

**A building survey of a former
barn near Monyhull Hall,
Kings Norton,
Birmingham
(SP 0672 7909)**

Birmingham University Field Archaeology Unit
Project No. 714
June 2000

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near Monyhull Hall, Kings Norton,
Birmingham, (SP 0672 7909)**

by
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Summary

A program of building recording was carried out by Birmingham University Field Archaeology Unit in May 2000. The work was undertaken on behalf of Capitec, a part of NHS estates. The survey building was not listed, but in the curtilage of Monyhull Hall, a grade II listed building. This survey was carried out in order to satisfy a condition within a listed building consent which required a report detailing the survey building's structure prior to its demolition.

The survey building was located to the south-east of Monyhull Hall Road in Kings Norton, Birmingham, at grid reference SP 0672 7907 (Fig.1). The survey building was a clamped-brick-built former barn, lately used as an electrical workshop for Monyhull Hospital. The former barn was an apparently 18th-century brick building with a tile roof, situated about 50m south-west of and in the curtilage of Monyhull Hall. The survey found a substantially intact timber-framed roof believed to date from 1550-1650, which was clearly part of a four bay, timber-framed, threshing barn. In the early-18th century the timber framing of the walls was dismantled and replaced with clamped brick, but the building retained a threshing function. In the 19th century the threshing doors were blocked to create a stable block and in the early-20th century a gardener's cottage was created in the westernmost bay.

A building survey of a former barn near Monyhull Hall, Kings Norton, Birmingham (SP 0672 7907)

1 Introduction

The following report summarises the results of a program of building recording carried out by Birmingham University Field Archaeology Unit in May 2000. The survey building was a clamped-brick-built former barn, lately used as an electrical workshop for Monyhull Hospital. The work was carried out on behalf of Capitec, a part of NHS estates, and follows a brief for historic building recording produced by the Conservation Department of Birmingham City Council in August 1999 (Hodder and Demidowicz 1999, Appendix 1). This survey of the building was made, prior to demolition as a condition of listed building consent. A written scheme of investigation (Litherland 2000, Appendix 2) outlined the scope of the recording work and was submitted to, and agreed by, the local planning authority prior to the commencement of the archaeological work.

The survey building is located to the south-east of Monyhull Hall Road in Kings Norton, Birmingham, at grid reference SP 0672 7907 (Fig.1). The former barn is an apparently 18th-century brick building with a tile roof (Plate 1), situated about 50m south-west of, and in the curtilage of, Monyhull Hall, which is listed grade II. The survey building had later structures attached to the south and east sides and the north-east corner (Fig.2).

2 Historical background

The area of the Monyhull estate was first recorded in a charter of 699-709AD, when Offa of Mercia granted three hides of woodland near the Chinn Brook to the church of Worcester (Demidowicz, forthcoming). By the 13th century much of the woodland in this area of south Birmingham had been cleared and divided into a number of small holdings, among which Monyhull is first mentioned in a document of 1237 (Mawer and Stenton 1969, 355). At the dissolution Monyhull formed part of the estates of the ecclesiastical college of Westbury-on-Trym and was surrendered to the crown in 1544 (*Valor Ecclesiasticus*, 1814, 433). The estate then passed through a succession of lay owners, before being purchased by the Kings Norton Union in 1905 for use as a psychiatric hospital known as the 'Monyhull Colony for epileptics and the feeble-minded'.

The medieval farmstead at Monyhull probably stood on or near the site of the present house which is situated in an advantageous position on a hill overlooking the Chinn Brook to the south-east. There is a putative medieval moated site nearby (SMR 2938), but it has been suggested that these remains may be part of a watermill instead (Demidowicz 1998, 10). The survey building was first depicted on the 1838 tithe map for Kings Norton and was listed as a barn in the 1841 rate book (BCLA CP/KN/2/1/2).

The first clear reference to a hall at Monyhull is in 1608 (*Calendar of State Papers, James Ist, 1603-1610*). This hall would almost certainly have been timber-framed. The present hall building was built in the mid-1730s by John Arderns, the owner of the Monyhull estate, and included accommodation overlooking the farmyard for his tenant, Thomas Cotterill (W.R.O. Foley Scapbook III, 173).

A group of farm buildings clustered around a yard to the south-west of the hall is mentioned in 18th-century documents. The 18th century was a period of profound agricultural improvement, stimulated locally by the rapid growth of Birmingham's urban population. The survey building is the only survivor of these farm buildings, although a building immediately to the west was listed as 'the Old Barn' in a survey of Monyhull Hospital made in 1918, whereas the survey building was actually listed as 'the Gardener's Cottage and Stables'. This change of use may either have occurred when the hall was altered in the 1870s to serve as a gentleman's residence, or when Monyhull Colony was set up as a self-sufficient community in 1905.

