

Archaeological Building Recording Services

An Archaeological Standing Building Survey Aldington Lodge Offenham Road Evesham Worcestershire

(NGR SP 05237 44442)

On Behalf of Four Shires Contracting Ltd



ABRS Report No 2018-ALEW

An Archaeological Standing Building Survey

Aldington Lodge

Offenham Road

Evesham

Worcestershire

(NGR SP 05237 44442)

On Behalf of Four Shires Contracting Ltd

August 2018

ABRS Project No 2018-ALEW

**Planning Permission No
W16/02908/OU**

**Worcestershire County Council
Historic Environment Record Event
No. WSM70524**

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**An Archaeological Standing Building Survey, Aldington Lodge, Offenham Road,
Evesham, Worcestershire, (NGR SP 05237 44442).**

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Summary

This document is an archaeological standing building survey of Aldington Lodge, Offenham Road, Evesham, Worcestershire (NGR SP 05237 44442), commissioned from Archaeological Building Recording Services (ABRS) by Four Shires Contracting Ltd in advance of the consented demolition of the building and re-development of the site to residential use.

Aldington Lodge is a known heritage asset included on the Worcestershire HER. The building is an interesting mid 19th century building, with confused Neo-Gothic and Tudor Revival inspired styling. The building was built in the 1850s, originally with some aspiration of grandeur with well finished fittings and details including windows and doors set within its own grounds with a long driveway and carriage circle.

Cartographic evidence and physical evidence suggests the building lost some of its status during its life with orchards replacing the gardens and formerly higher status rooms becoming more domestic in nature.

The archive will be deposited with Worcestershire Museum Collection Store under the HER Event Number WSM70524.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Four Shires Contracting Ltd to undertake an archaeological standing building survey of Aldington Lodge, Offenham Road, Evesham, Worcestershire (NGR SP 05237 44442 (*Figures 1 & 4*)). Planning Permission has been granted for the demolition of the building and the re-development of the site to residential use (PA W16/02908/OU). The building is a traditionally built former domestic dwelling believed to date from the mid 19th century with 20th century alterations. Worcestershire County Council as advisors to Wychavon 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.

A Brief for a programme of archaeological building recording was not issued. The Archaeology & Planning Advisor (A&PA), Wychavon and Malvern Hills District Councils has been consulted and a Written Scheme of Investigation (WSI) was produced by ABRS (2018-ALEW_WSI) and approved by the A&PA. The project was completed following this WSI and 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* (2014).

The building is considered a non-designated heritage asset and is included on the Worcestershire Historic Environment Record (HER), HER Ref WSM67227. The building is not statutorily listed, nor is it located within a Conservation Area.

