed using grey coloured cement-based mortar. The northern wall, 508mm (20 inches) thick, had been significantly rebuilt at its western end where it met the 1972 extension, evidenced as there was no obvious join between the old and the new walls. The northeast corner of the building was finished in long-and-short dressed limestone quoins, as was the southeast corner.

- 4.4 The south facing elevation was three-quarters glazed using aluminium frames, separated with two masonry pillars. East of this the south main wall abutted the eastern gable wall and was clearly a later addition as there was a straight join between the two.
- 4.5 The height of the east gable wall to the apex of the roof was 5.2m and to the eaves, 1.98m, but there were clear signs that the pitch of the roof was originally steeper and that the gable wall had been raised in 1972 to create a kick-up above a wide soffit. The roof itself was covered in red rustic brown 'Rosemary' plain clay tiles with half-round ridge tiles.

Interior of the main room

- 4.6 The floor throughout was reinforced concrete above a ring beam which extended around the perimeter of the building, overlying a layer of plastic dpc. The northern wall was lined with stud-framing and sealed with sheets of fibrous board, painted white, for pinning artwork to and to reflect light back into the room. Behind this, the random stonework wall had been pointed using grey coloured cement-based mortar.
- 4.7 The eastern quarter of this room was divided with a modern stud partition wall and door to provide a storage room with sink for cleaning paint brushes etc.
- 4.8 No ceiling existed. The roof was supported on three wooden trusses, each having a king post. It is not known whether the trusses were pegged, nailed or bolted. One purlin supported the common rafters on each pitch of the roof, the whole underside of which was close-boarded.

Interior of the small room

- 4.9 This room was almost entirely rebuilt and a second floor added during the 1972 works to create the 'Arts Barn'. Walls were of random rubble as elsewhere in the building and door openings appeared to be modern. Nothing of architectural note was noticed.

5. CONCLUSION

- 5.1 A standing building record has been made of a former agricultural outbuilding converted in to the 'Arts Barn' at the University of Bath Claverton Down Campus. This survey was undertaken as a requirement of planning consent as the building was to be demolished and replaced with a new *Centre for the Arts Theatre*. However; as the building was demolished before it was recorded to English Heritage Level 2, the Archaeological Officer for Bath and North-East Somerset Council agreed to an alternative building record being made utilising all readily available photographic images of the building, from photographic archive images dating from 1972 to photographs connected with its demolition, and a map regression exercise.
- 5.2 The building probably dated from the late 19th century and was the last surviving building connected with the agricultural landscape on the University site. It was first depicted on an Ordnance Survey plan in 1887 where it was shown on the north side of an enclosure, with its own, small enclosure on its south side. It was then an outbuilding, probably open-sided and used for livestock, connected with Norwoods Farm, with other agricultural buildings and the farmhouse itself located on the opposite, south side of the enclosure. Later Ordnance Survey plans continue to show the farm and associated buildings. The farmhouse

and outbuildings would have gone out of use in about 1964 when outline planning consent was granted for a College of Science and Technology (Bath Record Office ref: O/7323).

- 5.3 Following a grant of planning consent in 1972 to convert and enlarge the building to form the 'Arts Barn', parts of the building were clearly demolished and rebuilt. The open-sided south elevation was three-quarters glazed to allow as much light into the building as possible and the other quarter built up in stone to match the other walls. The roof timbers would have been removed at this time, the gable walls at each end raised in height and another roof formed, possibly incorporating some of the earlier timbers, and concrete floors laid.