3 Objectives

The aim of the archaeological work was to record any significant historical features within the building and compile an interpretation of its development and use. This was achieved through a combination of historical building analysis and drawn and photographic survey, supplemented by a basic level of historical background research. The written report, supplemented by interpretative drawings and photographic plates seeks to detail the location, aims and methods of work, and discusses the historical and structural evidence for the development of the building.

4 Method

The archaeological recording consisted of a visual inspection supplemented by written notes and an assessment of readily accessible secondary sources of data. A full photographic survey was carried out using 35mm format black and white film, supplemented by colour print photography and selected colour transparencies. All photographs were clearly labeled, numbered and cross-referenced to their film and negative numbers. A ground plan and a roof plan were drawn, together with cross-sections and elevation drawings of walls. The roof assembly was also drawn.

The exterior of the building was extensively masked by concrete render and the interior subdivided and plastered, with false ceilings inserted. In order to determine the structural development of the building it was necessary to selectively strip render or plaster from targeted areas of walling. Within the parameters of this level of survey, it was not possible to strip the whole building. Long sections of render were stripped along external walls with the express purpose of identifying features such as blocked windows or doors. Internally, small areas of plaster were removed to confirm the modernity of the internal walls. For clarity, very modern alterations such as inserted ceilings or partition-walls

were not recorded as part of the historic building survey. Some parts of the building were not accessible during the survey, these areas are identified within the text.

5 The survey

The survey building was a former barn, latterly used as an electrical workshop for Monyhull Hospital (Plate 2). Several later structures were attached to the south and east sides of the building. The survey building was on an east-west alignment and once occupied the southern side of a courtyard of farm buildings situated about 50m south-west of Monyhull Hall. From superficial external examination, the earliest parts of the building appeared to be 18th-century in date, employing clamped red bricks between 2¼ to 2½ inches thick.

In plan, the building consisted of four bays, defined by the principal trusses of the roof (Fig.3; and Fig. 8, below). The easternmost bay was only accessible from the adjacent hospital building to the east. Above a suspended ceiling was a taller plaster-and-lathe ceiling. The central two bays comprised the electrical workshop on the ground floor. A floored loft area was situated over the second bay, accessed from a small swung door situated just below the eaves-line. A modern ceiling was inserted over the third bay. While the fourth bay had a higher modern ceiling where it had been converted into toilets and a kitchen, above this ceiling was another lathe-and-plaster ceiling associated with an inserted first floor. No previous descriptions of the building had been made.

Roof

Access to the roof was through a loft door situated in the north wall. The roof was evidently the earliest component of the building. The character of the roof fitted into a later-medieval tradition of carpentry, and redundant mortice and peg-holes in the soffit of the tie-beams and wall plates clearly indicated that the roof was originally part of a timber-framed building. The carpentry of the roof consisted of a series of pegged principal trusses, none of which were similar (T2-T4; Figs.4 & 5). The majority of the common rafters were contemporary with the principal trusses, but some appeared to have been reversed, probably when the present tile roof was put on. The rafters generally consisted of two planks pegged together at the purlins. Over the second bay of the building the rafters were also pegged to the ridge purlin (Plate 3). The scantling of the rafters was 5 inches by 2½ inches and they were laid in the opposite way to modern carpentry, with the shorter side of the rafter taking the weight of the roof. The purlins were supported by the brick gable walls, while the timber trusses had small stub-walls located under the tie-beams, further supporting the truss. The purlins were trenched into the principal rafters (Plate 4), and the scarf joints were splayed and side-pegged. Curved wind-braces also supported the purlins jointed to the principal rafters of Bays 2 to 4 (Plate 5). At the eastern end of the purlins over Bay 2, the windbraces had been removed, and the southern purlin in Bay 4 was not original. The distance between these bays was nominally 16 feet. Redundant mortices in the soffit of the wall plates in Bay 2 may indicate posts supporting two sets of large opposed cart-doors. Redundant mortices in the

soffit of the wall plates in Bays 3 and 4 were arranged every four feet, with a two-pegged joint for a post in the centre and single-pegged joints on either side for studs. The wall plates were splay-scarfed, bridled and side-pegged. The scarfs of the purlins and wall-plates were jointed simultaneously throughout Bays 2 to 4 of the building.

The easternmost bay (Bay 1) was 19 feet long. The character of this bay was very different, being a common-rafter roof with a very slight ridge piece with more extensive use of nailed joints (Plate 6). However, several of the rafters were re-used and appeared to be contemporary with the other rafters in the rest of the roof. The wall plates were obscured behind a later ceiling, but the purlins were clearly re-used wall plates with lap-dovetail joints at either end. Their re-use may have determined the length of the first bay, being equivalent to the width of the building. The character of the re-used tie-beams was very similar to the other roof timbers and it is extremely tempting to see them as coming from the same structure. The southern tie-beam was probably from a closed internal Queen-post truss, while the northern tie beam was probably from an end truss, with larger three-pegged angled mortices in its soffit to take braces.

