

Archaeological  
Building  
Recording  
Services

**An Archaeological Standing Building Survey.  
Redmorlea Farm  
Waterhouses  
Staffordshire**

**(NGR SK 07006 50619)**

**On Behalf of HLW Developments Ltd**



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**Redmorlea Farm**

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**On Behalf of HLW Developments Ltd**

**July 2016**

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**An Archaeological Standing Building Survey Redmorlea Farm (outbuildings only)  
Ashbourne Road, Waterhouses, Staffordshire (NGR SK 07006 50619).**

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## **An Archaeological Standing Building Survey Redmorlea Farm (outbuildings only) Ashbourne Road, Waterhouses, Staffordshire (NGR SK 07006 50619).**

### **Summary**

*This document is an archaeological standing building survey of Redmorlea Farm (outbuildings only) Ashbourne Road, Waterhouses, Staffordshire (NGR SK 07006 50619), commissioned from Archaeological Building Recording Services (ABRS) by HLW Developments Ltd in advance of the proposed conversion of the buildings to residential use.*

*The outbuildings associated with Redmorlea Farm are an extremely interesting range of buildings. Cartographic evidence has traced Redmorlea back to the early 17th century and the buildings contained a number of historic features including a re-used cruck blade in building 01 and flattened joists within building 02 which could be as early as 16th century. The buildings as a whole are almost certainly 18th century in date and include remnants of 18th century farming practices. The farm appeared to remain affluent into the 20th century.*

*Documentary evidence suggests the house and its associated farmstead was a house of some status, belonging to the incumbent priest in the early 19th century.*

*The archive will be deposited with The Potteries Museum & Art Gallery under the Accession Number 2016.LH.48.*

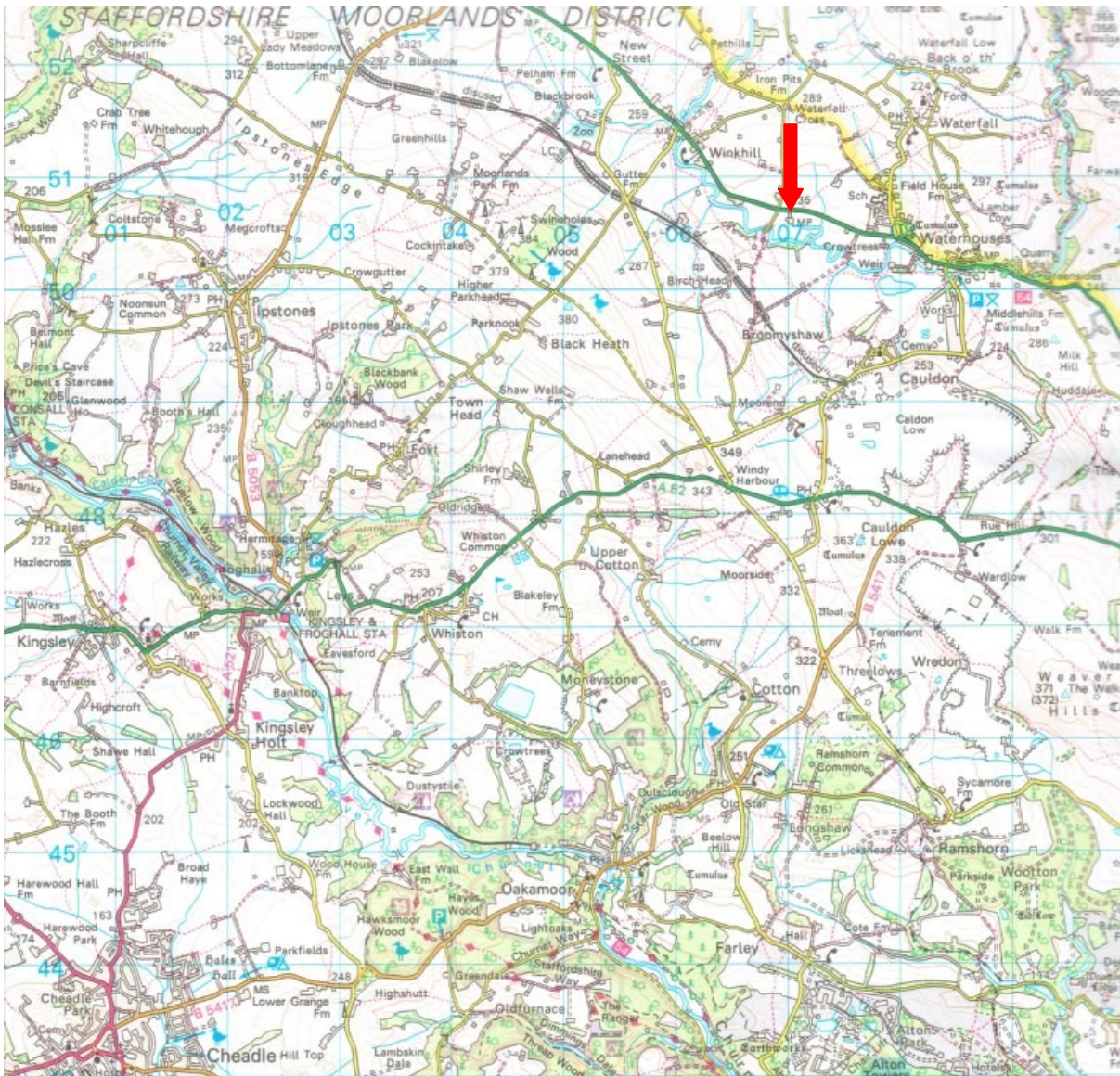
### **1. Introduction**

Archaeological Building Recording Services (ABRS) were commissioned by HLW Developments Ltd to undertake an archaeological standing building survey of outbuildings at Redmorlea Farm, Ashbourne Road, Waterhouses, Staffordshire (NGR SK 07006 50619 (Figures 1, 9 & 10)). Listed Building Consent has been granted for the conversion of the buildings to residential use. The buildings are traditionally built former agricultural buildings, believed to date from the 18th or 19th centuries. The Principal Archaeologist, Staffordshire County Council, as advisor to Staffordshire Moorlands District Council has recommended that an archaeological standing building survey to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) be carried out prior to any proposed works being carried out.

The project was completed in accordance with the Specification for Archaeological Building Recording at Redmorlee Farm, Ashbourne Road, Staffordshire (May 2016) as issued by the Principal Archaeologist and followed the Chartered Institute for Archaeologists (CIfA) *Code of Conduct*, and adhered to their *Standards and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (2010).

Redmorlea Farmhouse was Grade II listed in 1986 (Listed Building ID 275201), the outbuildings subject to this historic building recording are curtilage listed.





**Figure 1**  
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. ©Crown Copyright 1990. All rights reserved. Licence number 100053136.

Redmorlea Farm [multiple spellings of the farm have been observed during research] is located within the historic parish of Waterfall, traditionally, a small scattered village in the Staffordshire Moorlands, some eight kilometres north east of Cheadle. The historic parishes of Waterfall, Calton, Caudon and Ilam were merged in 1934 to form the modern Civil Parish of Waterhouses; Caudon is believed to be the oldest and is mentioned in the Domesday Book. The church of St James & St Bartholomew in Waterfall has 12th century origins.

In 1631 the Earl of Newcastle commissioned William Senior to record and map his holdings in Staffordshire, including the lands in and around Waterfall. The map, “*Waterfall and Caudon in the Countie of Stafford Belonging to the Right Honble W<sup>m</sup> Earle of Newcastle*” (SRO Ref 476/1/5/1 (*Figure 2*)) is the first available and to some degree accurate record of the area and includes the proposed development area. Using the location of Caudon Mill (right foreground Fig. 2), which is recorded by modern maps it is possible, by following the course of the River Hamps to locate Redmorlea Farm. Senior’s map records a building in

approximately the same location as the current building. The building is recorded as having a single, off centre stack, the current Redmorlea Farmhouse has a similar arrangement. It is likely, therefore that this building is Redmorlea Farm. To the north west of the house is a “U” shaped structure, possibly representing another building, possibly a threshing barn, with its large, central threshing doors.



