

Archaeological
Building
Recording
Services

**An Archaeological Standing Building Survey
Coneybury Farm
Alcester Road
Flyford Flavell
Worcestershire**

(NGR SO 98373 56072)

On Behalf of Ms A. Marshall



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October 2018

ABRS Project No 2018-CFFW

Planning Permission No N/A

**Worcestershire County Council
Historic Environment Record Event
No. WSM70889**

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**An Archaeological Standing Building Survey, Coneybury Farm (Outbuilding Only),
Alcester Road, Flyford Flavell, Worcestershire (NGR SO 98373 56072).**

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Summary

This document is an archaeological standing building survey of Coneybury Farm (Outbuilding Only), Alcester Road, Flyford Flavell, Worcestershire (NGR SO 98373 56072), commissioned from Archaeological Building Recording Services (ABRS) by Ms A. Marshall in advance of the proposed conversion of the building to commercial use.

The outbuilding associated with Coneybury Farm is a known heritage asset. The building is a timber framed former threshing barn. There is no clear dating evidence for the barn, the listing description describes the farmhouse as 17th to 19th century in date, and it is likely that the barn is of a similar date.

The barn is in a much altered state with little of historic or architectural interest remaining. The gable frames survive in part, as do the long elevation square framing, the roof, however is largely missing, replaced by a modern unequally pitched roof.

The archive will be deposited with Worcestershire Museum Collection Store under the HER Event Number WSM70889.

1. Introduction

Archaeological Building Recording Services (ABRS) were commissioned by Ms A. Marshall to undertake an archaeological standing building survey of Coneybury Farm (Outbuilding Only), Alcester Road, Flyford Flavell, Worcestershire (NGR SO 98373 56072 (*Figures 1 & 4*)). Planning Permission and Listed Building Consent is being sought for the conservation and conversion of the building to commercial use. The building is a traditionally built former agricultural building believed to date between the 17th century and the 19th century. An archaeological standing building survey to Historic England Level 3 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016) is being carried out in support of the application.

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. The project was completed following 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 curtilage listed as a result of its association with the Grade II listed Coneybury Farmhouse (NHLE 1116870). The farmstead as a whole is recorded as a non-designated heritage asset and is included on the Worcestershire Historic Environment Record (HER), HER Ref WSM59449.