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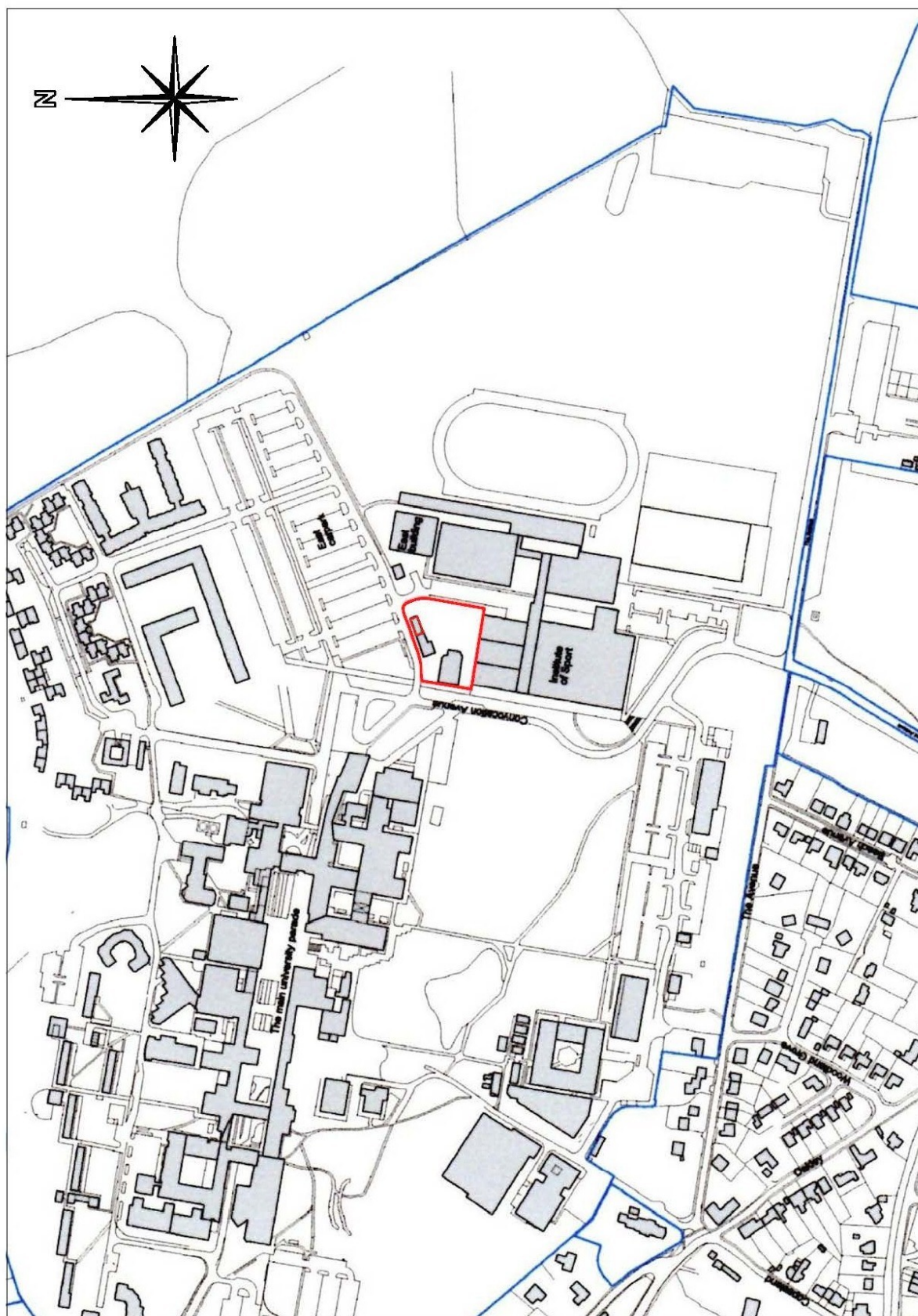


Figure 1. Site location plan submitted with planning application ref: 12/03069/FUL. Scale 1:2000 @ A4.