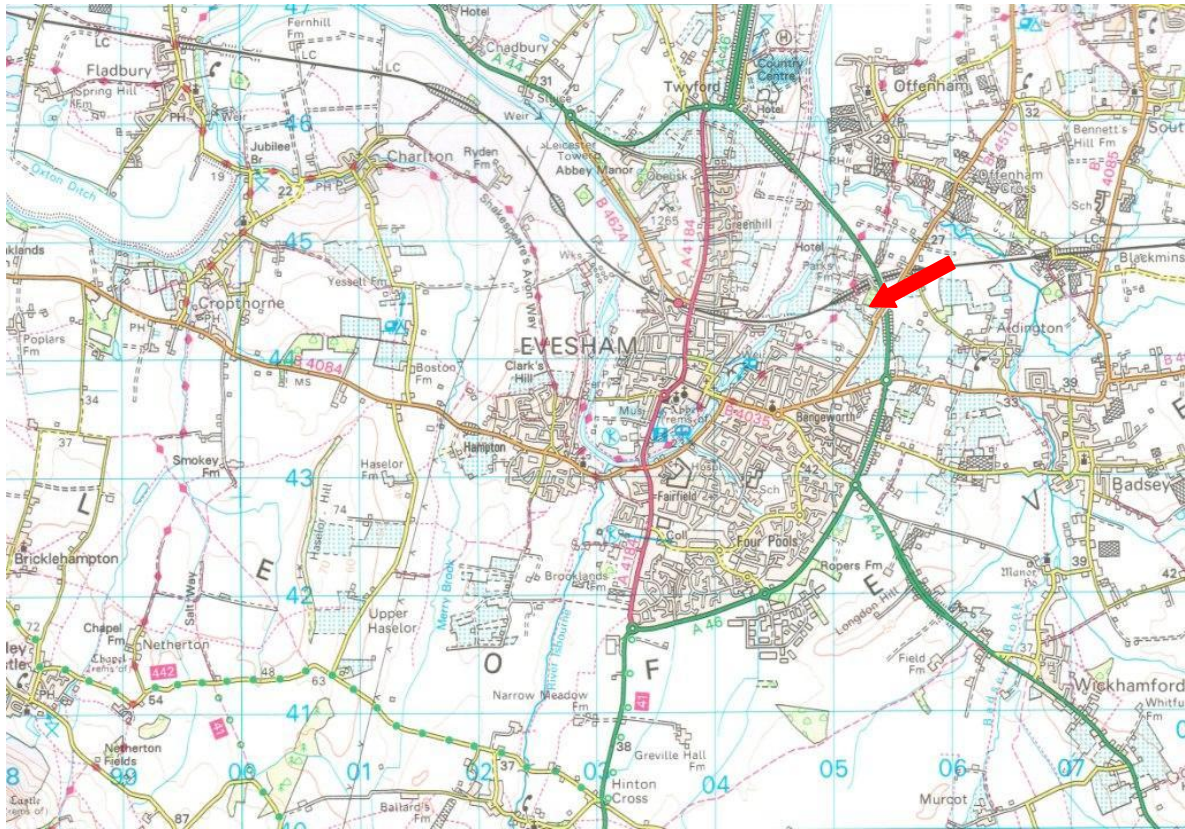


Figure 1
Site Location

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The settlement of Evesham has a well established history, the settlement originated around an 8th century Abbey, one of the largest in Europe, founded by Saint Egwin, the third Bishop of Worcester following the vision of the Virgin Mary to a local swineherd or shepherd named *Eof*. During the 13th century, one of the two main battles of England's Second Barons' War took place near the town, marking the victory of Prince Edward who later became Edward I. The medieval town developed within the meander of the River Avon, in the 11th century a market was granted to the town.

Aldington Lodge is located on the east bank of the Avon, between the settlements of Offenhams and Bengeworth. The hamlet of Aldington is the closest known settlement to the Lodge and was first mentioned along with a mill in this area, in Domesday Book, the settlement itself was very small and was considered an outlying estate to that of Offenhams.



Figure 2
1811 Ordnance Surveyors Drawing.

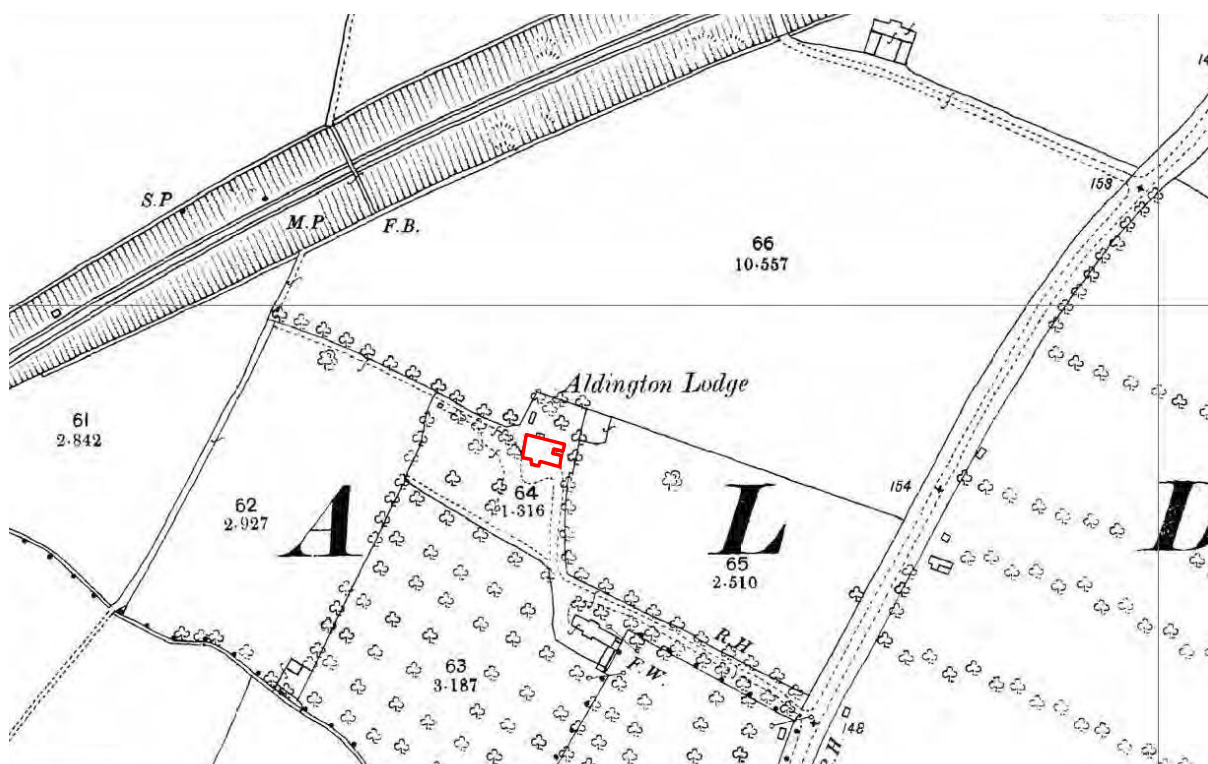


Figure 3
First Edition Ordnance Survey 1886.