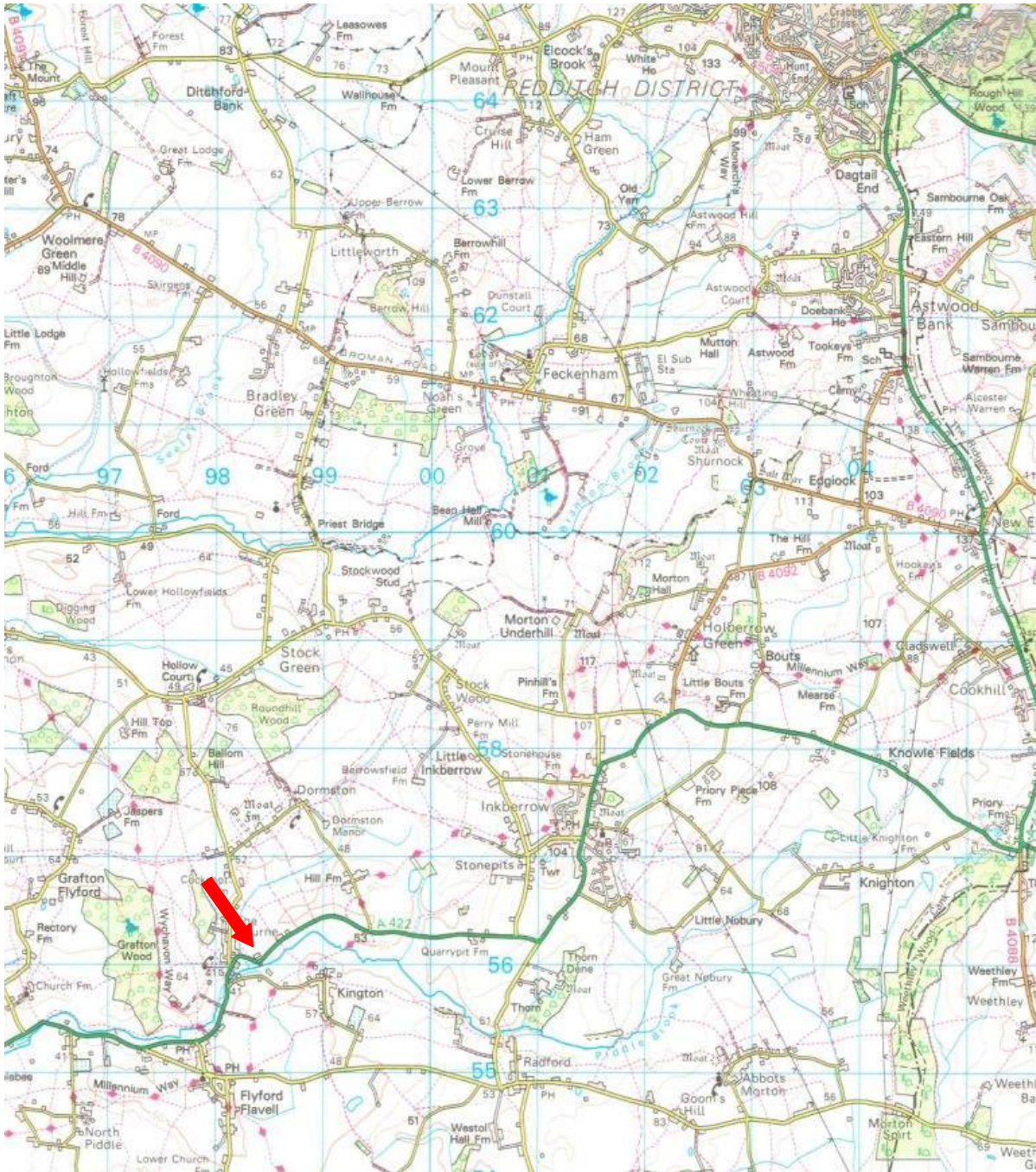


Figure 1
Site Location

Reproduced from 1:50000 map by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office.
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Prior to the Conquest Kington was held as three manors by *Ælwig*, *Eilaf* and *Tori*, by Domesday, there were only two, held by two knights of Roger de Lacy. The overlordship of one of these manors appears to have been given by one of the Lacys to Roger Pichard, by the beginning of the 13th century Kington was said to be held of the barony of Roger Pichard. In 1711 William Bickerton sold a moiety of “the manor” of Kington to Thomas Carpenter, by 1763 it had again passed to Ann Millard, John Benton and John Haynes, in 1814 it was advertised as being for sale, being sold later in the same year to Benjamin Littlewood of Amblecote.

The second manor was held by the manor of Inkberrow, the overlordship of this manor having passed from de Lacy to the Earls of Pembroke and by 1225 it belonged to William de Kington and later to the family of Toky. By the middle of the 17th century the Manor was held by the Wolmer Family, Thomas Wolmer sold the manor to Thomas Vernon of Hanbury in 1714. It then passed with Hanbury until about 1857, when Thomas Bowater Vernon sold it to William Laslett of Abberton Hall, M.P. for Worcester (1852-60 and 1868-74). He married in 1842 Maria daughter of Dr. Carr, Bishop of Worcester, but died without issue in 1884, and the Manor passed to the Rev. Robert James Baker, who was succeeded in 1886-7 by Mrs Baker Carr. The manor was purchased about 1905 by Mr Lawrence C. Tipper.

There is, unfortunately a lack of historic evidence currently available relating directly to Coneybury Farm. A map book of the Hanbury Estate belonging to the Vernon Family held by WA&AS suggests the land and farm may have belonged to the Estate. The earliest available map of the proposed development is the second edition Ordnance Survey of 1904 (Worcestershire Sheet XXXV.I (*Figure 2*)), the map clearly records and identifies Coneybury Farm and the proposed development area which consists of a linear building to the north west of the farmhouse forming one wing of a “L” shaped farmyard.

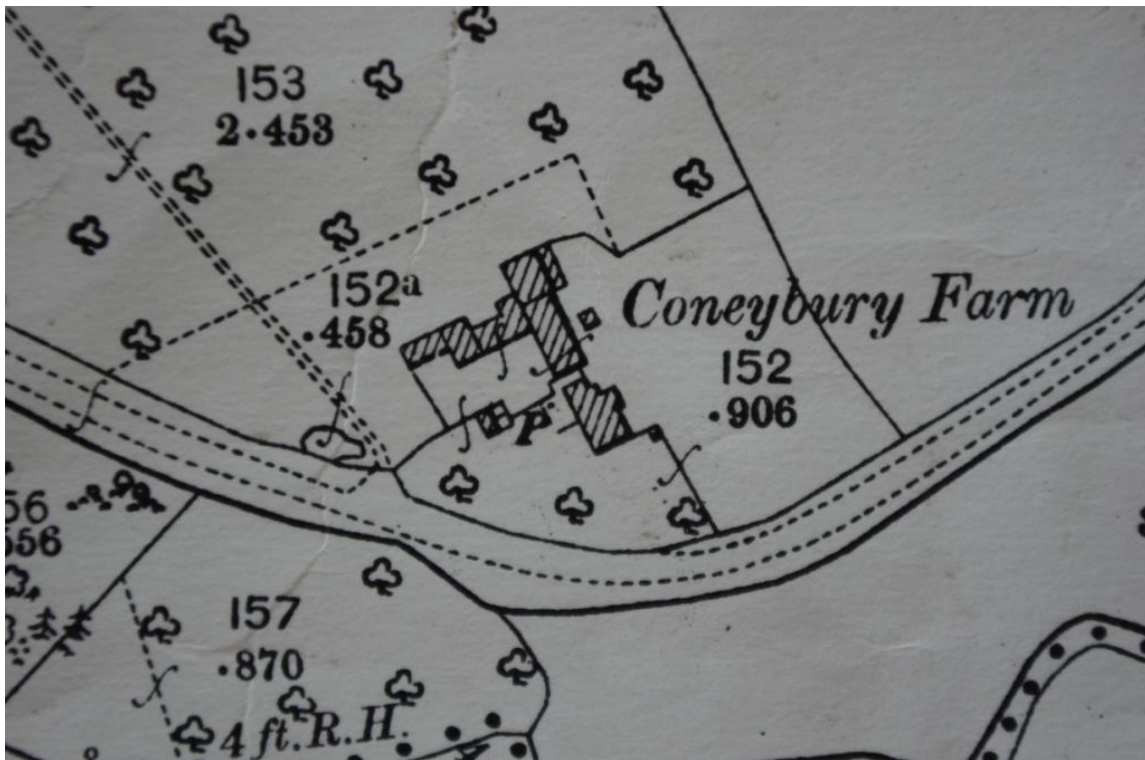


Figure 2
Second Edition Ordnance Survey (1904).

The only direct reference to Coneybury Farm so far uncovered is a sales catalogue dated April 1918 when Bourne Farm, Coneybury Farm and Kiteswood was offered for sale by auction. The accompanying map (WA&AS Ref 60/5082 (*Figure 3*)) is based upon a contemporary Ordnance Survey and is identical to the 1904 Ordnance Survey. The sales particulars describe Coneybury Farm as a valuable freehold farm with comfortable dwelling house, farm buildings, arable and pasture land, Orchards and woodlands.