Truss 2 was much altered, which is consistent with the idea that the easternmost bay of the building was substantially rebuilt (Fig.4). There was no continuous tie-beam; instead a shorter beam spanned a former access between two short stubs of brick walling that acted as trusses. This pattern was repeated above to support a collar beam upon which the ends of the re-used purlins rested. A re-used stud then acted like a King-post between the collar and ridge purlin of the older section of roof over Bay 2. There was later brickwork blocking the access from Bay 1 into Bay 2.

Truss 3 consisted of a cambered tie-beam with a pair of raking struts supporting the principal rafters (Fig. 5). Two sets of redundant mortices in the soffit of the tie-beam related to both the lap-dovetail assembly, and a braces to the principal wall posts. Like Truss 2 the tie-beam was supported by a pair of short brick wall-as-trusses, and the access between Bay 2 and Bay 3 had been blocked with brickwork.

Truss 4 had a straight tie-beam with a crown strut supporting a collar (Fig.5). There were similar redundant mortices in the soffit of the tie-beam to those in Truss 3, but the brickwork underneath was all of one later build. Truss 4 had slumped to the south and the southern purlin was clearly a replacement.

North wall

Discussion of this wall is principally based upon examination of the external face after removal of the concrete render (Fig.6). The main build was of clamped orangey-red brick with a nominal size of 8½ by 4 by 2½ inches. The wall was one brick thick and bonded with white lime mortar. The bond of the brickwork was irregular, and did not conform to any common type. The earliest features within the wall were a narrow doorway in Bay 3, set with a pair of lozenge shaped decorative features picked out in headers, which may be blocked-in ventilation holes. In Bay 2, straight-joints and the remains of hinge-support-stones denoted the former position of a pair of cart-doors (Plate 7). Set just below the

eaves here was a loft entrance that was contemporary with the blocking of the barn door. Other features were all modern.

East gable

Only the upper part of the internal elevation of the east gable was accessible. The main build was identical to that in the north wall (Fig.4, T1). At the apex of the gable was a lozenge-shaped set of ventilation holes and set under this was a window or a door, with a segmental arch composed of a single course of headers laid on-edge. This feature was partially obscured by the flue of a chimney of a large fireplace built into the room downstairs.

South wall

The main build of the south wall was similar to the north wall. The main difference between the north and south walls was a plinth running along the base of the south wall (Fig.6). Original features included three shallow, segmental-headed arches made of a lower course of headers-on-edge surmounted by a second course of normal headers. Towards the west end of the wall was a doorway, with a wide window set slightly to the east. The disturbed area to the west of this doorway may also have once been another window set in proportion with the better preserved window on the east side of the door. At the eastern end of the building was a probable window with dentilated eaves cornice. In Bay 2 was evidence of the blocking of a second set of opposed cart-doors. The hinge stones for the doors were still set into the wall. Set into the blocking of the cart-doors was a small window and door, each with two courses of headers-on-edge set in a segmental arch. To the east of the blocked cart-doors a segment of the wall was obscured behind a concrete block wall. Similarly the upper metre of the wall was rendered, but this was visible from inside of the roof. All openings in the wall had been blocked in the last century, with the exception of a doorway near the western end of the wall.

West gable

The west gable was examined by stripping render from the lower part of the external wall, supplemented by examination of the upper part of the wall internally (T5, Fig.7). The plinth seen in the south wall continued round this side of the building (Plate 8). The rest of the main build was blind. There was an irregular area of blocking built into the lower northern part of the gable. A large percentage of the blocking contained firebricks, possibly indicating that this feature may have originally been part of a drying-oven or kiln. All the other features were cut into the wall sometime in the last century. The upper pair of windows was evidently earlier, with stone rather than concrete heads. The lathe-and-plaster ceiling within Bay 4 was clearly related to the insertion of these upper windows.

6 Interpretation and phasing

For analytical purposes the development of the building can be summarized within four main phases (Figs.8 & 9). A preliminary phase (Phase 0) is represented by the timber roof over Bays 2 to 4, which was part of a timber-framed threshing barn. Phase 1 comprises the main phase of clamped-brick construction and the rebuilding of the roof over Bay 1. Phase 2 relates to several alterations to the building, still within an agricultural context, while Phase 3 probably relates to the alterations made after Monyhull Hospital was built.

A large well-built barn was a symbol of a farm's prosperity. On a mixed farm such as Monyhull, the threshing barn was both a storage and a processing building for cereal crops such as wheat, barley, oats or rye. At harvest a portion of the crop was usually stored inside and the remainder ricked in the yard. Hand threshing required a smooth floor surface upon which the sheaves could be spread and then flailed. When all the seed had been shaken the grain was winnowed by being tossed in the draught between the open doors of the barn. The threshing floor was generally centrally placed, with storage space for unthreshed corn on one side and threshed straw on the other. Some arrangements, like Monyhull Barn, included storage areas of unequal size. This traditional layout of a threshing barn began to be superseded in the late-18th and 19th centuries, when mechanised threshing machines became more common.