**Figure 2**

William Senior's Map of the Earl of Newcastle's Land (1631).

Redmorlea Farm is said to be recorded on Yates's Map of 1775 (Dean, S. *Specification for Archaeological Building Recording at Redmorlee Farm*), there is however, no indication of the building on William Yates's County Map of Staffordshire (1798).

In 1807 Waterfall Common was, by Act of Parliament enclosed. The enclosure map (SRO Ref D424/M/1 (*Figure 3*)) drawn in November the same year records the common in detail. Redmorlea Farm, was, at the time however beyond the southernmost boundary of the common. The map does however record Mr Townsends House occupying approximately the same site as Redmorlea Farm. Although the representation of the house within the map does not match the previous representation or the current farmhouse it is likely that Mr Townsend's House is Redmorlea Farm. There is no further detail recorded by the map, however the individual representation of the dwelling suggests it was a house of some status as was Mr Townsend. Background information indicates the Townsend Family were well established in the parish with John Townsend being the incumbent of St James & St Bartholomew's between 1757 and 1780. Indeed, land immediately to the west of Mr Townsend's house is recorded as being church land, suggesting that the two are related. In 1890 a stained glass window was installed in the Church by Miss Townsend in memory of her mother, the family remained in the parish until at least the turn of the 20th century.





**Figure 3**  
Waterfall Enclosure Map (1807).



**Figure 4**  
Ashbourne and Leek Turnpike Road Plan of Present Road and Proposed Deviations Between Hanging Bridge and New Street (1828).



Immediately to the north of Redmorlea Farm is the alignment of the Ashbourne and Leek Turnpike, built 1763-4, linking Ashbourne with Hanging Bridge. In 1828 plans were drawn to improve and straighten the road between Hanging Bridge and New Street (SRO Ref D423/M/8/4 (*Figure 4*)). The map records the alignment of the road, junctions and key buildings, including Redmorlea Farm. Although not identified by name and not including the farmhouse the map is the first representation of the outbuildings associated with the farm. There are two linear buildings, one aligned north – south and a larger east –west building.

In 1846 a *Plan of the Parish of Waterfall* (SRO Ref D5133/6/11A (*Figure 5*)) was drawn to accompany the parish tithe. The map is the first modern, detailed representation of Redmorlea, labelled as Redmore Ley by the cartographer.



**Figure 5**  
Plan of the Parish of Waterfall (1846).

Redmorlea Farmhouse is coloured red and outbuildings coloured grey as was common practice. The buildings are the same recorded by the Turnpike Map situated around a yard. The accompanying key identifies the yard (no. 665) as a milking yard [and] barn; this suggests the farm was a dairy farm. There is another yard (no. 666) to the south east of the house as well as a stackyard to the north east of the northernmost outbuilding/barn. No. 668 to the east is described as garden and no. 663, the field between the barn and the road is identified as Calf Croft, again evidence of the pastoral nature of the farm.

The farm is owned by the Rev. William M. Townsend and occupied by Robert Hall and measures 53 acres, worth £10. 15s.. The farm being under the ownership of the Rev. Townsend confirms that the house identified as Mr Townsend's House by the 1807 enclosure map was indeed, Redmorlea. White's Post Office Directory of Staffordshire published in 1834 lists a Chas. Hall (Yeoman Farmer) at Waterfall and a Rich. Hall, a farmer at Waterhouses, although no farms are named, it is possible that either of these two were

ancestors of Robert Hall. There is also a memorial inscription to Jonathon Pearson, “late of Redmorley”, in St James & St Bartholomew’s who died in January 1835 aged 86 indicated that by the 1830s at least the farm was tenanted by Jonathon Pearson, who was survived by his wife who reached the remarkable (for the period) age of 97.

White’s Directory of 1851 lists a John Hall – farmer at Redmoor-lee, yet another variation of the spelling. Harrods Directory of 1870 lists a David Hall – farmer and landowner and a William Hall, farmer. It is likely that David Hall, as a landowner is a descendent of the Yeoman Farmer Charles Hall, it is likely that William Hall, as a probable tenant is a descendent of the Redmorlea Halls.

The first edition Ordnance Survey of the Staffordshire Moorlands was published in 1888 (Figure 6). Identified as Redmoorlee (the adopted and standard OS spelling) the farm is recorded in detail, as with earlier maps there are a collection of outbuildings around a yard to the north of the farmhouse, the footprint of which has been altered since pervious maps. The northernmost barn has a north facing outshot facing a probably fold yard to the east, it is likely that this outshot is a shelter shed for cattle. To the west of the yard is a small square outbuilding and there is also a liner building to the south of the farmhouse.

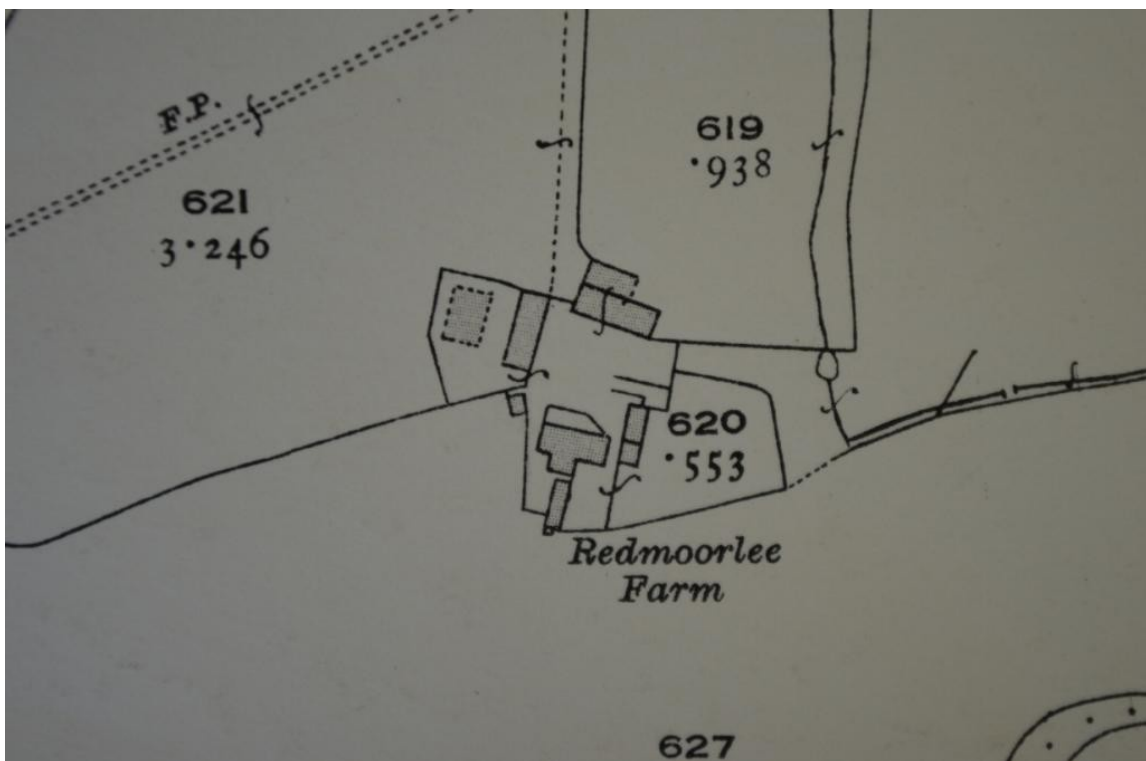
Kelly’s Directory of Staffordshire published in 1896 lists a John Keeling of Redmoorlee Farm.