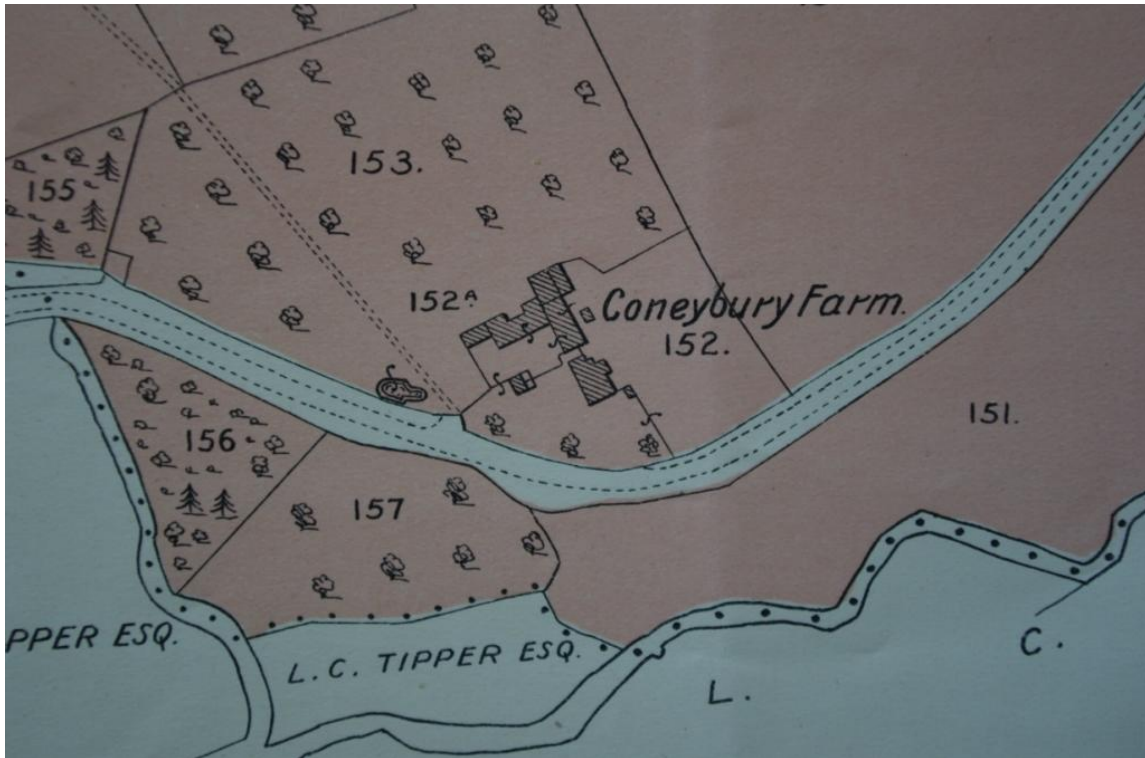


Figure 3
1918 Sales Catalogue.

The farm buildings are described in detail as consisting of a three bay barn with brick and stone floor, cart shed, cow house with boosey, stabling for 4 horses, loose box, cattle shed and piggery. The farm, at the time was occupied by Charles Bolton, the sales particulars state that Chales Bolton had been resident for 21 years. Kelly's Directory of Worcestershire confirms Charles Bolton as a farmer, but does not list the farm by name.

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 3. 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 rectangular in plan, with the long axis aligned north-north west – south-south east (*Figure 4*), for ease of description this is taken hereafter to be north to south. The principal elevation is that facing west. 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 west. A letter affix has been added to each principal element and a number suffix has been 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.