The earliest available documentary reference to the Lodge is an entry in the 1861 census (HER Entry), however this could not be confirmed during this recording work. The HER entry suggests a construction date of around 1850, this is confirmed to some degree by cartographic sources, neither the 1807 Inclosure Map, nor the 1811 Ordnance Surveyors Drawing (*Figure 2*) record any buildings within the proposed development area. The earliest documentary reference to the Lodge found during this recording is the 1871 Census which records Thomas Horsman, a Grocer of Aldington Lodge, along with a son, a daughter and two servants, a second daughter, Marion is listed at being a boarder in Pershore at the time (<https://www.findmypast.co.uk/transcript?id=GBC/1871/0006278249#learn-more-content>).

There is an earlier census record for Thomas Horsman at Bengeworth. It is likely; therefore that Thomas moved to Aldington Lodge soon after its construction in the 1850s, or possibly even had the house built, if he had sufficient means at the time. Thomas was again listed by the 1881 Census, this time as a retired grocer, with both his daughters residing with him. The earliest cartographic reference to the Lodge is the first edition Ordnance Survey published in 1886 (*Figure 3*). The map records the Lodge as a largely rectangular building with what appear to be two projecting bays facing east – south east. The Lodge is set within gardens and approached via a tree-line drive, with a carriage circle to the south and superficially at least appears to be a house of some status.

The remainder of the 19th and early 20th century Ordnance Surveys record the Lodge as it was recorded in 1886, showing surprisingly no change to the building. By the time of the 1901 Census, Thomas must clearly have passed away and Marion was recorded as head of the household and recorded as living on her own means, there is however two visitors and a boarder recorded, as well as a servant, suggesting the Lodge was possibly being run as a boarding house by then. Marion was again listed in 1911, unmarried, again with a boarder (<https://search.findmypast.co.uk/record?id=gbc%2f1911%2fgr14%2f17703%2f0005%2f1>).

By 1923, the garden had been replaced by an orchard, suggesting some change in status; it is possible that the house had possibly become a working farm by then. Although, this change in fortune appears to have reversed by the 1960s, the 1965 Ordnance Survey records the orchards as having retreated and a tennis court to the east of the Lodge.

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 demolition, 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, conservation and/or demolition.

Desk-based research included the analysis of readily available documentary and cartographic sources including the Worcestershire Historic Environment Record (HER) & Worcestershire Archive & Archaeology Service (WA&AS).

The Historic Building Recording produced measured survey drawings of the building 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 Worcestershire Museum Collection Store. An Online Access to the Index of Archaeological Investigations (OASIS) record has been completed.

Orientation: The building subject to this historic building recording is approximately rectangular in plan, with the long axis aligned west-north west – east-south east (*Figure 4*), for ease of description this is taken hereafter to be west to east. The principal elevation is that facing south. Where the terms ‘left’, ‘right’, ‘front’ and ‘back’ etc are used in the report, this is in relation to this principal elevation, as viewed from the south. A letter affix has been added to each principal element and a number suffix has been added for significant partitions where required.