Phase 0 is associated with a timber-framed threshing barn with a pair of opposed cart-doors set within the second bay. Re-use of materials in Bay 1, particularly the common rafters, would seem to indicate that there was a bay in this position within the original timber-framed building. This is further reinforced by the logic of the internal arrangement of a threshing barn. In the case of Monyhull Barn, the structure probably had a single bay to the east of the threshing floor and a pair of bays to the west. The wall framing seems to have been based upon four feet wide panels.

Phase 1 saw continuity in terms of the function of the building, but a replacement of the timber paneling with one-brick-wide walls. This walling appears to have been constructed in sections involving the propping of the roof and removal of the timber walls. The integrity of the roof build, despite the lack of a sequence of carpenter's marks, argues against the whole roof being rebuilt over the newly constructed brick walls. This view is further supported by the unusual rise in the height of the north wall towards its western end (Fig. 6). The use of the wall-as-truss to support the tie-beams was a common feature of brick-built barns throughout the Midlands (Peters 1980,17). At this phase the eastern end of the building may have dealt with the processed corn and the larger western end may have been for storage. More openings have survived within the south wall in comparison with the north wall, which is unusual given the tendency of the courtyard to act as a focal point with the farmyard. However, it is equally possible that the set of three large windows inserted into the north wall in the last century destroyed evidence for other openings in this wall.

The most important change in Phase 2 involved the blocking of the opposed cart-doors, which must be associated with a profound change in the function of the building. However, these changes may still be seen within an agricultural context. For example, the small window set next to the large doorway in the south wall may relate to the stables mentioned in 1918. The extent of later disturbance in the north wall may have destroyed any evidence of a similar arrangement on this side of the building. The deliberate provision of a floor and hayloft over Bay 2 may also be understood within the context of stabling activity. The area of blocking within the west gable also probably relates to this phase, when an oven or kiln may have fallen into disuse and any flue through the wall infilled.

Phase 3 is mostly associated with various 20th-century changes resulting from the changing function of the survey building within the broader set up of Monyhull Hospital, although it is also possible that some of these changes occurred when the hall was converted into a gentleman's residence in 1870. When originally set up, the hospital was supposed to be a self-sufficient community, hence the colony title. Therefore, it is likely that initially the survey building would have continued to have an agricultural function, in common with several of the other buildings set around the farmyard. The insertion of the fireplace and the lath-and-plaster ceiling within the ground-floor room of Bay 1 may be seen within the context of the 1918 function of the building as the Gardener's cottage and stables. The ground-floor chimney-breast is exceptionally wide, which may imply that it was designed for a range or stove. Provision of a range may be seen within the context of either a rest room for the gardening team, or alternatively for boiling mash for the putative stables next door. At the other end of the building, the insertion of a second floor and the provision of a chimney with three flues against the west gable wall implies that Bay 4 was the most likely location of the gardener's cottage.

7 Dating

Dating of the phases in the development of the building depends upon analysis of the roof and of architectural features such as windows, and, for later periods, on the size of bricks. The roof may be dated in two ways. The most reliable and accurate way is to take dendrochronological samples from selected timbers within the roof. Preliminary examination would indicate that there are several suitable timbers for this type of analysis available within the roof. The second method of dating is to undertake comparative research into the carpentry of other buildings in the region. Within the parameters of the current survey it was not possible to undertake any broader research, but a provisional date range of between 1550-1650 may be proposed. This also fits into a known phase of building at Monyhull Hall (Demidowicz pers comm.).

The best dating evidence for Phase 1 is probably the clamped brickwork. The brick size employed at Monyhull Barn was very common in the 18th century, before various brick taxes to finance war with France were introduced which led to an increase in the size of the average brick. Within an 18th-century context the construction of the clamped brick walling may, perhaps, best be seen within the first half of that century rather than the

latter half. There are several reasons for this. Firstly, the employment of a very irregular type of bonding may have been the result of a set of builders still finding their way in terms of brick construction. Secondly, the traditional threshing barn began to be superseded by mechanised designs in the later part of the 18th century, and finally, this date range coincides with a known period of building work in brick at the hall.

For the reasons given above, the Phase 2 changes, which involved the probable conversion of the threshing area into stables, are probably best viewed within a 19th century context. Likewise, the Phase 3 alterations, though spread over a number of years, probably relate to the changing functional requirements of the hospital complex over the last century.

8 Discussion

The parameters of the present survey were drafted on the basis of salvage recording, as a condition of planning consent for the demolition of a structure that was believed to be an 18th-century barn, in the curtilage of a grade II listed building. The subsequent discovery of a much earlier roof in quite good repair obviously upsets the assumptions upon which the survey was based. This is not an uncommon situation within archaeological work, which by its very nature is a process of examination, recording and understanding. The implications of the present survey are that further work is required to fully understand a locally important structure, that is also potentially of regional significance. The following items of work can be tentatively suggested as being appropriate should demolition works be carried out.