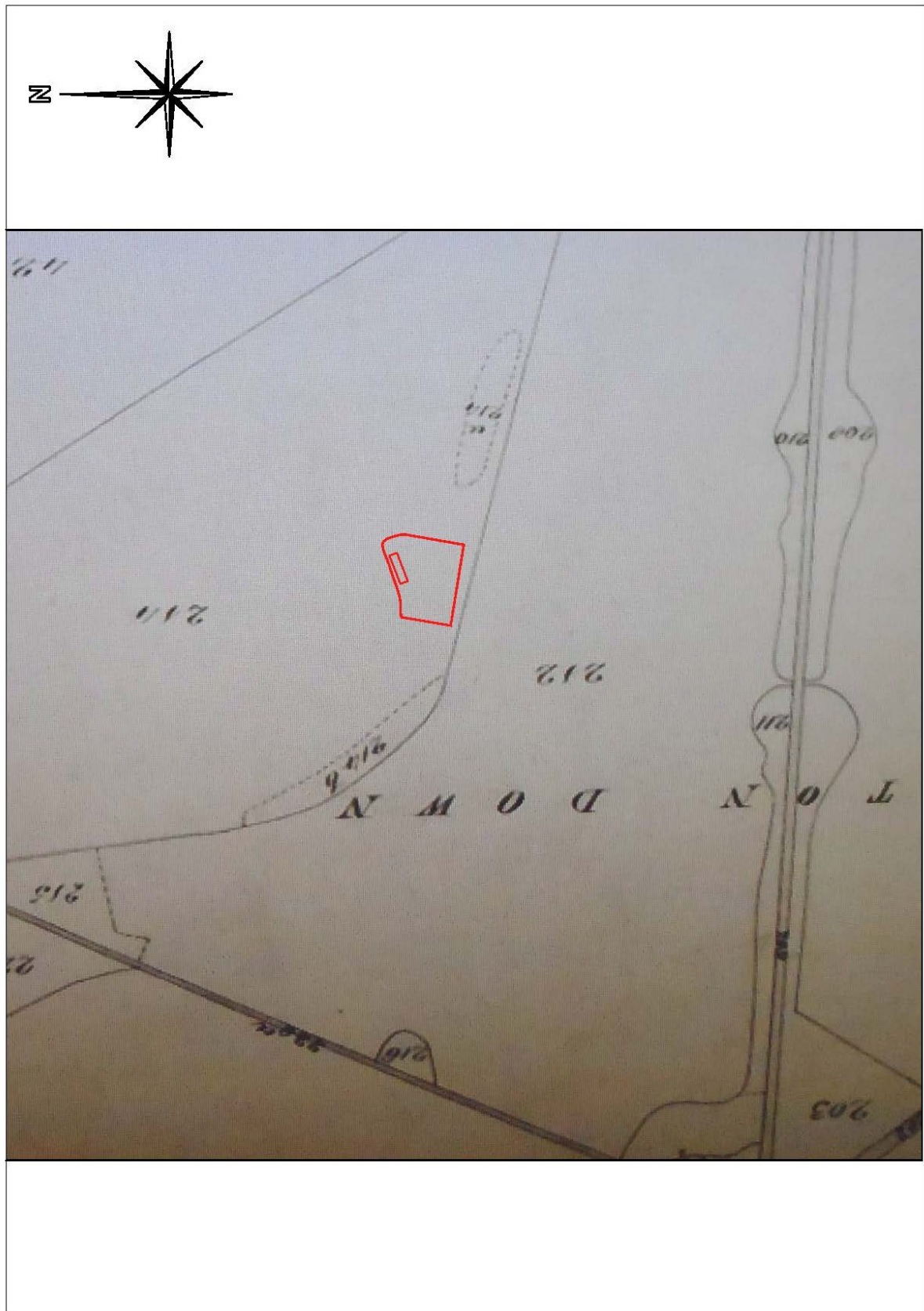


Figure 2. Extract from the 1836 Tithe Map for Claverton with the planning application site and 'Arts Barn' indicated. Reproduced courtesy Bath Record Office.