**Figure 6**  
First Edition Ordnance Survey (1888).  
(14.NW 1:10560)



**Figure 7**  
Second Edition Ordnance Survey (1900).  
(14.NW 1:10560)



**Figure 8**  
1923 Edition Ordnance Survey.  
(XIV.5 1:2500)

The second edition Ordnance Survey published in 1900 (*Figure 7*) records the majority of the farm as it was recorded by the first edition map, the only significant difference is the outshot to the northernmost barn is no longer recorded, indicating that it was demolished sometime in the 1890s. Kelly's Directory of 1912 lists a Chas. Mycock – farmer of Redmore Lea Farm, Charles was one four Mycocks in the Parish, all of whom were farmers. Charles was again listed in 1928. By 1940 there is no mention of Redmorlea, the Mycock Family are still strongly represented with Endor Mycock at Gib Farm and Geo. Mycock at Back-o'-the-Brook Farm.

The 1923 edition Ordnance Survey (XIV.5 (*Figure 8*)) is the earliest available large scale map of Redmorlea Farm. The principal buildings, including the farmhouse are largely as they were recorded by previous maps, suggesting very little alteration has occurred at the farm. The north – south aligned easternmost building has apparently been extended to the south and the northernmost building has another extension to the north. There are also two new buildings to the west of the yard, a linear range, probably another cowshed and a large open sided rectangular building, probably an early steel framed Dutch barn.

Post war mapping shows only a few changes to the overall plan, the Dutch barn to the west of the yard did not appear to survive for any great length of time and number of lesser buildings appear and disappear.

## **2. Aims and Methodology**

The specific objectives of the standing building survey were as follows:

- To provide a comprehensive written, drawn and photographic record of the building prior to the permitted conversion, as it represents upstanding archaeological/historical remains of local, regional or national importance.
- To provide a comprehensive review of the local and regional historical context of the structures recorded by the project, making reference to the appropriate regional research agendas.
- To produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form prior to conversion and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including Staffordshire Historic Environment Record (HER) & Staffordshire Records Office (SRO).

The Historic Building Recording verified existing measured survey drawings (supplied by client) and completed a photographic (35mm monochrome negative) and written record of the building to the equivalent of Historic England Level 2. An ordered archive has been compiled and will be deposited with the Potteries Museum & Art Gallery (Stoke-on-Trent). An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

*Orientation:* There are four buildings subject to this historic building recording, all linear with three in a "U" shaped arrangement around a central yard, the fourth is to the north, all

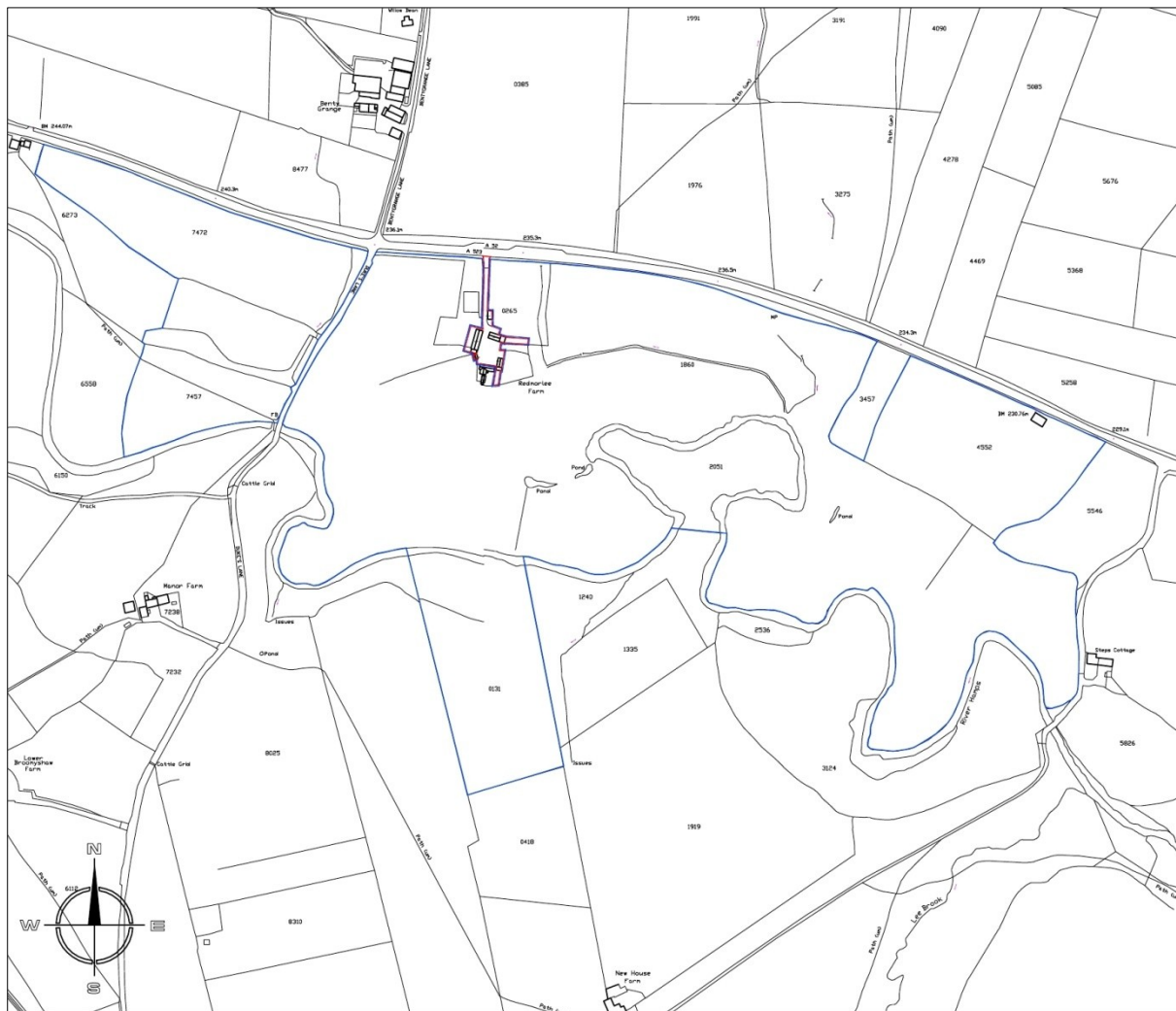


are orientated north-north east – south-south west and west-north west – east-south east (*Figures 9 & 10*) for ease of description this is taken hereafter to be north to south and east to west. The principal elevations face the yard. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to these principal elevations, as viewed from the yard. A number identification has already been issued to each building, this has been retained and a letter suffix added for significant partitions where required.

All historic maps are reproduced with north to the top of the page, following Ordnance Survey standards unless indicated otherwise with appropriate north arrow and key.

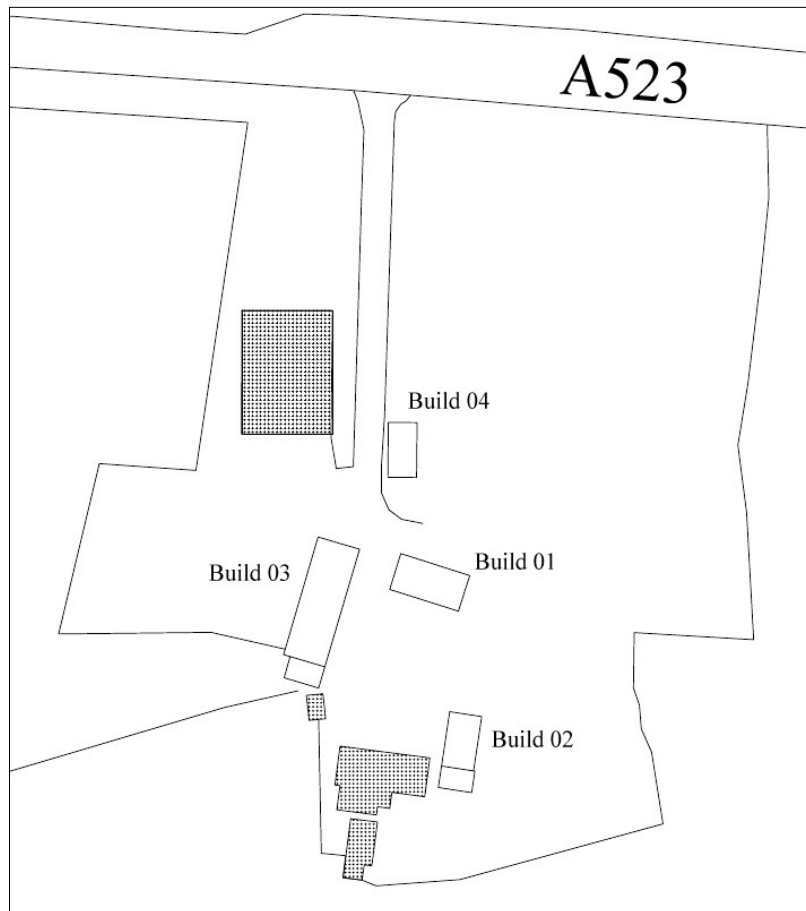
As far as is known, no previous historic building recording has been undertaken of the buildings.