1. Further recording of the roof structure after removal of the tiles and lathes.
2. Detailed inspection and recording of individual timbers as they are carefully dismantled.
3. Further examination of those parts of the building which were inaccessible during the present survey due to masking by other structures, to follow the demolition of these buildings.
4. Examination of the floor to try to find evidence for the original threshing floor.
5. Provision for a program of dendrochronological sampling of selected roof timbers.

Acknowledgements

This report was written by Steve Litherland and edited by Lucie Dingwall. The figures were drafted by Nigel Dodds. The BUFAU recording team consisted of the author, John Halsted, Edward Newton and Dan Slater. Thanks are also due to Dr Mike Hodder and Toni Demidowicz of Birmingham City Council for monitoring the work and to Robert Stone of Capitec for commissioning the project.

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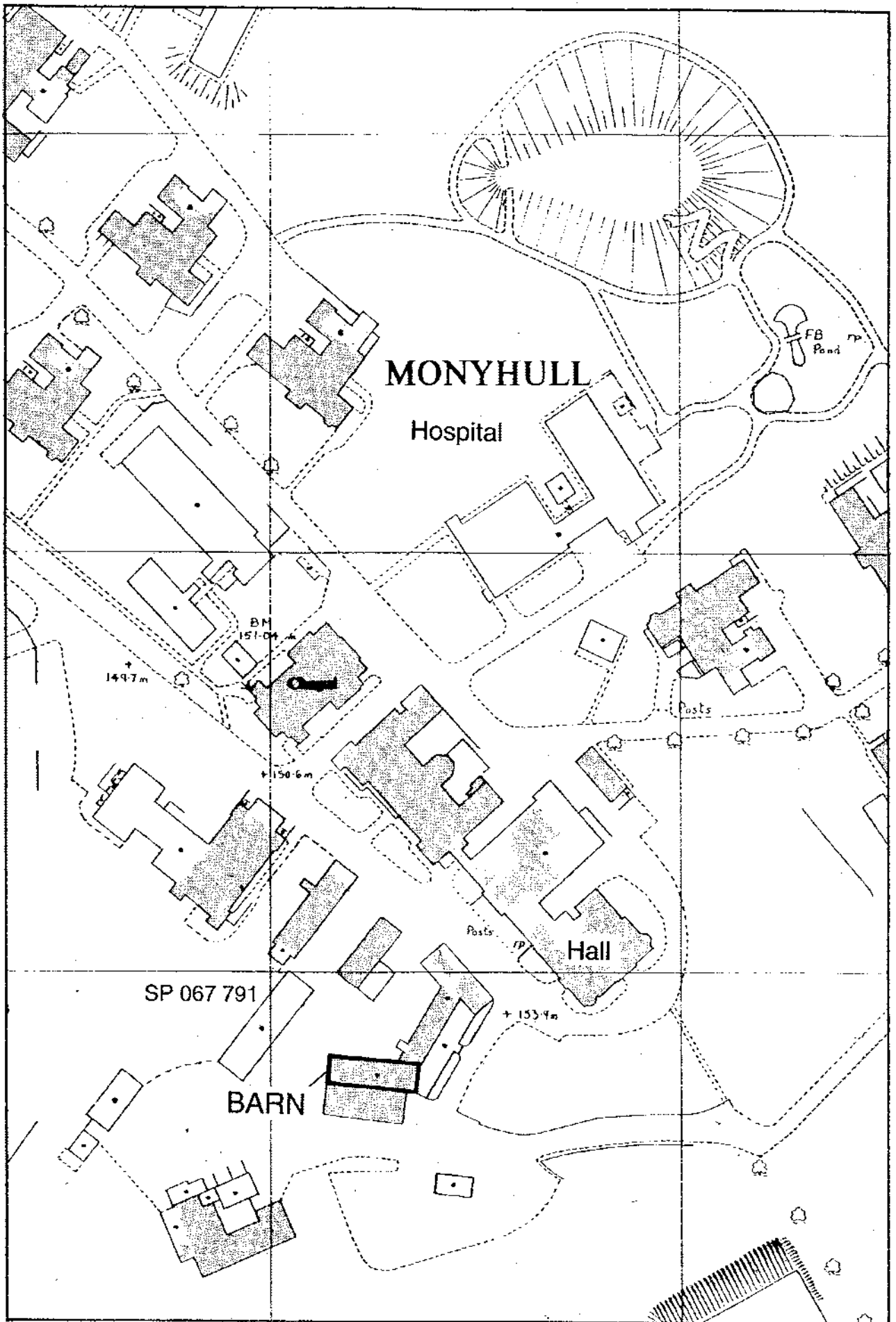