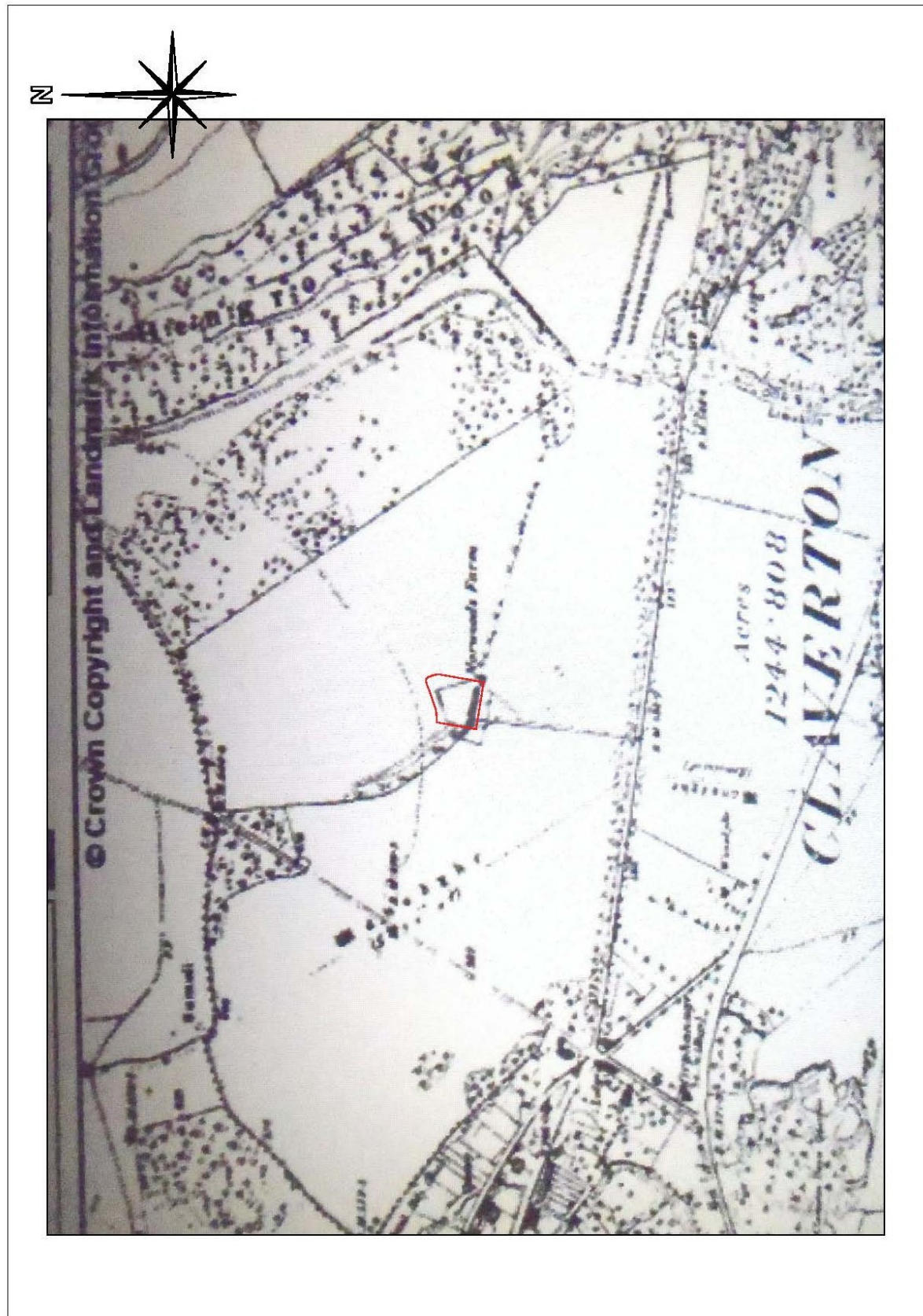


Figure 3. Extract from First Edition 1887 (1:1250) OS.



Figure 4. Extract from 1964 (1:1250) OS. Reproduced courtesy Bath Record Office.