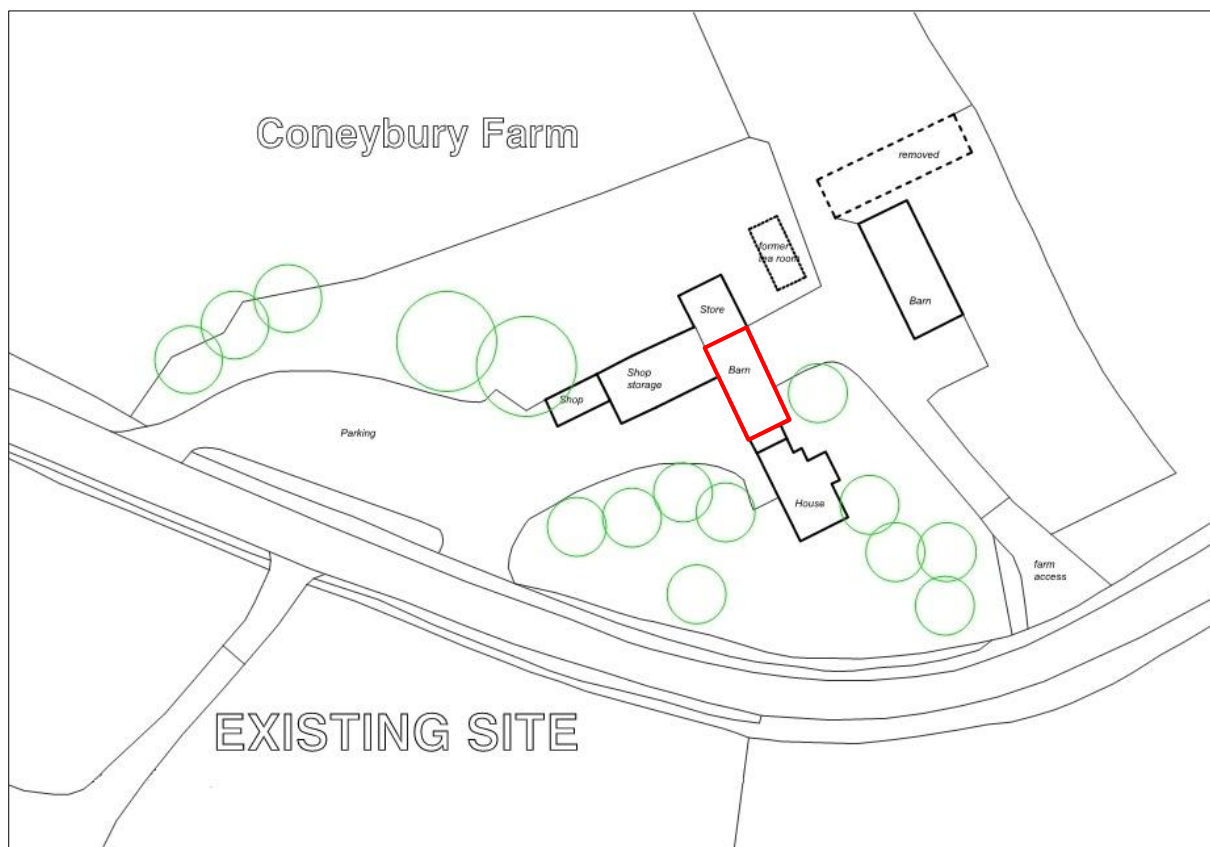


Figure 4
Proposed Development Area, in Red, Recorded Building in Red.
Supplied By Client (1:1250).

As far as is known, no previous historic building recording has been undertaken of the building. The farmstead is included in the Worcestershire Historic Farmsteads Characterisation Project (HER Ref WSM43492 (2012)).

The site visits were carried out by Gerwyn Richards on October 23rd and 30th 2018.

3. Description of the Building

The outbuilding associated with Coneybury Farm is a former three bay threshing barn, the timber frame is clad in weatherboard atop a stone plinth under an unequally pitched roof, the west facing roof is clad in plain tiles, and the east facing roof is corrugated tinned steel sheets. It is likely that the weatherboarding is modern. There is a distinctive weather vane constructed atop a horse drawn plough centrally mounted on the roof. The principal (west facing) elevation consists of a central arched opening, a smaller pedestrian door, probably modern to the south and two first floor windows, again almost certainly modern (*Figure 5*). The rear elevation is simpler, consisting of a central, squared opening (*Figure 6*). Both gables are largely concealed by other buildings; visible elements are also weatherboard clad.

Internally, the barn is divided into three equally sized bays by cross frames (*Figure 11*), the southern bay retains the cross frame, atop a stone and brick sleeper wall (*Figure 7*). The northernmost cross frame is largely missing except for the sleeper wall and easternmost angled brace.

The long elevations consist of square panel framing consisting of rails and three wall posts, some of the rails are missing (*Figure 8*). Square framing is seen as the cheaper option to earlier close studding as it required less timber and less time for the carpenter and as result was used on less important buildings such as cottages or in this case a barn. Never the less, writing in 1775, Nathaniel Kent in “*Hints to Gentlemen of Landed Property*” suggested that close studding should be used for buildings which were to be rendered, boarded or tile-hung, this suggests that the current weatherboarding is unlikely to be original, although there is no visible evidence of what would have been the original cladding. The bay posts are jowled.

A limited view of the southernmost gable indicates this too is square panel framing with upward braces between the sill and the bay post and modern brick noggin. The westernmost brace is a possibly reused timber having the possible remains of an oblique tenon joint for a missing angled brace (*Figure 9*). The shape of the joint hints at the brace originally being a tie beam and the joint housed a principal rafter. The northern gable is more fragmentary, with only the wall posts and upward braces remaining (*Figure 10*).

The roof structure has been severely truncated, leaving only the tie beams and wall plates as the only complete element of the original roof. Later beams, in deal have been attached to the earlier tie beams to support the modern roof. Three short lengths of the original westernmost principal rafters have been retained and incorporated into the modern roof, giving an indication of the original truss locations. There is insufficient structural remains to even attempt to identify what form the trusses took. The common rafters and purlins are modern deal. Some of the common rafters appear to be, if not original then earlier hardwood timber.

There is an inserted loft over the southernmost bay; the loft is constructed of reused railway sleepers. The use of these sleepers suggests a mid to late 20th century construction date for the loft.

4. Conclusion

The outbuilding associated with Coneybury Farm is a known heritage asset, being curtilage listed and included on the Worcestershire HER as an historic farmstead. The building is a

timber framed former threshing barn. There is no clear dating evidence for the barn, the listing description describes the farmhouse as 17th to 19th century in date, it can be assumed that the barn is of a similar date.

The barn is in a much altered state with little of historic or architectural interest remaining. The original plan form of three bays with a central threshing floor is still discernible as are the cross frames marking the bays. The gable frames survive in part, as do the long elevations, the roof, however is largely missing, replaced by a modern unequally pitched roof.

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

- 3 A3 paper sheets containing plans, elevation & notes
- 1 DVD containing 49 digital images
- 2 A4 contact sheets
- 49 B&W negatives and contact sheets
- 2 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	archaeol30-332628
Project Name	An Archaeological Standing Building Survey, Coneybury Farm (Outbuilding Only), Alcester Road, Flyford Flavell, Worcestershire.
Site Co-ordinates	SO 98373 56072
Project Type	Standing Building Recording
Project Manager	Gerwyn Richards
Previous/Future Work?	No/Not Known
Current Land Use	In use as a building
Development Type	Commerical
Prompt	LBC
Archive Recipient	Worcester Museum

6. References & Sources

Brunskill, R.W. 1985 *Timber Building in Britain*. Gollancz.

Harris, R. 2006 *Discovering Timber-Framed Buildings*. Shire

Historic England. 2013 *National Farm Building Types.* London

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

Worcestershire Historic Environment Record (HER) October 2018.

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

7. Colour Plates



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



Figure 6
Rear Elevation (Looking West – South West).