The site visit was carried out by Gerwyn Richards on July 20th 2016.



**Figure 9**  
Plan of the proposed development area in Red.  
(Provided by client).

### 3. Description of the Buildings



**Figure 10**  
Building Identification Plan.  
(Not to Scale, Shaded Buildings Not Included).

#### ***Building 01***

Building 01 is a linear building forming the northern range of the farmyard (*Figures 9 & 10*). The building is built of coursed squared local gritstone under a plain tile roof (*Figure 11*) with parapet gables and gritstone kneelers. There are corner quoins and tooled window and door heads. Window and door reveals are also quoined.

The building consists of two phases, A to the west and B to the east. A is two storey, B is single storey, there is a straight joint visible between the two indicating B is a later extension. There are a number of openings on the principal elevation of A including a central door with attractive and well finished quoins and head (*Figure 12*). There are two windows towards the gable ends and an off centre window, the gable windows with hit and miss vents. The off centre window is at an awkward height and is poorly finished and is likely to be a later insertion. A closer inspection of the windows indicate these are inserted into partially blocked doorways (*Figure 13*) indicating there were originally three doors on this principal elevation. This arrangement of three doors on the principal elevation is a common feature of 18th century cowhouses, but went out of favour in the 19th century.

There is an off centre pitching door as access for the loft. There is also a subtle change in the top six courses of stonework, hinting at a change in the original roof line, this however is not reflected in the remaining elevations.

The rear elevation (*Figure 14*) consists of a single central door, in line with that on the principal elevation and two low level windows. The tooled heads and quoined reveals indicate they are original. There is a single loft window, again poorly finished with a timber lintel, likely to be a later insertion. There is a projecting wall and the remains of lime washing, evidence of at least one of the two former buildings visible here on earlier maps.

The exterior elevations of B are clearly different to A, confirming the two are not contemporary. The rear and gable elevations are rubble built, the principal elevation is in coursed squared gritstone, but clearly not finished to the same standard as A. There are two windows on this principal elevation, the westernmost being inserted into a blocked door opening, the other being original. The window sills are constructed of blue facing bricks and blue pavours, apparently mid to late 19th century in date and are identical to those used in A, suggesting a date for the alteration works.

Internally, there is a timber-built loft over A, B is open to the roof. There are 20th century concrete cattle stalls, five double and one single in A and two double in B, room for 15 beasts along with a feeding passage along the rear wall, accessed via the rear door, this suggests the lost buildings on previous maps were fodder stores. Feeding passages are largely 19th century in date, introduced to speed up feeding and prevent wastage with feed being fouled in animal dung. This passage runs the full length of the building through an inserted opening in the east gable of A, which was originally an external gable. This arrangement suggests the feed passage is a later modification to an existing building.

There is evidence of a blocked pitching door on the east gable of A the height, only 2005mm above ground level does not correspond with the current loft, suggesting the loft is later and the roof as a whole may also be later. It is likely that originally, the building was a cowhouse with a low ceiling and loft over, as was common. This was altered and the new ceiling constructed, and the loft retained.

The roof structure of A consists of paired oak purlins carried on a single truss. The truss is unusual in design consisting of close set Queen Posts with raking struts (*Figure 15*). The exact reason for this design is unclear, where storage is required up to roof level a Queen Post truss is used, which also allows a wider roof span. The closeness of these two queen posts negates any space gained. Peters (*Vernacular Architecture* (Vol 19, 1988)) suggests that queen post trusses only arrived in Staffordshire in the years immediately preceding 1820. The article also quotes “various nineteenth century writers, including the Enclosure Commissioners” advocating the use of king-post trusses for buildings of up to thirty feet span and queen-post trusses only for wider span. This building at only 4650mm (c.15 foot) wide does not fit into that wider span category. It can only be assumed that the building was re-roofed, potentially by a carpenter who had not yet seen a true Queen Post truss created this truss. The loft space is exceptionally tall, allowing a large floor storage area, which again confuses the origins of the roof structure. The height of the loft supports the possibility that the roof has been replaced and raised.

The roof structure of B although simpler in nature is equally interesting, the roof consists of two purlins, both of which are re-used timbers. The northernmost appears to be cruck blade

with a number of open mortices indicating re-use (*Figure 16*), at least two of the mortices indicate the original location of tie beam and collar, there are a further two, originally lower mortices as well as evidence of a probable wind brace. The southernmost purlin (*Figure 17*) is also re-used, this time a probable principal rafter or bay post with an open collar mortice and wind brace, or rail mortice and brace. Although much weathered there is also evidence of jointing on its eastern end although this is difficult to characterise.

## ***Building 02***

Building 02 forms the eastern range of the yard (*Figures 9 & 10*); it is a two storey building, again in coursed squared local gritstone under a plain tile roof (*Figure 18*). There is a poor quality rubble-built lean to on the southernmost gable, clearly later in date.

There is variety of colours visible in the stonework, nowhere near the standard finish of 01. As with building 01 there are corner quoins as well as quoined door reveals, the northernmost being exceptionally well finished, almost ashlar quality (*Figure 19*), in contrasting reddish stone, similar in colour to the head of the southernmost door, the quoins of which are not as well finished. There is an off centre ground floor window with hit and miss vents, the head does not match the door heads, having a tooled finish and being smaller which suggest the window is a later insertion.

On the northernmost gable is an off centre loft door under an un-worked stone lintel, almost certainly original and reflecting the lesser status and plainer finish of this gable, being away from the house. The rear elevation is plain stone with a small opening, probably originally an open vent, now glazed towards the northern end. The southern gable has a single, central pitching door.

Internally, the ground floor consists of a single bay with 20th century concrete stalls along the rear wall with tethering for eight beasts in four double stalls. The low ceiling, indicative of a pre-19th century cowhouse is carried on a variety of joists, interestingly some running back to front (southern end) and others running side to side (northern end). There is also an inserted rolled steel joist (RSJ) supporting the failing timber structure. Some of these joists are also interesting for their dimensions, their width being noticeably greater than the depth (*Figure 20*). Joists of these dimensions were a common feature in early 16th century houses, this suggests that the joists are either re-used, or that the building may have 16th century, domestic origins.

There are four feeding holes along the rear wall allowing feed stored in the loft above to be dropped at the head of the beasts to speed up feeding and minimise waste. This system of feeding is almost exclusively pre-19th century in date as low cowhouses with lofts over became increasingly rare from the mid 19th century and its retention is unusual.

Access to the loft is via the gable loft door, unfortunately the precarious condition of the floor prevented a detailed examination. The roof is carried on two hardwood purlins supported by a later deal king post truss with raking struts (*Figure 21*). The truss has a bolted heel and iron straps, suggesting it is likely to be late 19th or even early 20th century in date, clearly not original. Further evidence of which are the matching open mortices on the underside of the purlins (*Figure 22*) indicating the location of a lost, original truss. The size of the loft would have originally allowed the storage of a significant amount of feed, suggesting the farm, at



the time had productive hay meadows allowing a large yield for winter fodder. The loft was most recently used for poultry keeping.