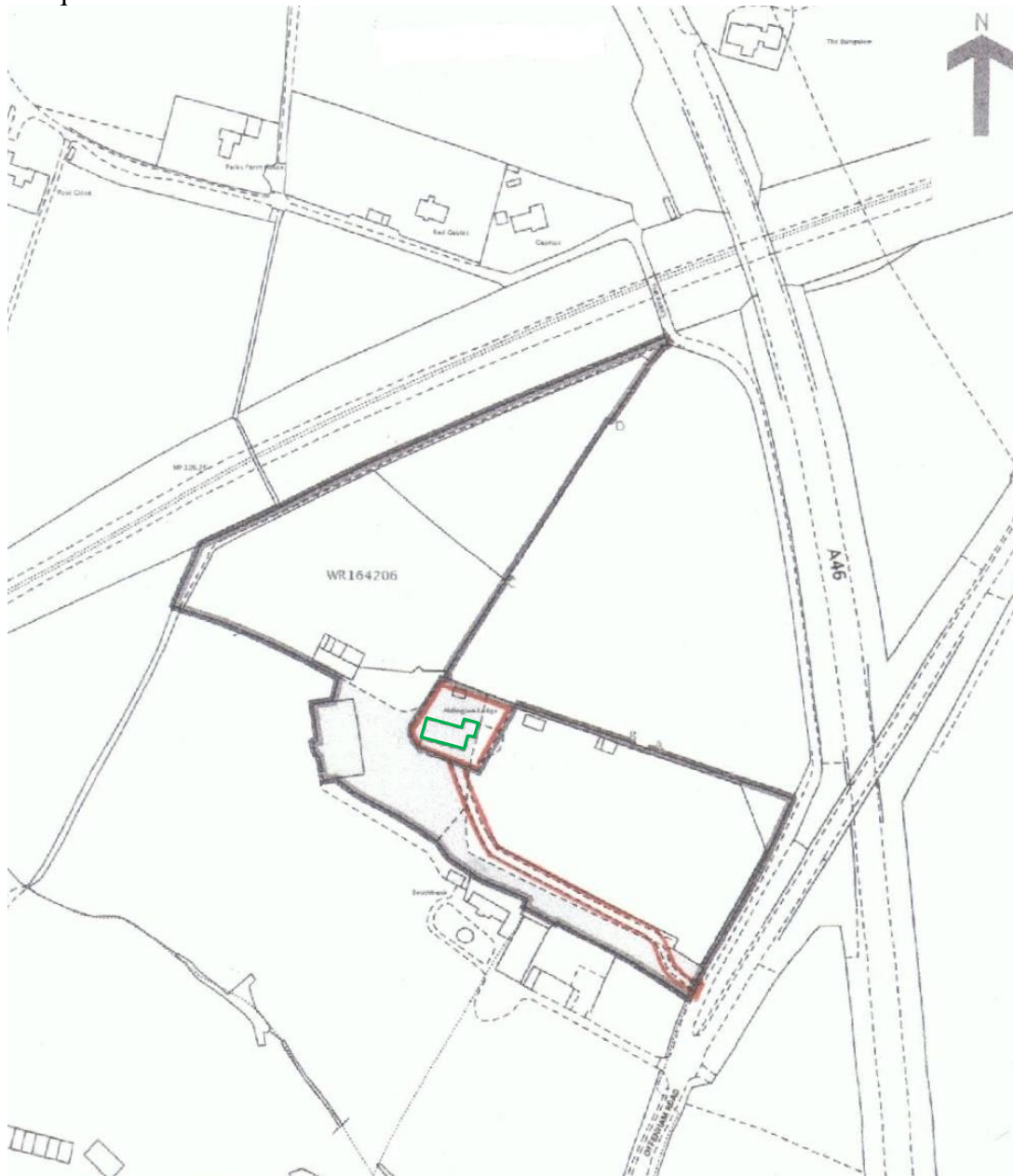


Figure 4
Proposed Development Area, in Red, Recorded Building in Green.
Supplied By Client (1:1250).

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 building. An external photograph of the building is included in “*A Photographic Survey for the Historic Buildings of the Parish of Aldington*” (Badsey Society, 2015).

The site visit was carried out by Gerwyn Richards on August 24th 2018.

3. Description of the Building

Aldington Lodge is an ornate Victorian era house and externally has a confusing mix of Neo-Gothic and Tudor Revival influences and is remarkable for the sheer number of gables, (*Figure 5*). The building is smooth rendered with a date plaque reading either 1853 or 1858 over a partial court of arms on a south facing gable (*Figure 6*), this supports cartographic sources indicating a mid to late 19th century construction date. The roof is modern plain tiles. Externally, the Lodge appears to consist of two distinct historical elements and a modern two storey extension abutting the north east corner, the extension, in all likelihood incorporates, or replaced part of the projecting wing seen here in early cartographic sources.

Below the westernmost part of the building is a brick-built cellar (*Figure 12*), the exposed bricks are a standard 9inch x 3inch x 4inch red brick and are almost certainly mid to late 19th century in date. There is a brick-built thrall on the south and west walls. There is both internal and external access to the cellar.

The westernmost part of the building, (1), (2) and (6) consists of a double pile with parapet gables (facing east and west) with end stacks on the front pile. On the principal elevation is a central decorative gable over a projecting porch, the gable is finished with blind arrow slit opening and small relief decoration. The rear pile, (1) and (6) is again finished with twin gables, this time facing north. To the east is (3) and (5), there is a step between (3) and (2) on the principal elevation, suggesting the two may not be contemporary, however there is no cartographic evidence to support this and the external render conceals any potential physical evidence. It is the south facing gable of (3) which carries the inscribed date at first floor level, this gable also carries an end stack.

The original windows are all rectangular lattice windows with Tudor inspired label moulding (*Figure 7*). Those on the rear elevation are of the same design, but less elaborately finished.

Access to the Lodge is via an original Neo-Gothic central door under a porch on the principal elevation and a modern entrance on the east facing extension. The easternmost part of the building is much altered, leaving little of historical or architectural interest. There is evidence of a removed chimney breast on the southernmost wall of (3). The westernmost part of the building, (1) was inaccessible due to structural failure.

The central part of the building consists of two, potentially original rooms, (2) and (6) and a hallway and stairs. The floor plan (*Figure 13*) is straight forward, however the curved passage between the hall and (6) suggests a later addition, however the deep, Gothic skirting board used on this wall in (2) confirms it is almost certainly original. As well as the skirting board, (2) retains attractive and well finished Gothic architraves (*Figure 8*), suggesting the room was originally a room of some stature, however the alteration of the door between (2)

and (5) with the addition of a serving shelf (*Figure 9*) suggests the status of the room had changed, perhaps reflecting the change in status of the Lodge in general.