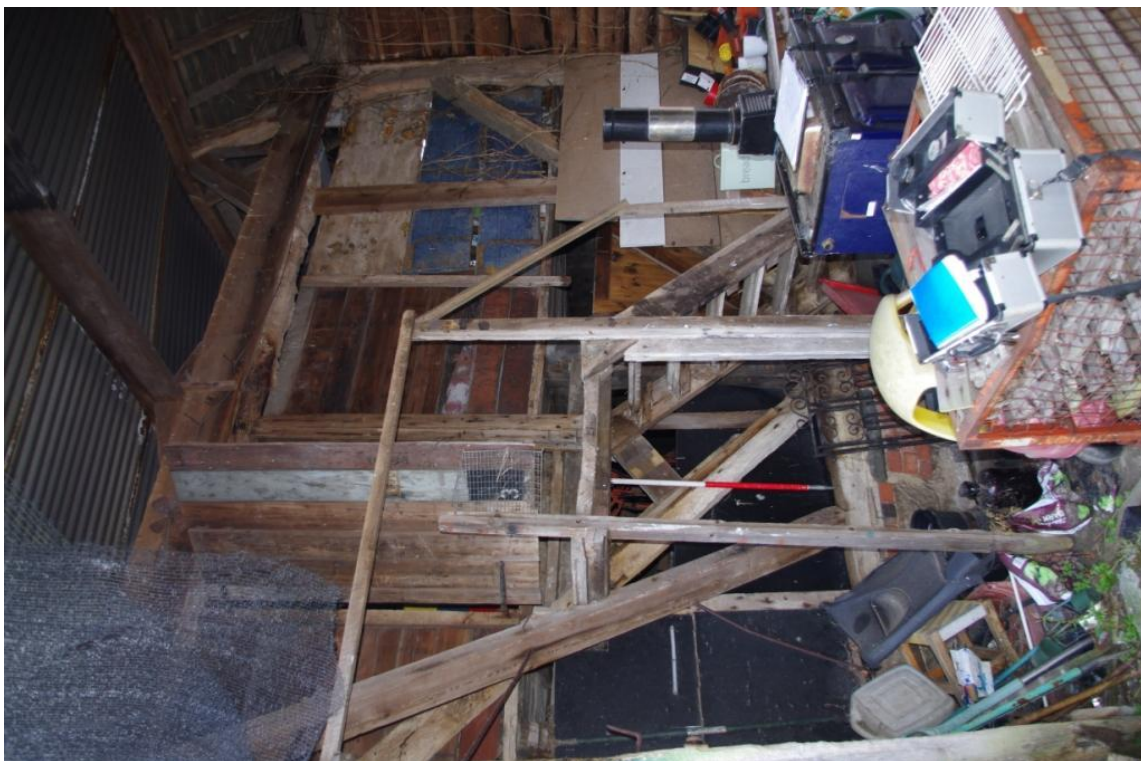


Figure 7
Limited View of Southernmost Cross
Frame (Looking South).



Figure 8
Square Framing on East Facing Elevation (Looking North – North East).

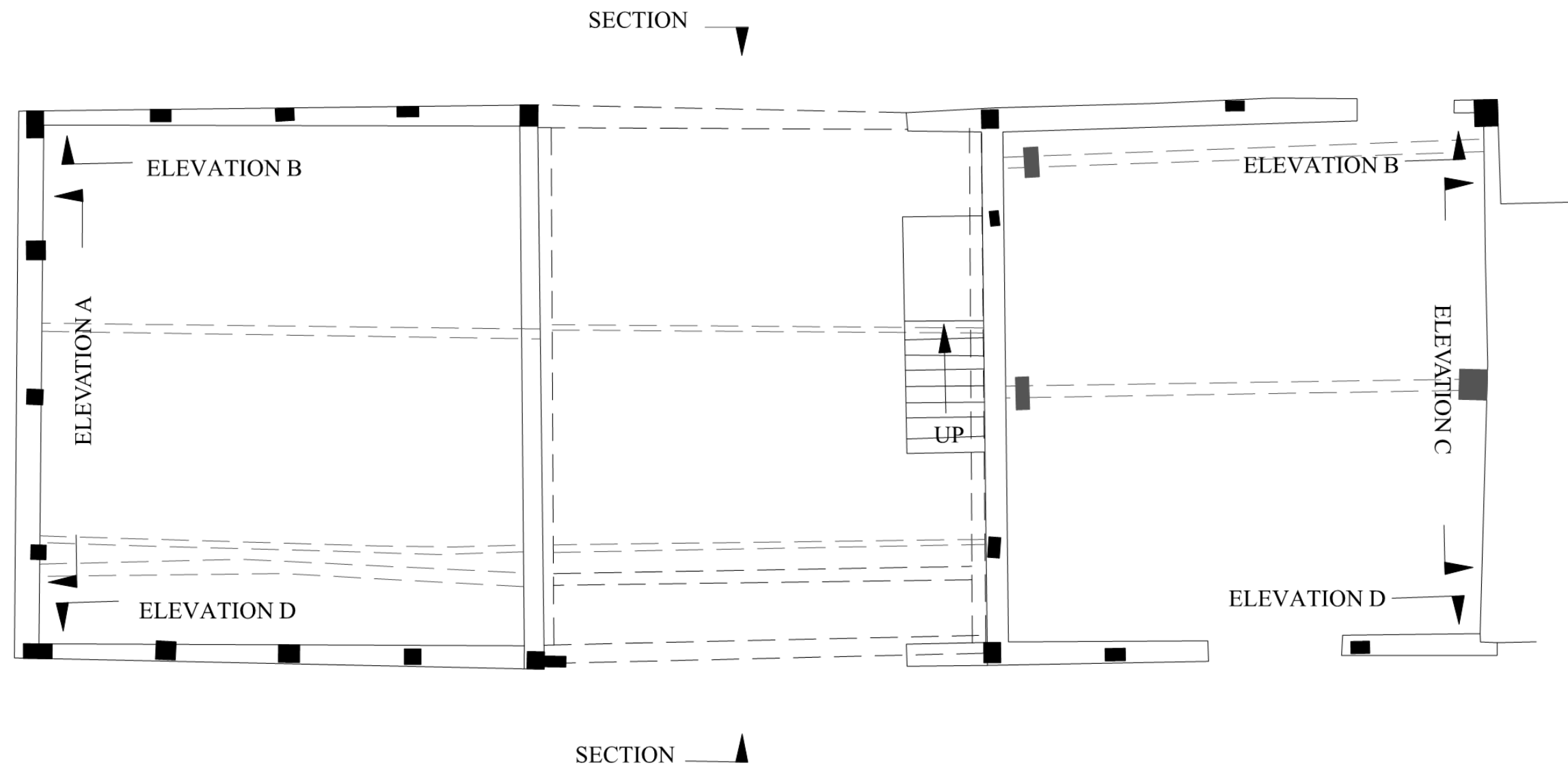
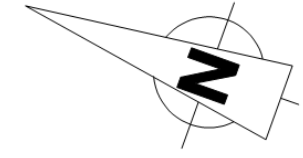


Figure 9
Oblique Tenon Joint (Arrowed) on Angled Brace, Southernmost Gable.