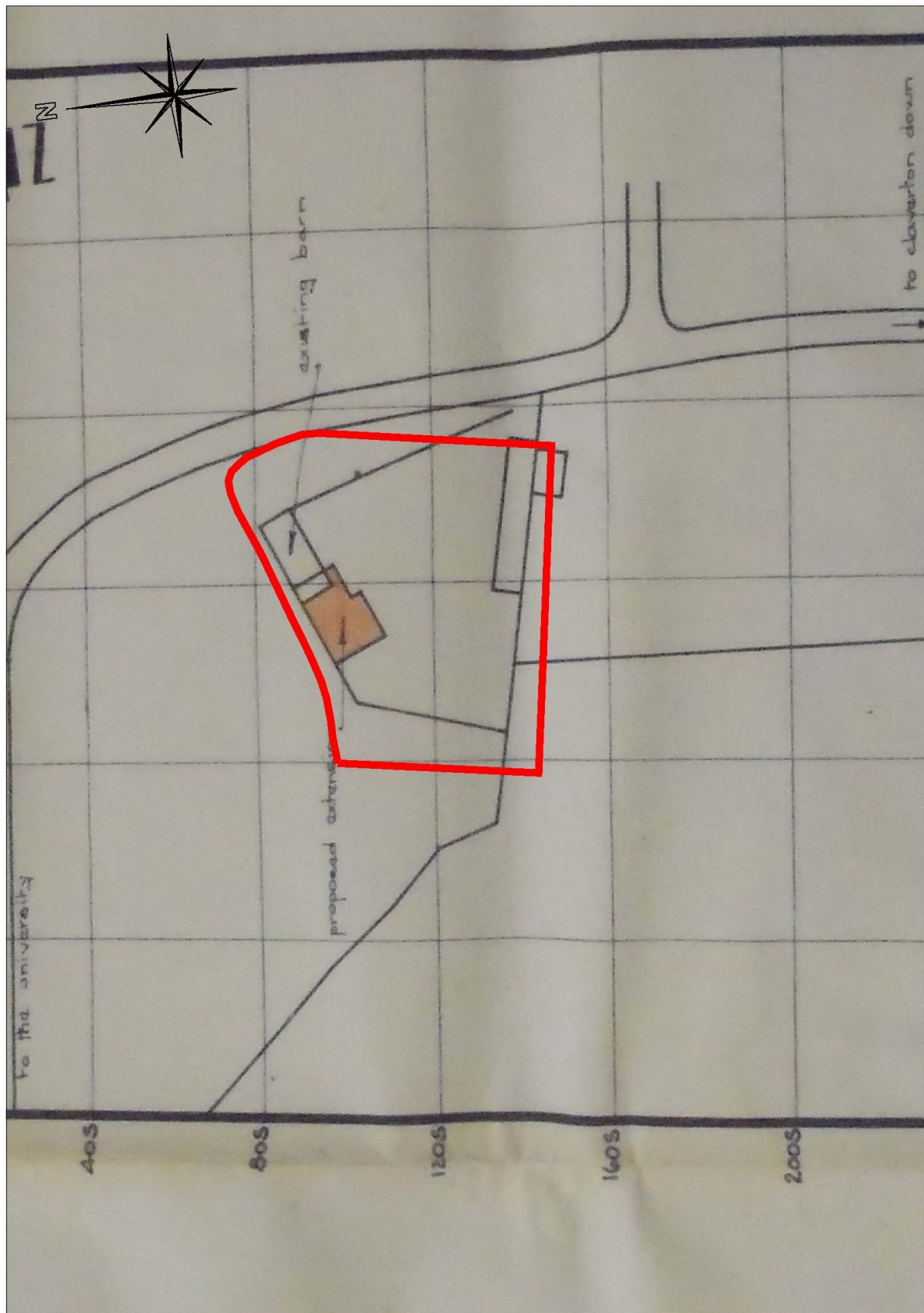


Figure 5. 1972 planning application location plan. Reproduced courtesy Bath Record Office.