(6), on the other hand appears to have always been a room of lower status with a large fireplace on the west wall and exposed flagstone floor (*Figure 10*), which along with the large north facing window suggest the room may have been the original kitchen. This is supported by the extensive number of hooks on the ceiling.

Access to the first floor (*Figure 14*) is via the central straight flight stair, finished with elegantly slim balustrades and decorative string brackets (*Figure 11*). There is a second straight flight stair rising west to east in (5), although it is unclear whether this is an original back stair or a more modern addition as part of the obvious 20th century re-modelling of this part of the building. This re-modelling has left a confused floor plan and the first floor does not flow, and it can be argued, barely functions.

There is a similar staircase leading to the attic, which was not recorded due to structural concerns, the westernmost part of the first floor had suffered structural failure and was therefore not recorded.

The central rooms, (8), (13) and (14) again retain traces of the original stature of the Lodge with deep skirting boards, attractive architraves and lattice windows. The doors are all apparently original and are six panelled Victorian doors. There are, however exposed bridging beams (now underdrawn) in (8), which are somewhat at odds with the aspirational status of the building.

There are two cast iron fireplaces remaining in (13) and (14), the lack of uniformity suggests they may not be original, indeed, the fireplace in (14) is almost Georgian in appearance.

Limited views of the roof structure indicates the roof is deal built, confirming the mid to late 19th century construction date. There was not enough of the roof structure visible to confirm the exact construction used beyond common rafters and purlins.

4. Conclusion

Aldington Lodge is a known heritage asset and included on the Worcestershire HER. The building is an interesting mid 19th century building, with confused Neo-Gothic and Tudor Revival inspired styling. This has been further confused by the far from sympathetic late 20th century eastern extension and internal alterations.

The building was built in the 1850s, originally with some aspiration of grandeur with well finished fittings and details including windows and doors set within its own grounds with a long driveway and carriage circle. Both cartographic sources and physical evidence suggests the building lost some of this status during its life with orchards replacing the gardens and formerly higher status rooms becoming more domestic in nature. The building regained some of this status in the mid to late 20th century, but these later works altered the historic plan form of the building leaving a confused and non-flowing house at first floor level.

This historic building recording provided a permanent visual (photographic & drawn) record, analysis of the historic plan and fabric and historical background of the building in its current state.

5. Archive & Publication

The site archive consists of

- 2 A3 permagraph sheets containing plans & notes
- 2 DVDs containing 83 digital images
- 3 A4 contact sheets
- 83 B&W negatives and contact sheets
- 3 A4 photo record sheets
- 1 Unbound copy of this report

The archive will be deposited with Worcestershire Museum Collection Store under the HER Event Number WSM70524.

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	archaeol30-328835
Project Name	An Archaeological Standing Building Survey, Aldington Lodge, Offenham Road, Evesham, Worcestershire.
Site Co-ordinates	SP 05237 44442
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	Yes/No
Current Land Use	In use as a building
Development Type	Residential
Prompt	NPPF
Archive Recipient	Worcester Museum

6. References & Sources

Alycock, NW. & Hall, L. 2007 *Fixtures & Fittings in Dated Houses 1567-1763*. Council For British Archaeology.

Brunskill, R.W. 1997 *Brick Building in Britain*. Gollancz.

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Hall, L. 2004 *Period House, Fixtures & Fittings 1300-1900*. Newbury.

Historic England. 2016 *Understanding Historic Buildings: A guide to good recording practice*. London.

M^cKay, W.B. 1945 *Building Craft Series, Brickwork*. Longmans, Green & Co.
Worcestershire Historic Environment Record (HER) September 2018.

Worcestershire Archive & Archaeology Service (WA&AS) September 2018.

7. Colour Plates



Figure 5
Principal Elevation (Looking North – North West).



Figure 6
South – South East Facing Gable Showing Date Stone & Coat of Arms.



Figure 7
Ground Floor Window Detail.



Figure 8
(2) Architrave and Skirting Board.



Figure 9
(2) Altered Door.



Figure 10
(6) Original Flagstone Floor.



Figure 11
Staircase (Looking North – North
West).



Figure 13 Ground Floor Plan.