Fig.2

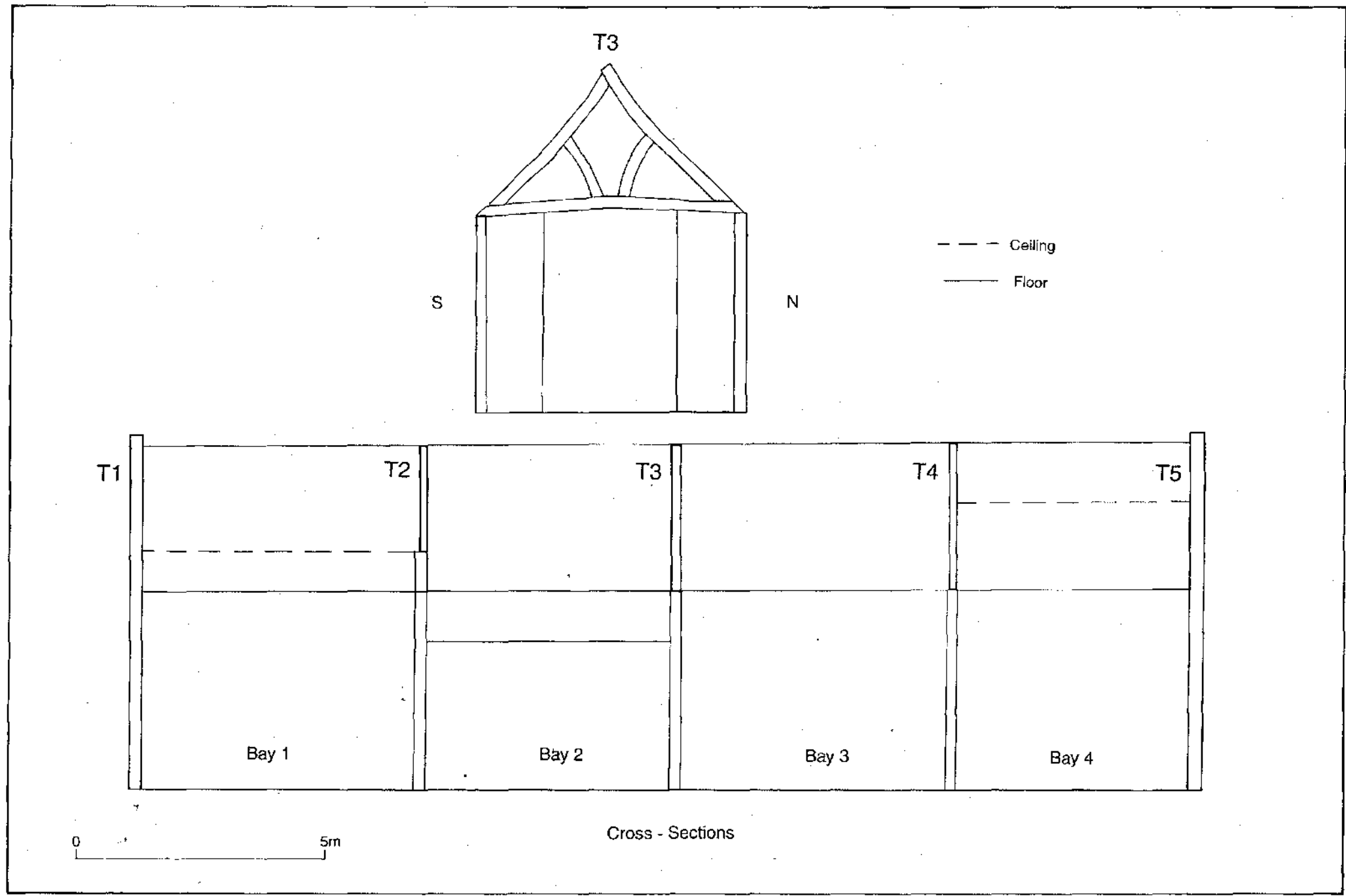
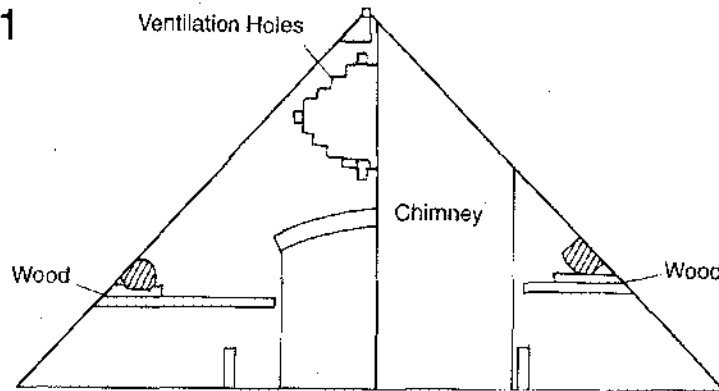