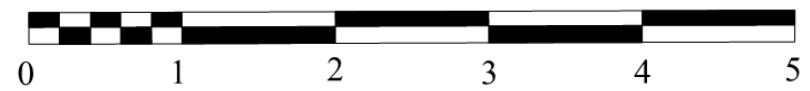


Figure 10
Northernmost Gable (Looking North – North West).

Figure 11 Floor Plan.



Scale in Metres



Scale in Feet


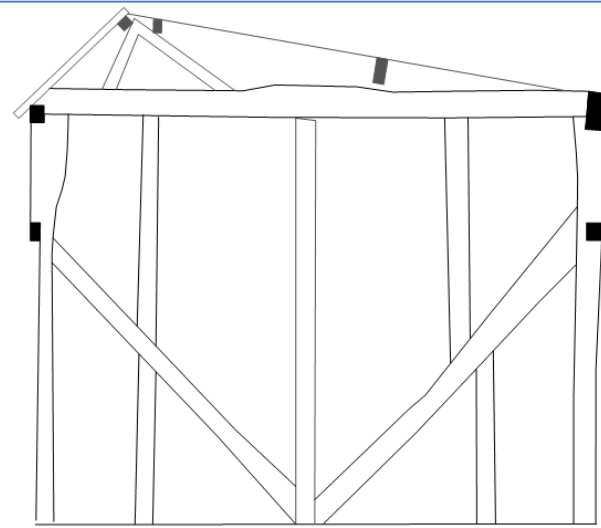
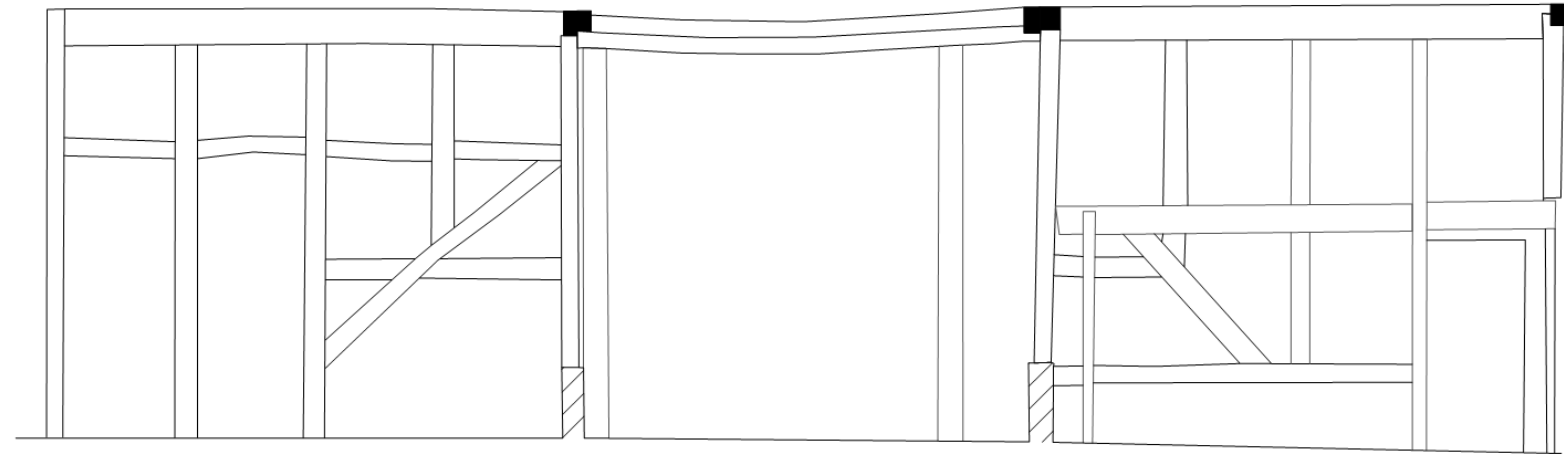
 Confirmed As Modern

Figure 12 Internal Elevations.

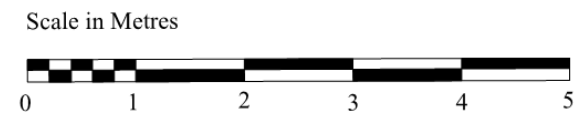


ELEVATION A

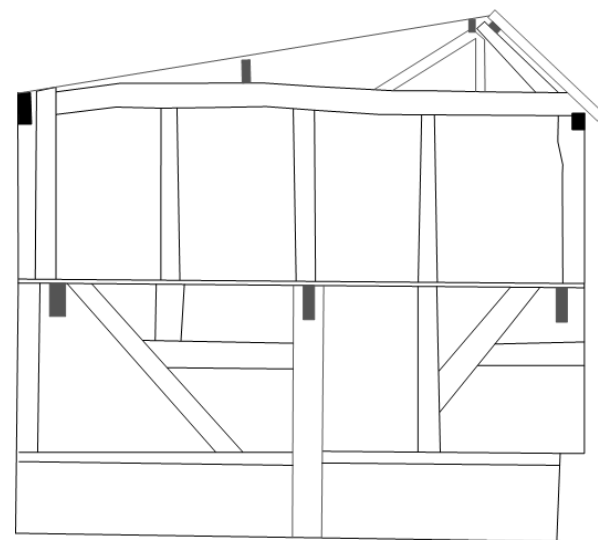
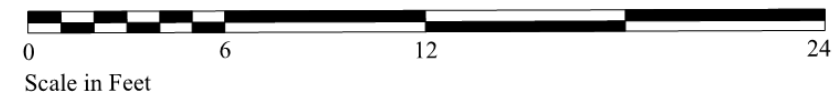