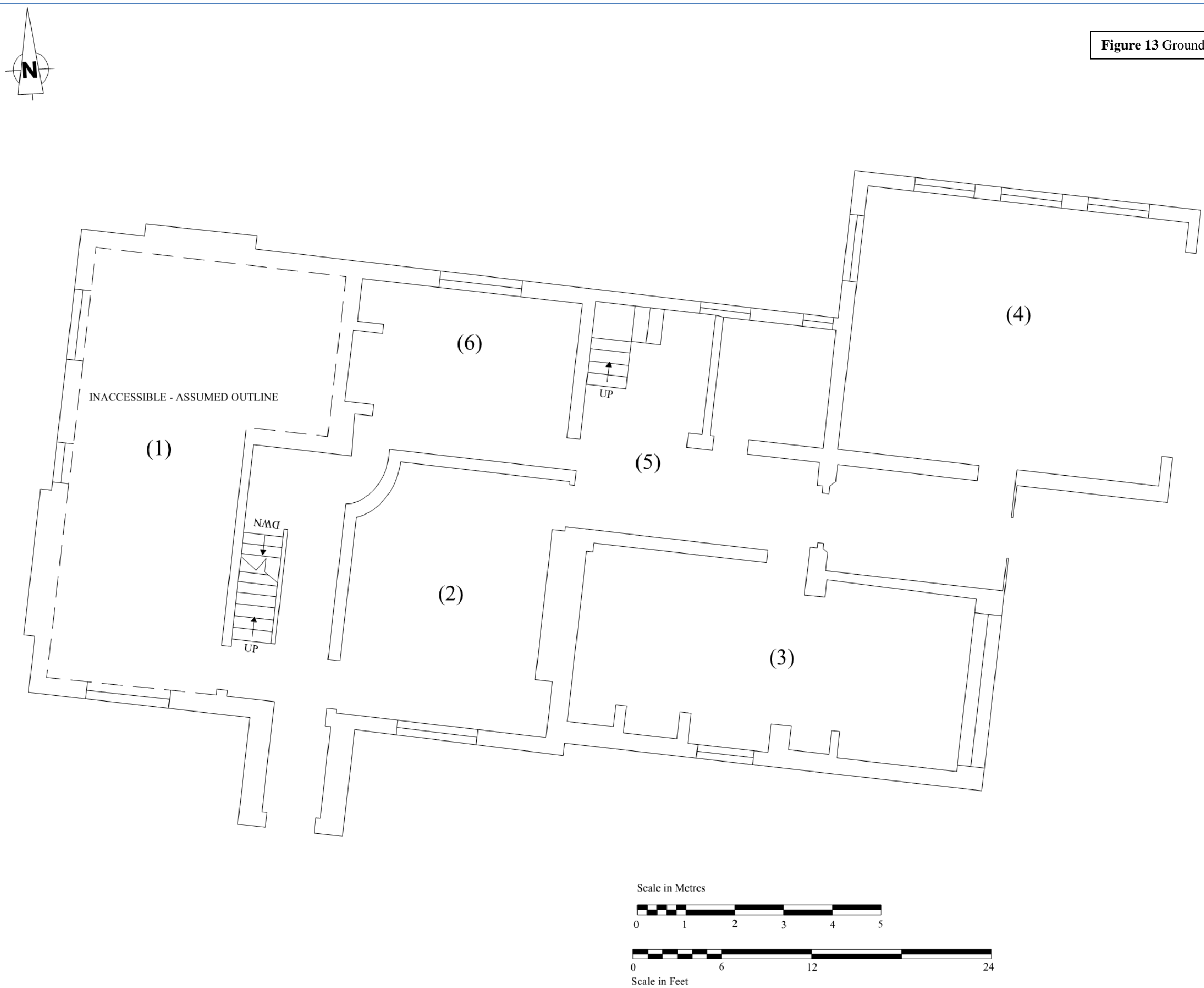


Figure 14 First Floor Plan.