### ***Building 03***

Building 03 is aligned north – south and forms the westernmost range of the yard (*Figures 9 & 10*). Cartographic sources indicate it is the latest of the principal farm buildings, dating to the early 20th century. The building is single storey in coursed squared local gritstone under a plain tile roof with substantial well finished quoined door and window reveals (*Figure 23*). There is a modern breeze-block built extension on the south gable.

There is a central door and second door towards the northern end, there is a corresponding door on the rear elevation at the northern end indicating a probable cross passage. The internal timber door lintels are chamfered with a run out stop, a flourish for a 20th century cowhouse. There are a multitude of glazed windows on the principal elevation, confirming the 20th century origins of the building when Ministry of Agriculture guidance and legislation encouraged and forced improved ventilation for cowhouses. Further ventilation is provided by arrow slit vents on each gable.

Internally, the building is divided into two, unequal bays, a large southern bay (A) and a smaller northern bay (B), probably a calf pen. There is the outline of five double stalls in concrete and a feeding passage along the rear wall, accessed from B.

The roof is carried on three deal king post trusses with raking struts (*Figure 24*). The trusses have bolted heel posts and iron straps, identical to the truss in building 02, it is likely, therefore that building 02 was re-roofed at the same time as the construction of building 03.

Unlike the previous two cowhouses, there is no loft over 03, resulting in an improved internal atmosphere, confirming cartographic sources that the building dates to the 20th century.

### ***Building 04***

Building 04 is the final recorded building, located to the north of the farmyard (*Figure 10*). The rectangular rubble and block-built building has a mono-pitched corrugated asbestos cement sheet roof (*Figure 25*).

Cartographic evidence indicates the building dates to the mid to late 20th century. The average quality of the stonework along with modern materials and cement mortar pointing supports this evidence.

## **4. Conclusion**

The outbuildings associated with Redmorlea Farm are an extremely interesting range of buildings which contain a number of historic features. Cartographic evidence has traced Redmorlea back to the early 17th century and although no physical evidence supporting this date was observed within the recorded buildings a number of features were recorded which could pre-date the current buildings. These include a re-used cruck blade in building 01 and flattened joists within building 02 which could be as early as 16th century.

Documentary evidence suggests the house and its associated farmstead was a house of some status, even being mentioned by name on the enclosure map. At one point belonged to the incumbent priest.

The buildings as a whole are almost certainly 18th century in date and appear to have been pastoral throughout their lifetime. Evidence of 19th and 20th century modernisation can be seen in the buildings indicating the farm was well managed and kept abreast of up to date farming practices. There are, however remnants of 18th century farming practices remaining, especially in building 02 with its low first floor, feeding holes and loft.

The farm appeared to remain affluent into the 20th century with a new cowhouse being built and an earlier building re-roofed.

## 5. Archive & Publication

The site archive consists of

- 3 A3 permagraph sheet containing plans & notes
- 3 A1 paper sheets showing elevations.
- DVD containing 132 digital images
- 4 A4 contact sheets
- 132 B&W negatives and contact sheets
- 4 A4 photo record sheets
- 1 Unbound copy of this report

The accession number 2016.LH.48 has been issued by Potteries Museum & Art Gallery, Stoke on Trent. The archive will be deposited in due course.

A version of the summary (above) will be submitted to the editor of the local journal for inclusion in the next edition.

### 5.1 OASIS Record Summary

INFORMATION REQUIRED	UPLOADED AS
OASIS No	archaeol30-259034
Project Name	An Archaeological Standing Building Survey Redmorlea Farm (outbuildings only) Ashbourne Road, Waterhouses, Staffordshire.
Site Co-ordinates	SK 07006 50619
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/Unknown
Current Land Use	In Use As Building
Development Type	Residential
Prompt	Listed Building Consent
Archive Recipient	Potteries Museum & Art Gallery