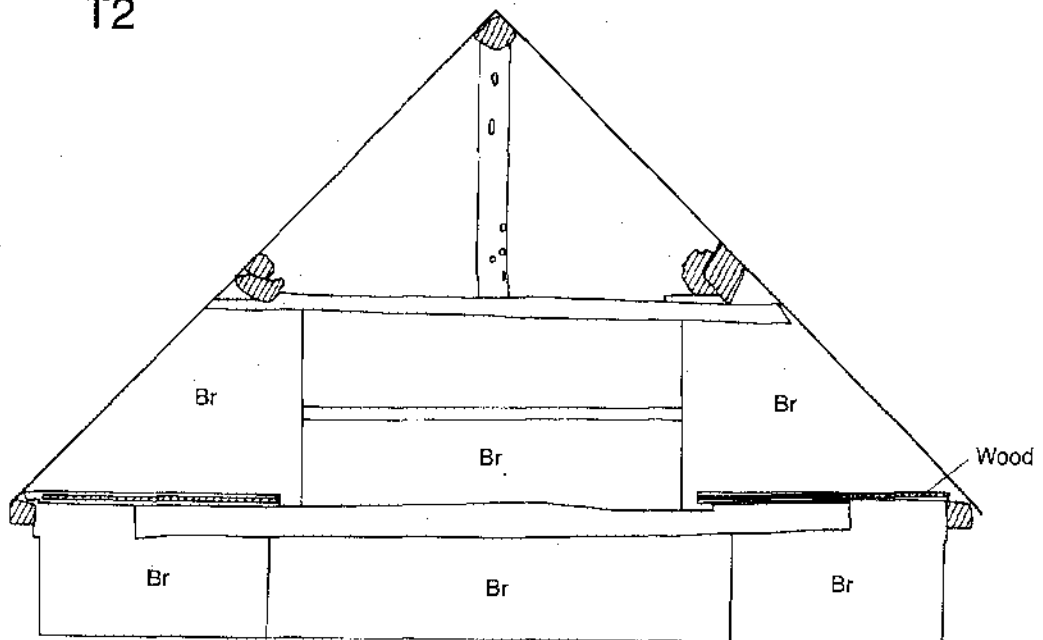
Fig.3

T1



Internal Face of Eastern Elevation

T2

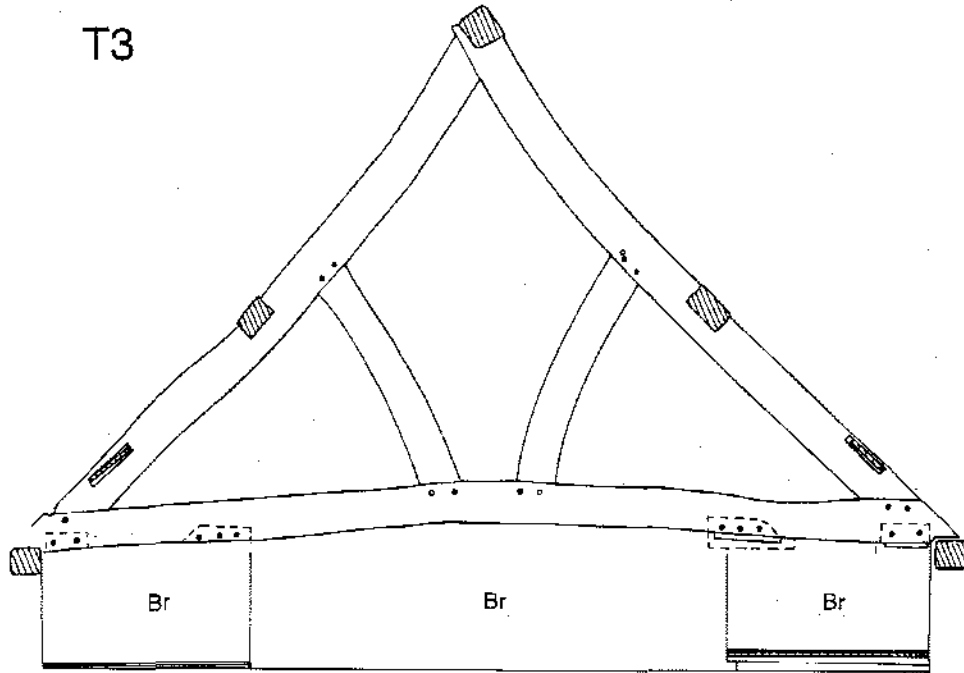


Br = Brick

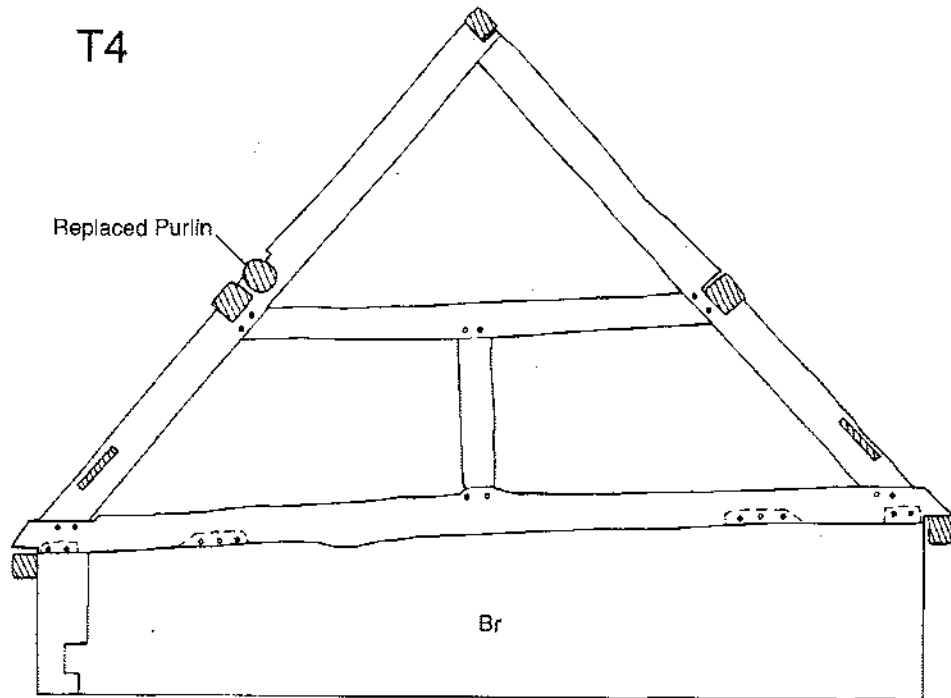
0 2m

Fig.4