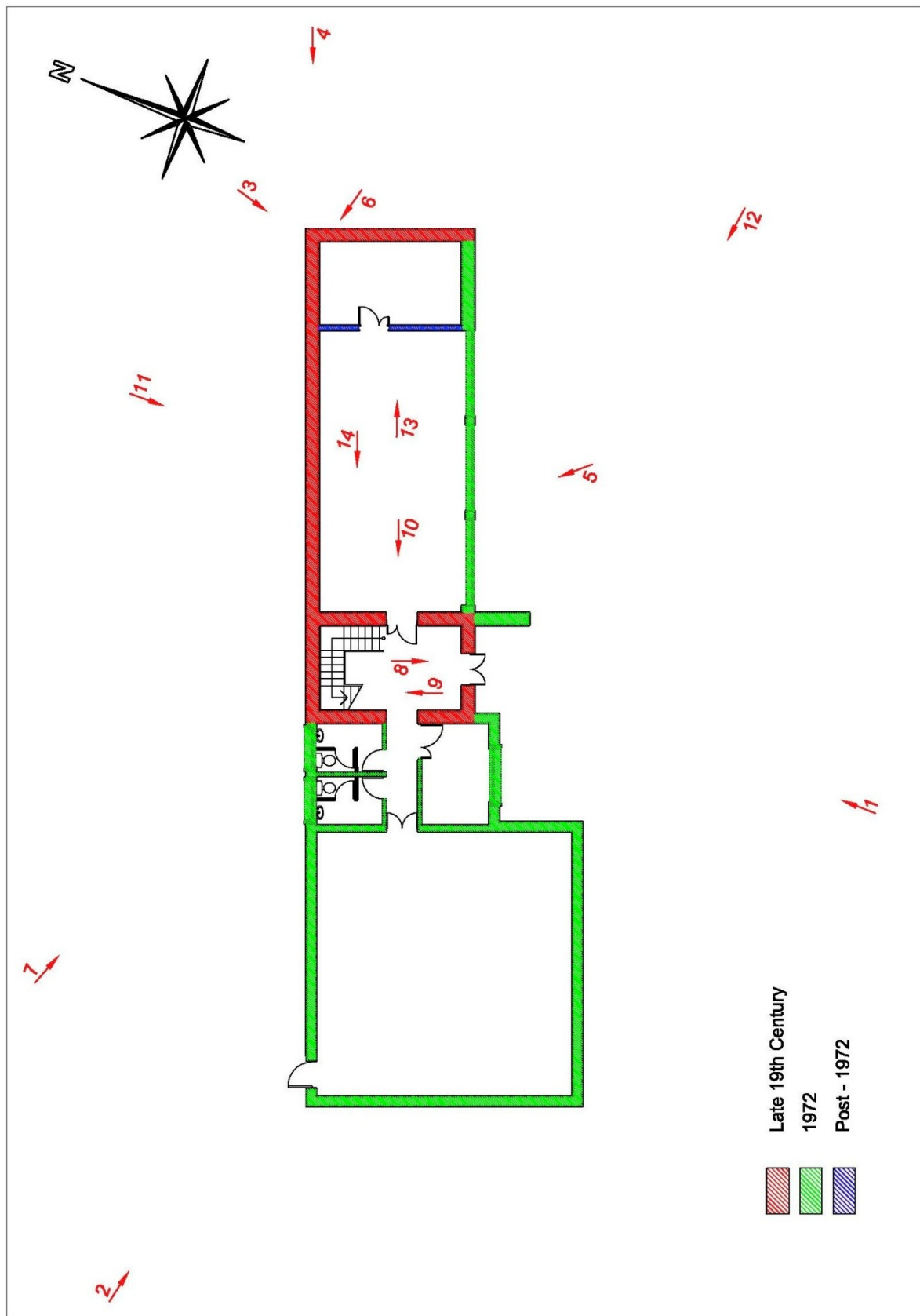


Figure 6. 1972 planning application showing proposed extension to the agricultural building and roof plan. Scale 1:100@A4. Reproduced courtesy Bath Record Office, together with Plate orientations.