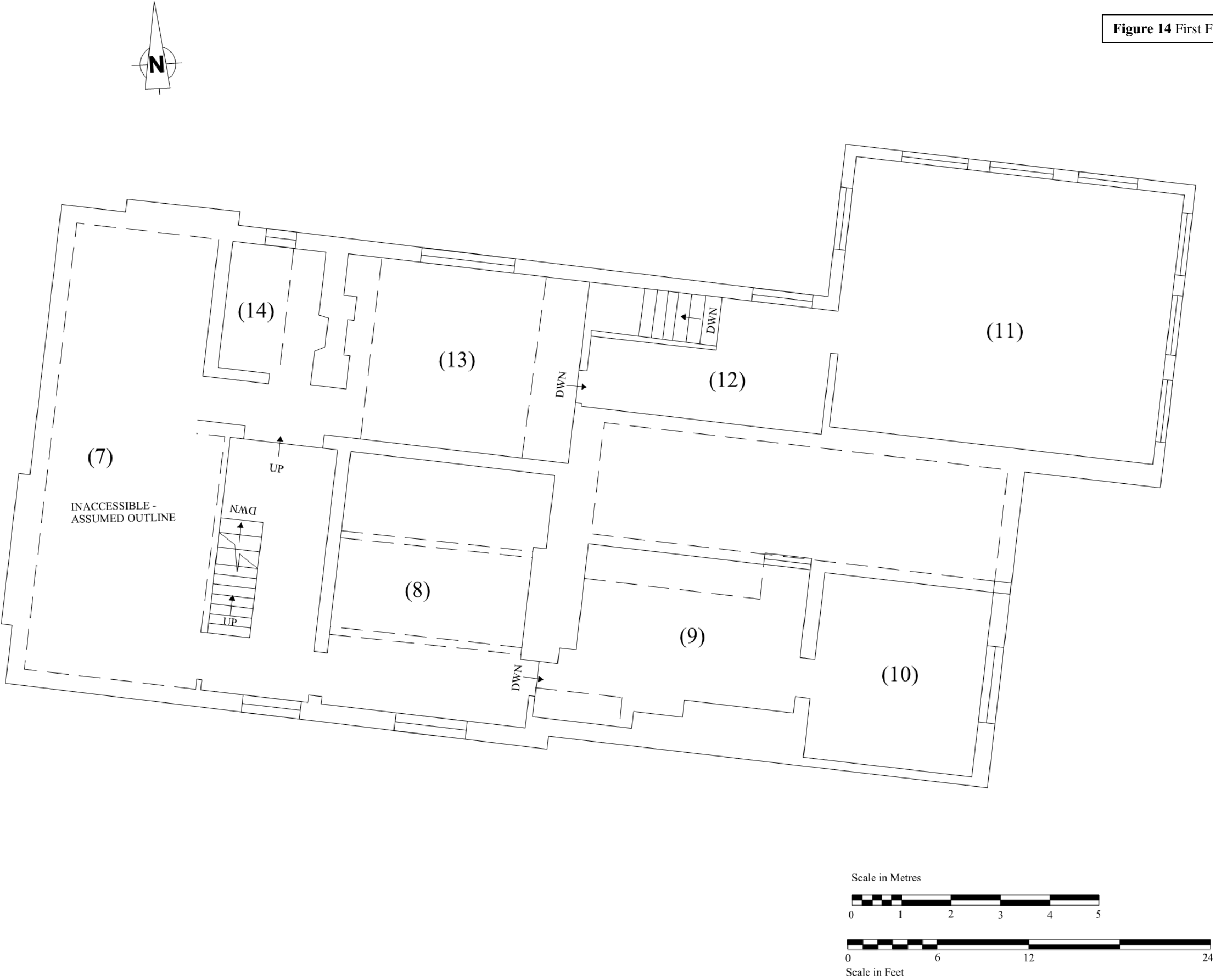


Figure 15 Report Photographs Location Plan –
Ground Floor.