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## 7. Colour Plates



**Figure 11**  
Building 01 Principal Elevation, General View (Looking North East).



**Figure 12**  
Tooled Quoins on Central Door,  
Principal Elevation.





**Figure 13**  
Building 01 Window Inserted into Blocked Doorway, Principal Elevation.



**Figure 14**  
Building 01 Rear Elevation (Looking South-South West).





**Figure 15**  
Building 01A Roof Truss.



**Figure 16**  
Building 01B, Possible Cruck Blade Re-used as a Purlin.





**Figure 17**  
Building 01B, Bay Post Re-used as Purlin.



**Figure 18**  
Building 02 Principal Elevation, General View (Looking East-South East).





**Figure 19**  
Building 02, Well Finished Quoins on Northernmost Door, Principal Elevation.



**Figure 20**  
Building 02A, Flattened Joists.





**Figure 21**  
Building 02(A) Roof Truss.



**Figure 22**  
Building 02A Open Mortise on Underside of Purlins Indicating Position of Original Truss.





**Figure 23**  
Building 03 Principal Elevation, General View (Looking West-North West).

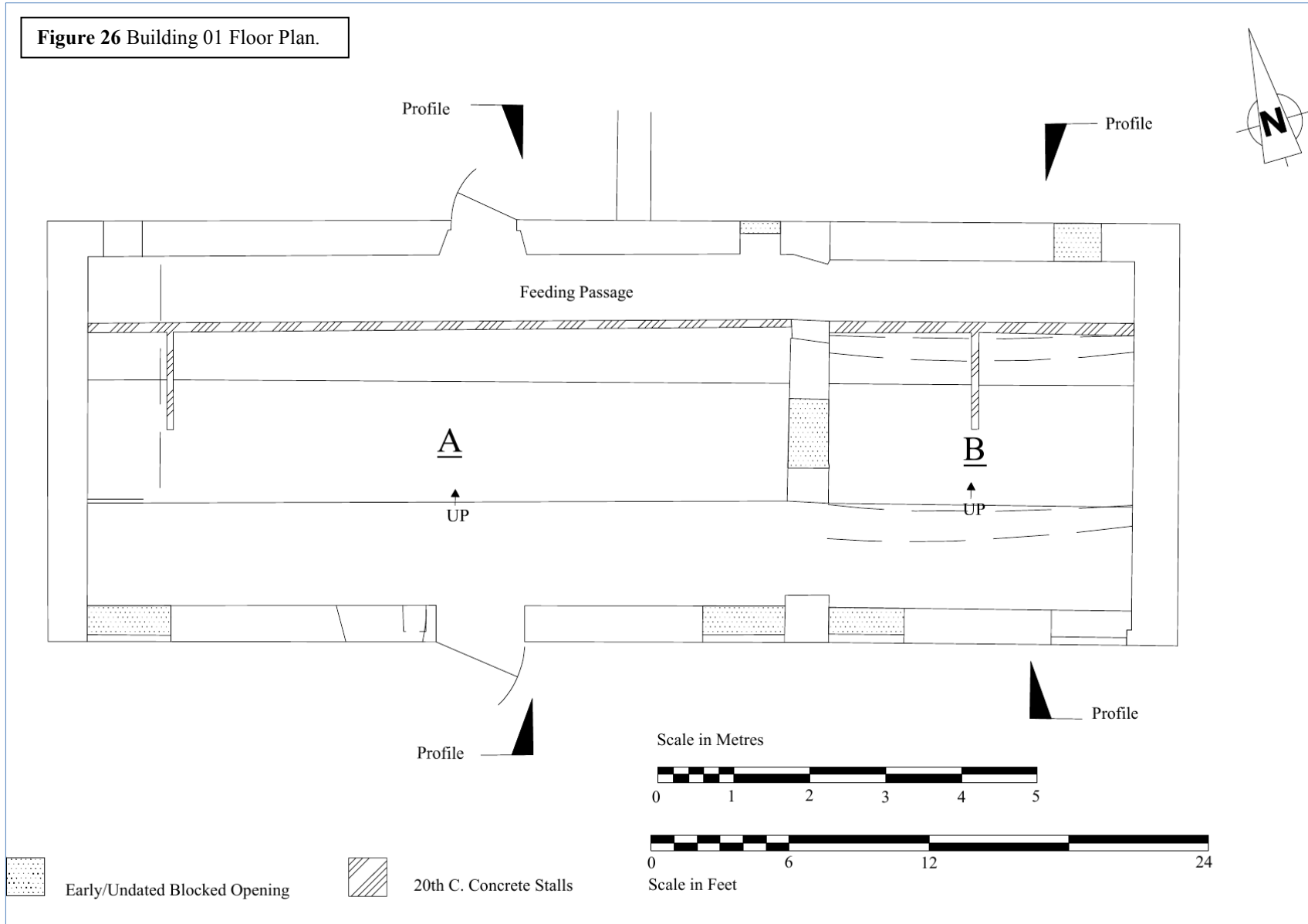


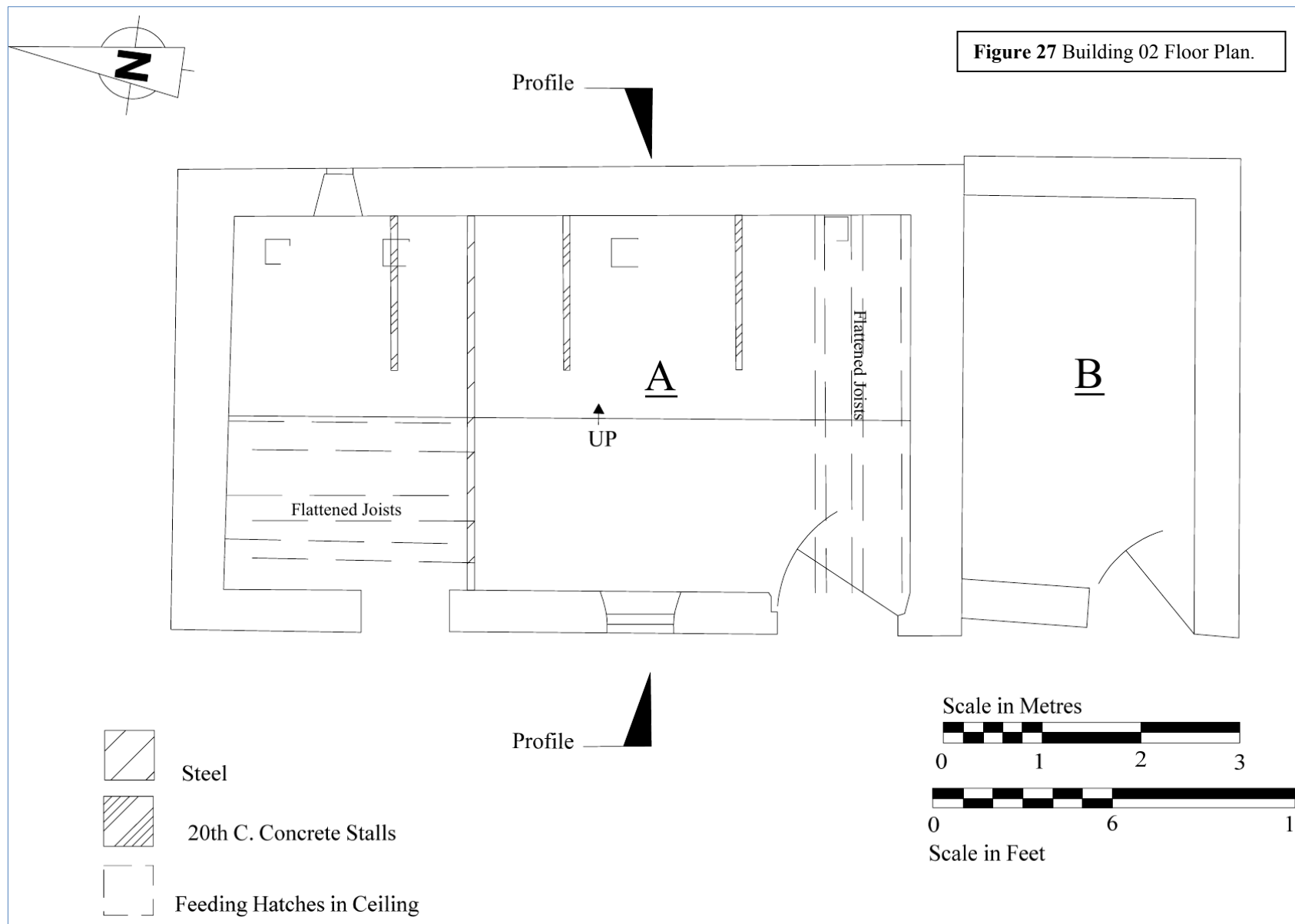
**Figure 24**  
Building 03 Roof Truss.





**Figure 25**  
Building 04 General View of Southern Gable (Looking North).





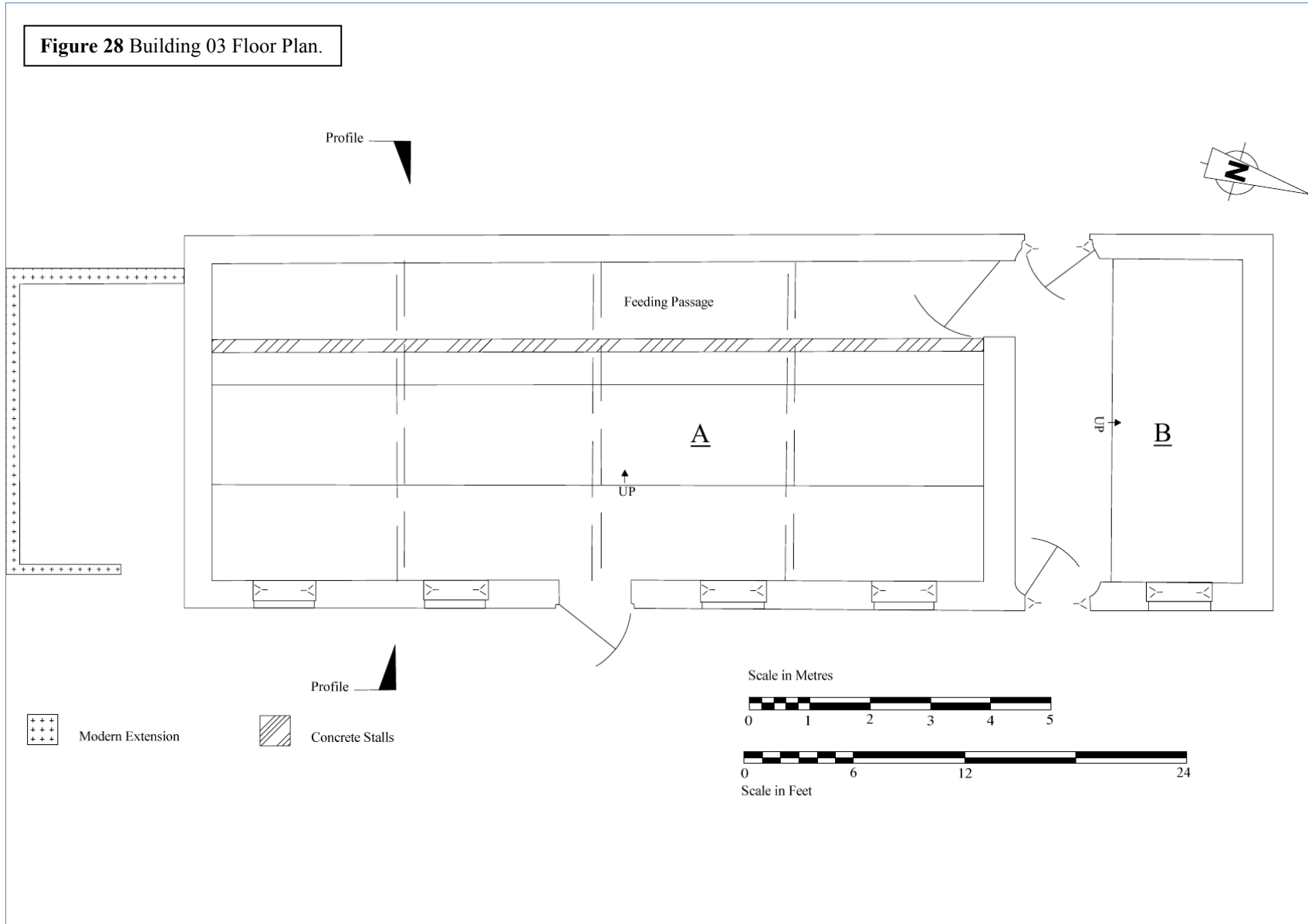




Figure 29 Building 01 Profiles.