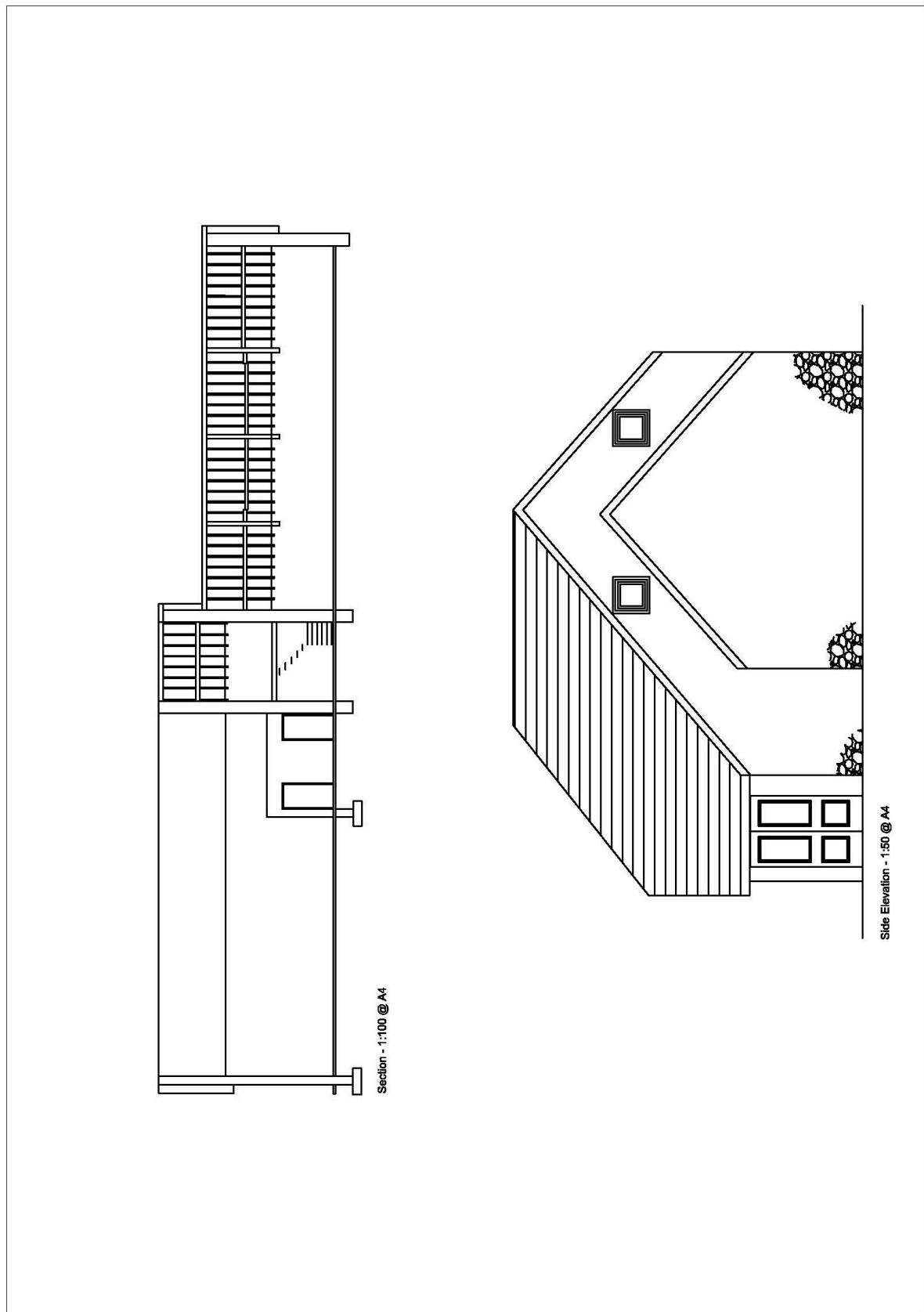


Figure 7. Longitudinal section through agricultural building and proposed extension, scale 1:100, and side elevation, scale 1:50@A4.Reproduced courtesy Bath Record Office



Plate 1. Exterior view of the Arts Barn, looking north.



Plate 2. Exterior view of the Arts Barn, looking east



Plate 3. East elevation of single-storey barn showing recently raised gable wall and roof.



Plate 4. Detail showing the long-and-short quins following demolition of most of the single-storey barn, looking west.



Plate 5. South external elevation of single-storey barn.



Plate 6. East elevation of single-storey barn showing raised gable wall and roof.



Plate 7. View during construction of the 1972 extension to the single-storey agricultural building looking southeast. Photo courtesy University of Bath.



Plate 8. View south from inside small room at west end of barn showing 1970's door openings.



Plate 9. View north inside small room at west end of barn showing shadow of stairs on wall.



Plate 10. West gable wall of single-storey barn showing flashings and holes for purlins.



Plate 11. North elevation viewed southeast.



Plate 12. South elevation viewed northwest during soft strip.



Plate 13. Single-storey barn looking east showing stud partition and door at east end.



Plate 14. Single-storey barn looking west. Courtesy University of Bath.



Plate 15. Boundary wall southeast of Arts Barn.



Plate 16. 1978 view inside single-storey barn, looking west. Reproduced by courtesy University of Bath.



Plate 17. 1984 view inside single-storey barn, looking east. Reproduced by courtesy University of Bath.



Plate 18.1989 view inside single-storey barn, looking southeast. Reproduced by courtesy University of Bath.



Plate 19. View inside single-story barn looking east, undated but before partition with door was added at east end of building. Courtesy University of Bath.