ELEVATION B

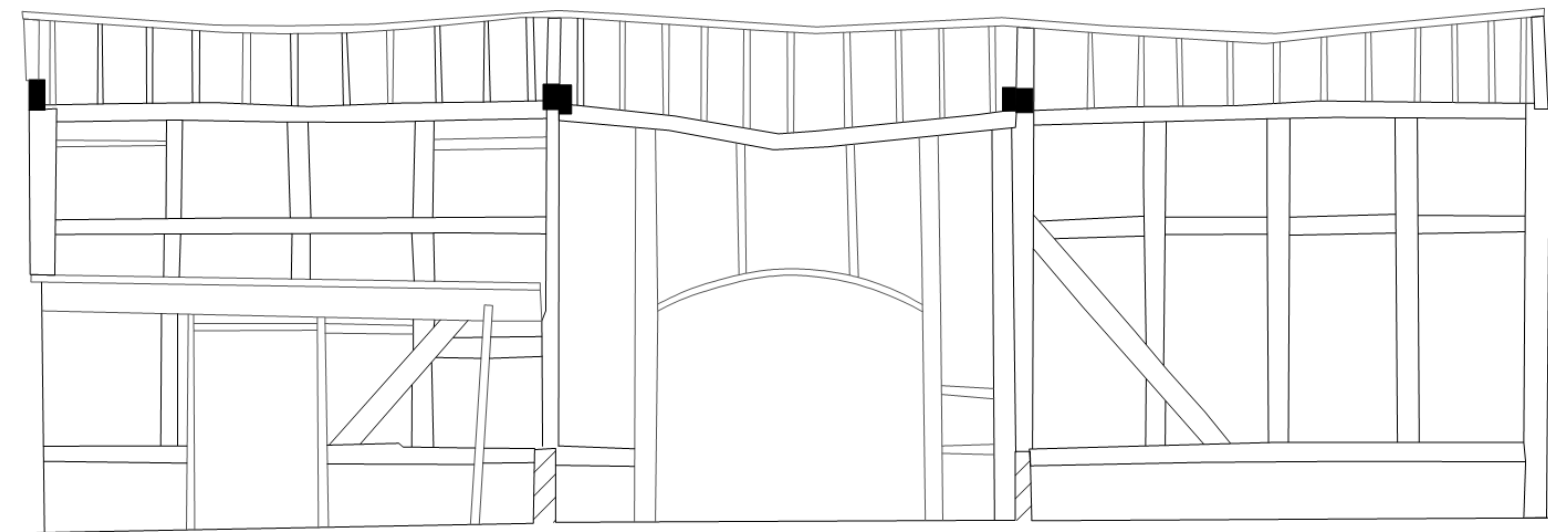
Original Framing



Modern Timber



ELEVATION C



ELEVATION D

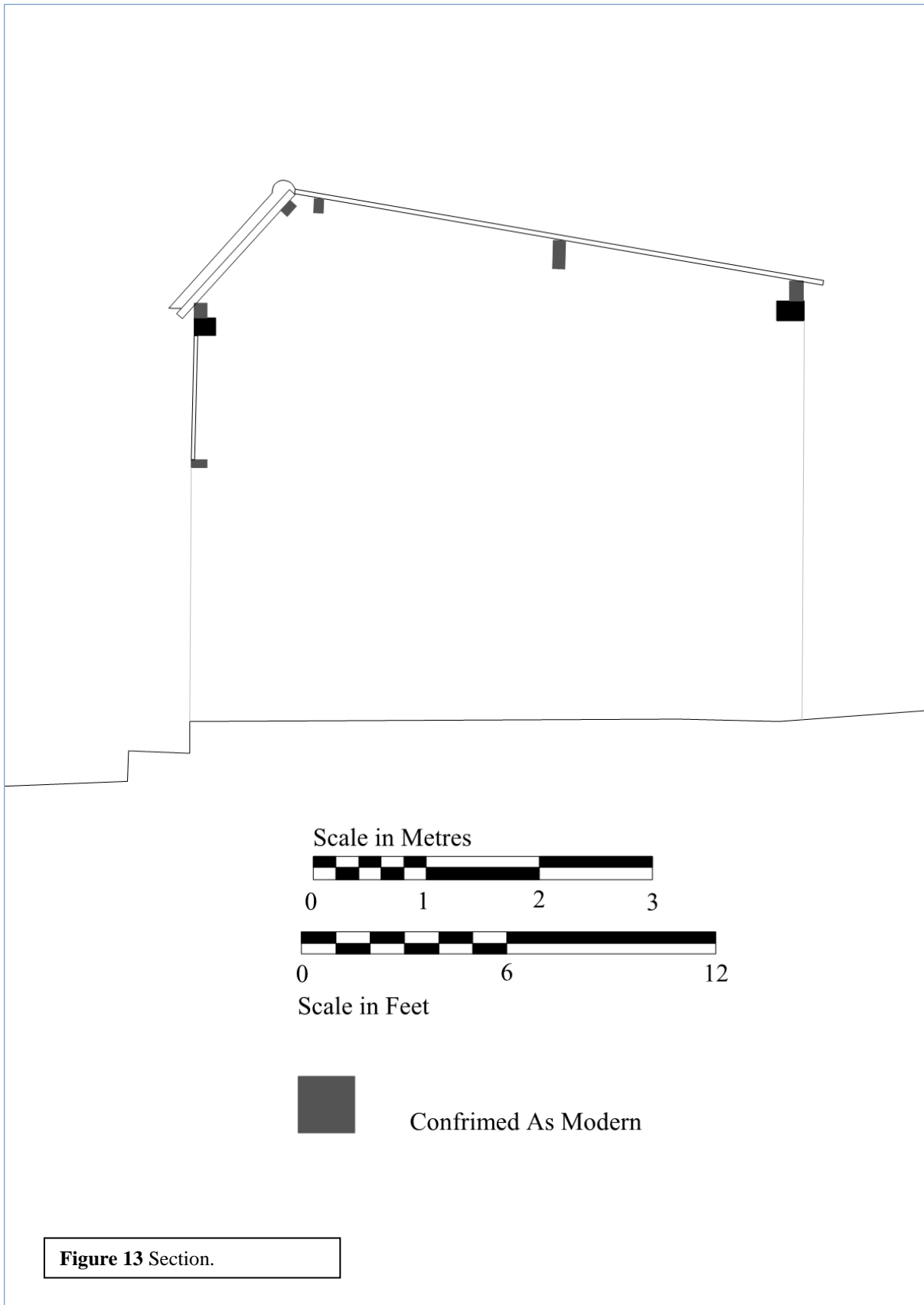


Figure 14 Report Photographs Location Plan – Ground Floor.