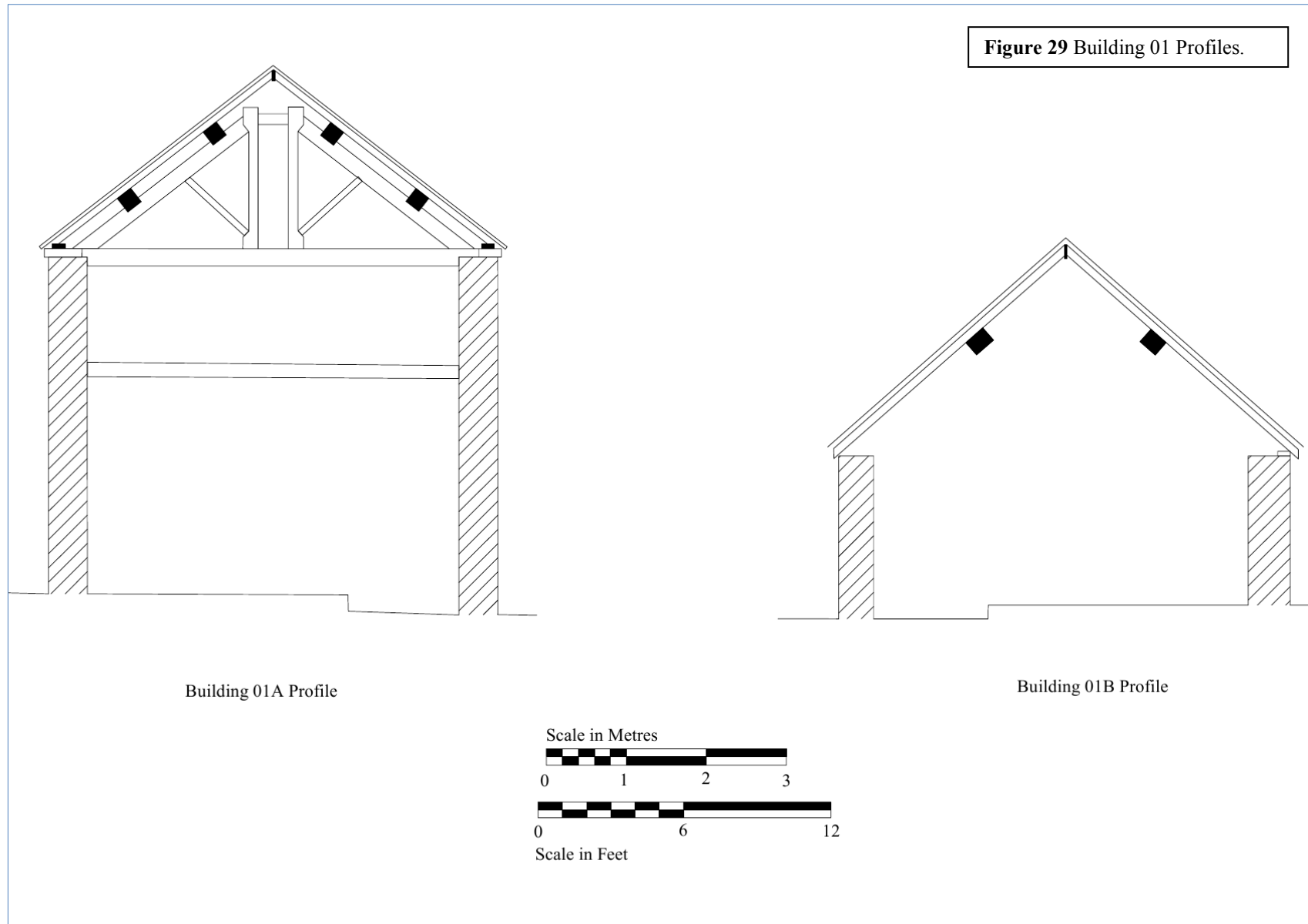
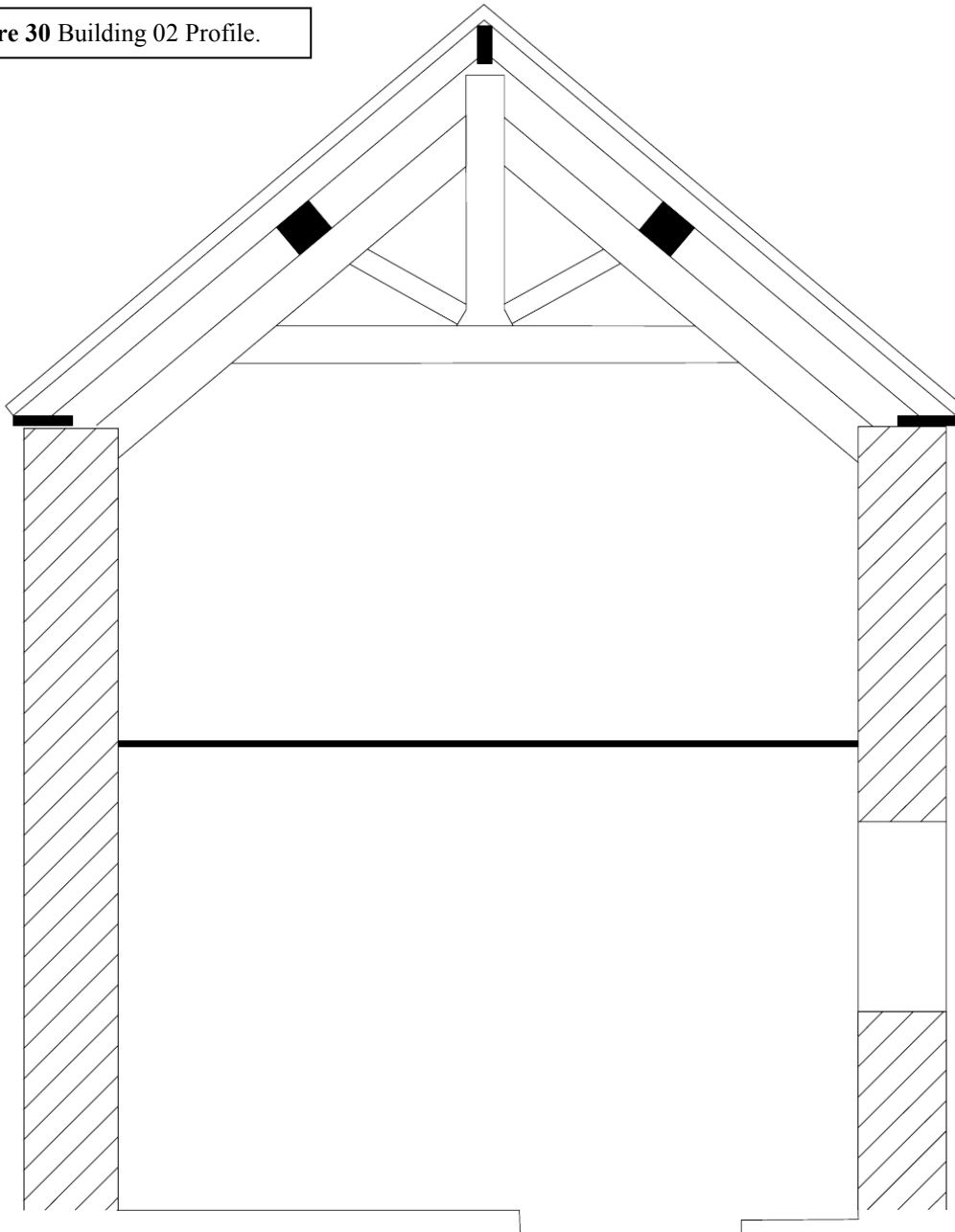
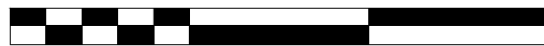


Figure 30 Building 02 Profile.