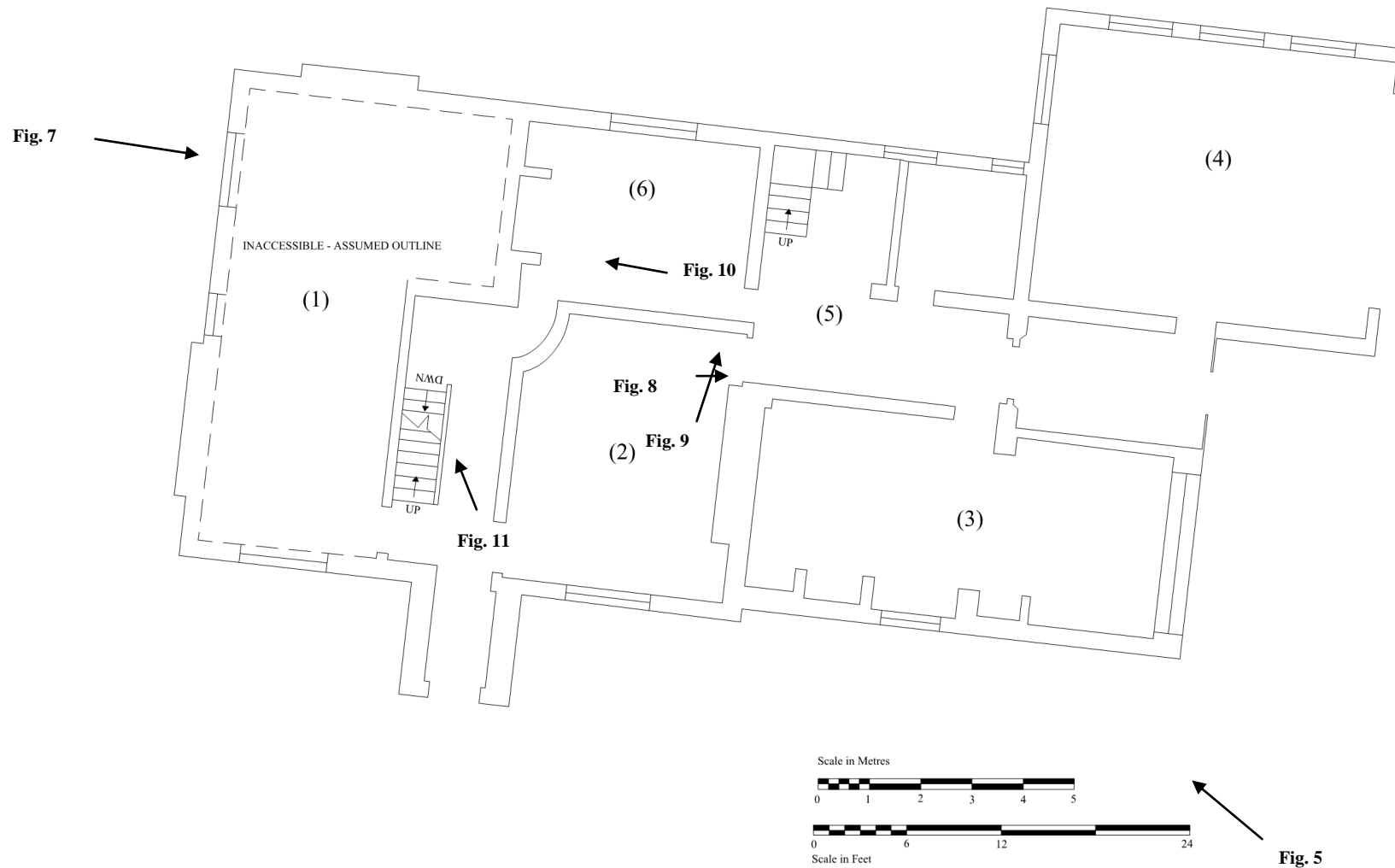


Figure 16 Report Photographs Location Plan
– First Floor.

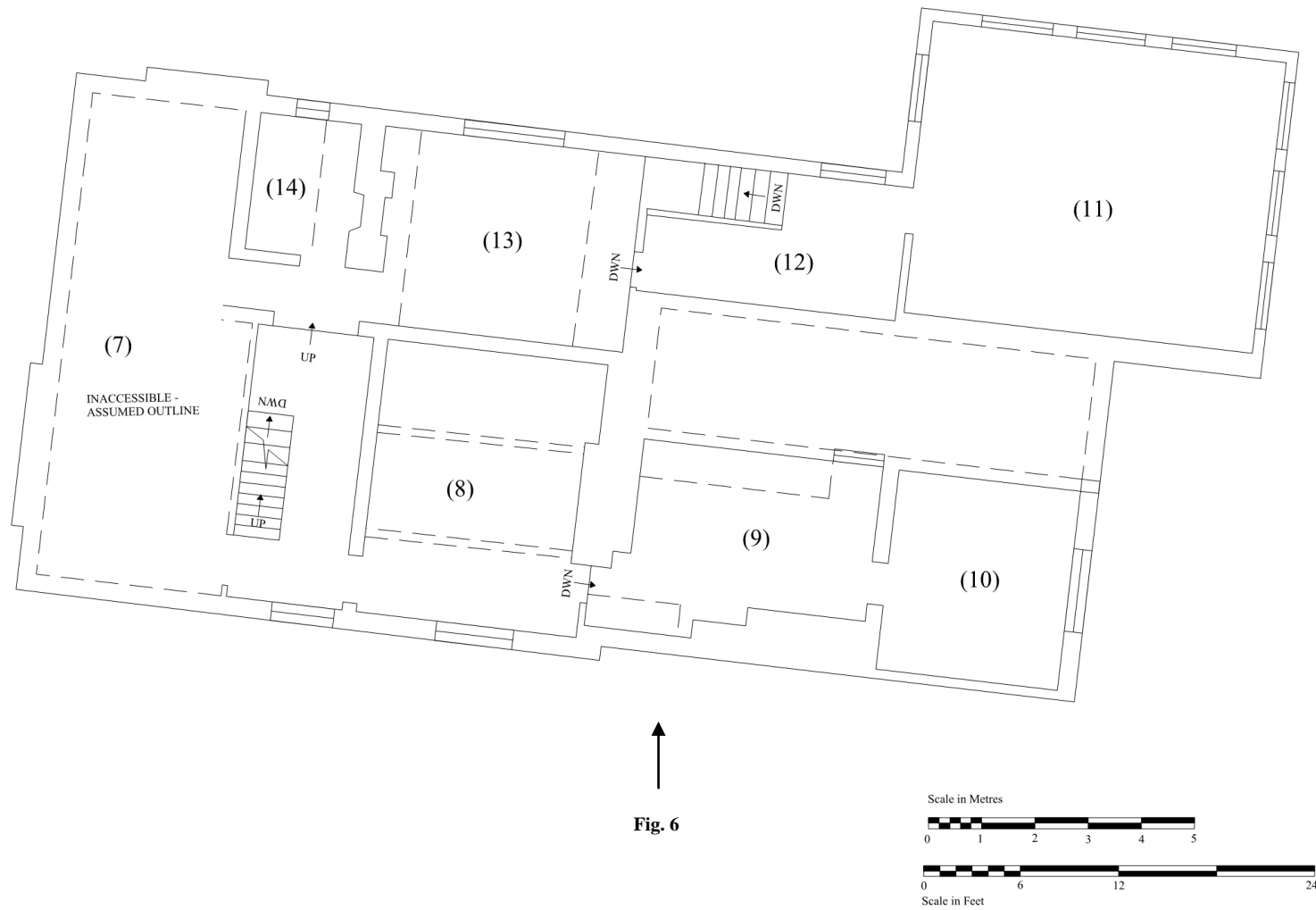


Fig. 6

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