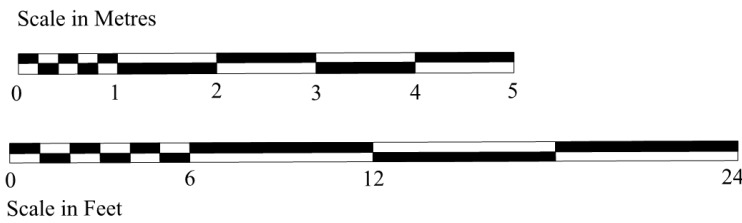
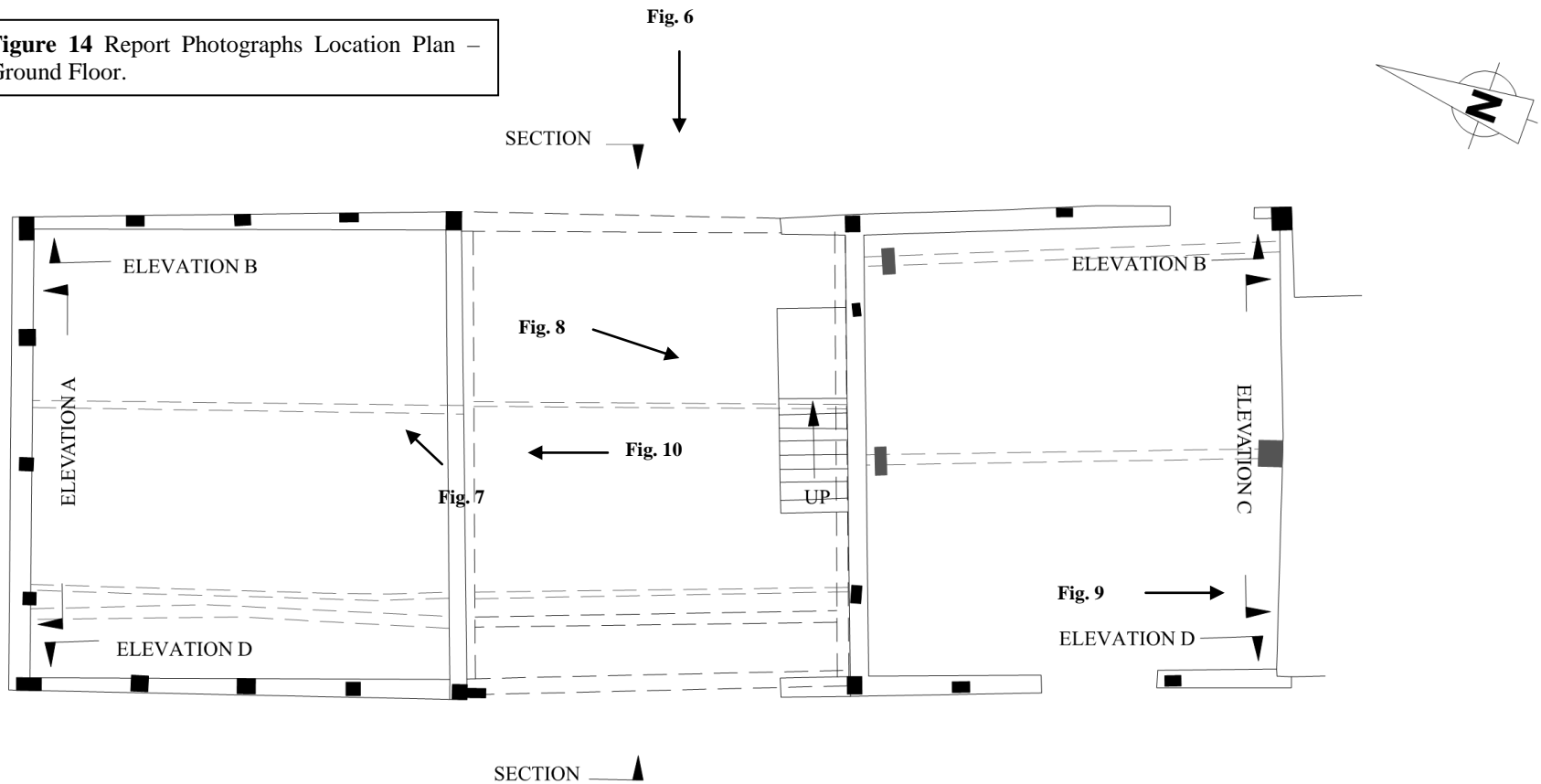


Fig. 5

Archaeological Building Recording Services (ABRS)

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