Scale in Metres



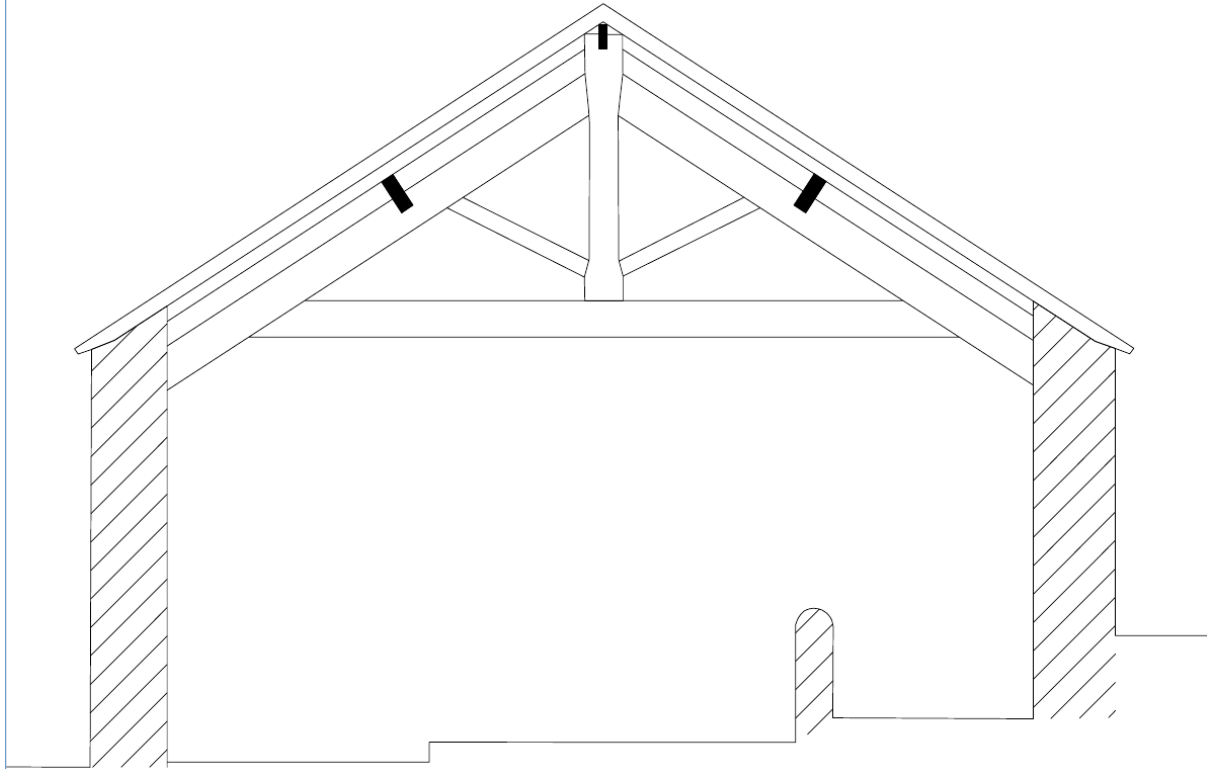
0 1 2 3



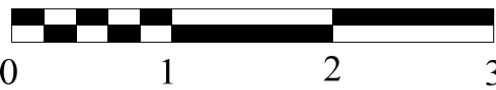
0 6 12

Scale in Feet

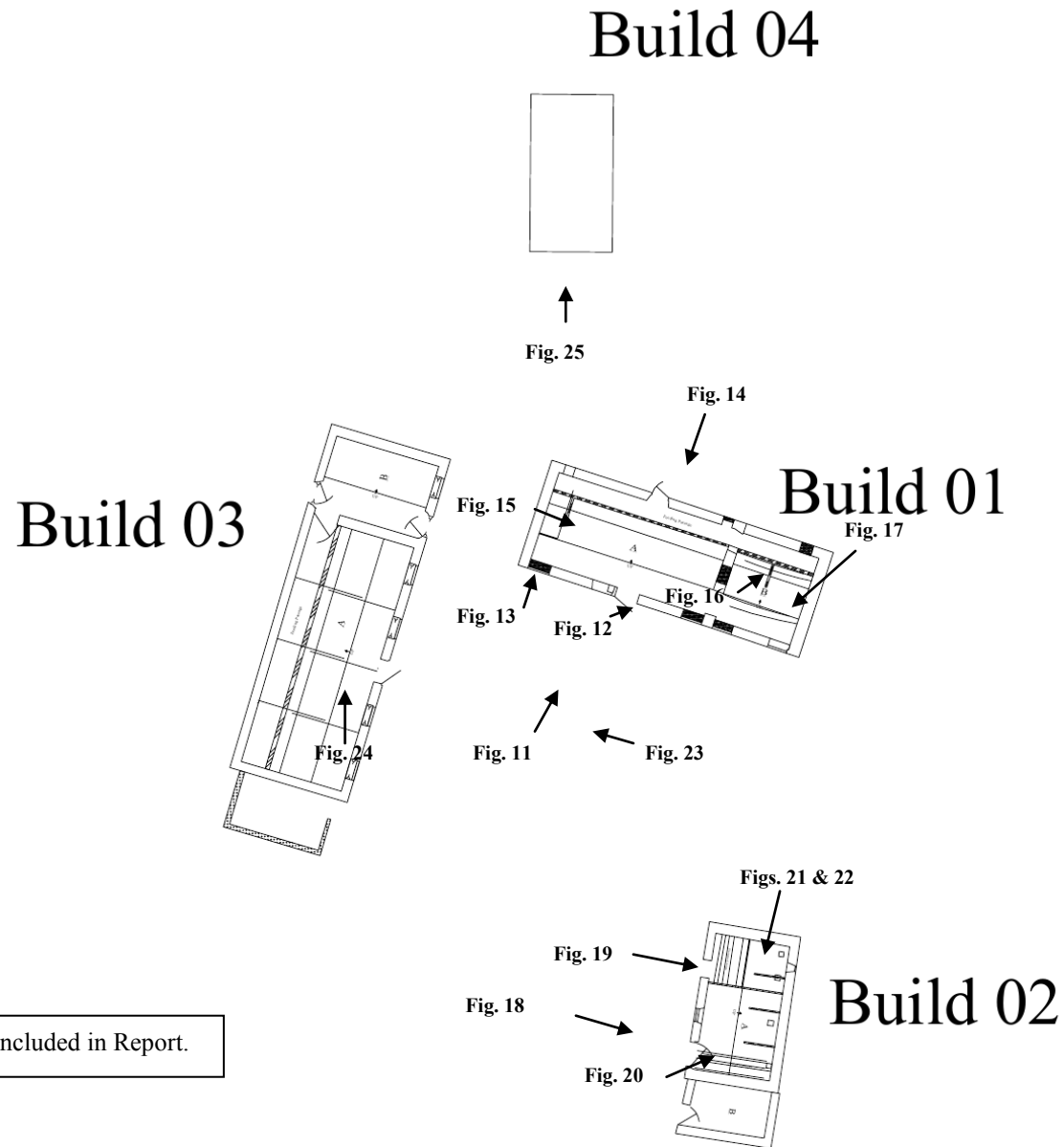
Figure 31 Building 03 Profile.



Scale in Metres



Scale in Feet



**Figure 32** Locations of Photographs Included in Report.

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