T3



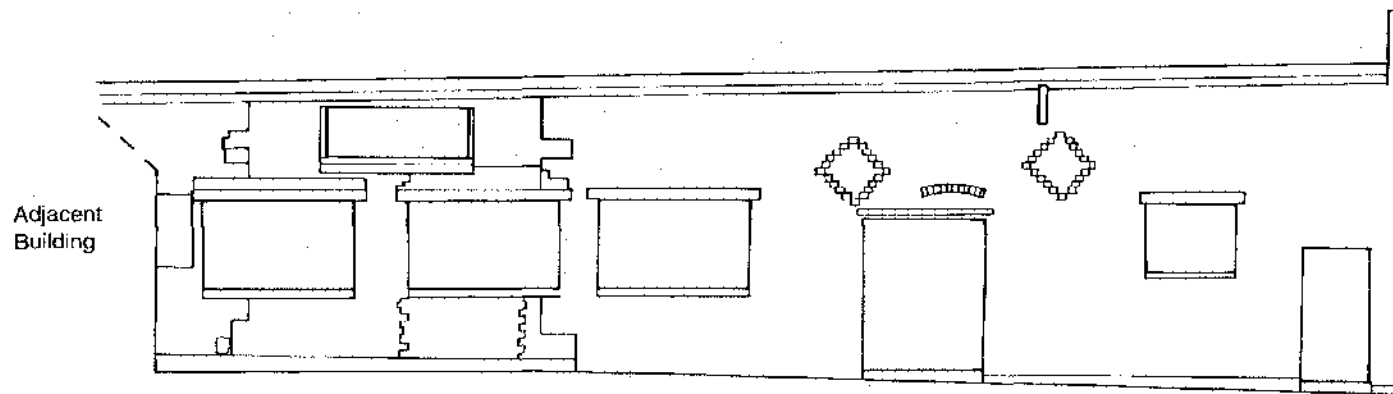
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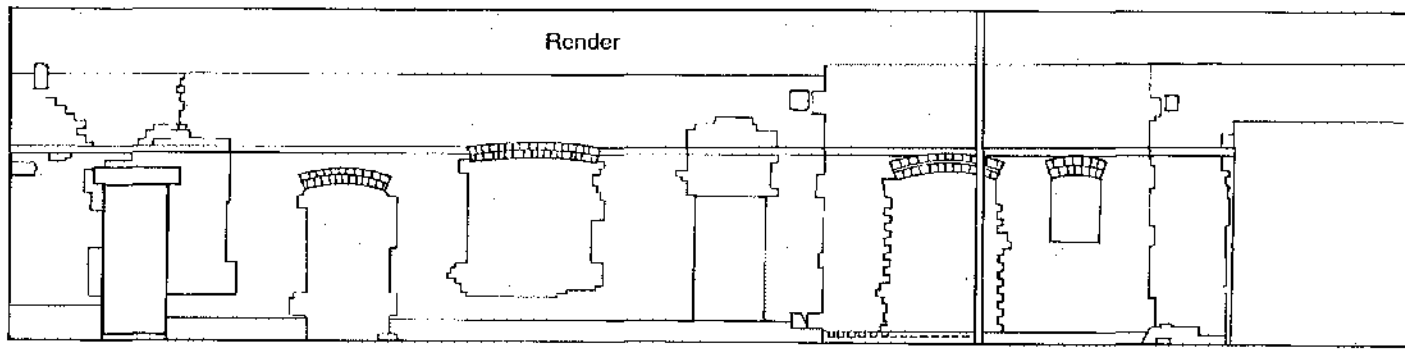
Br = Brick

0 2m

Fig.5



N. Facing External Elevation

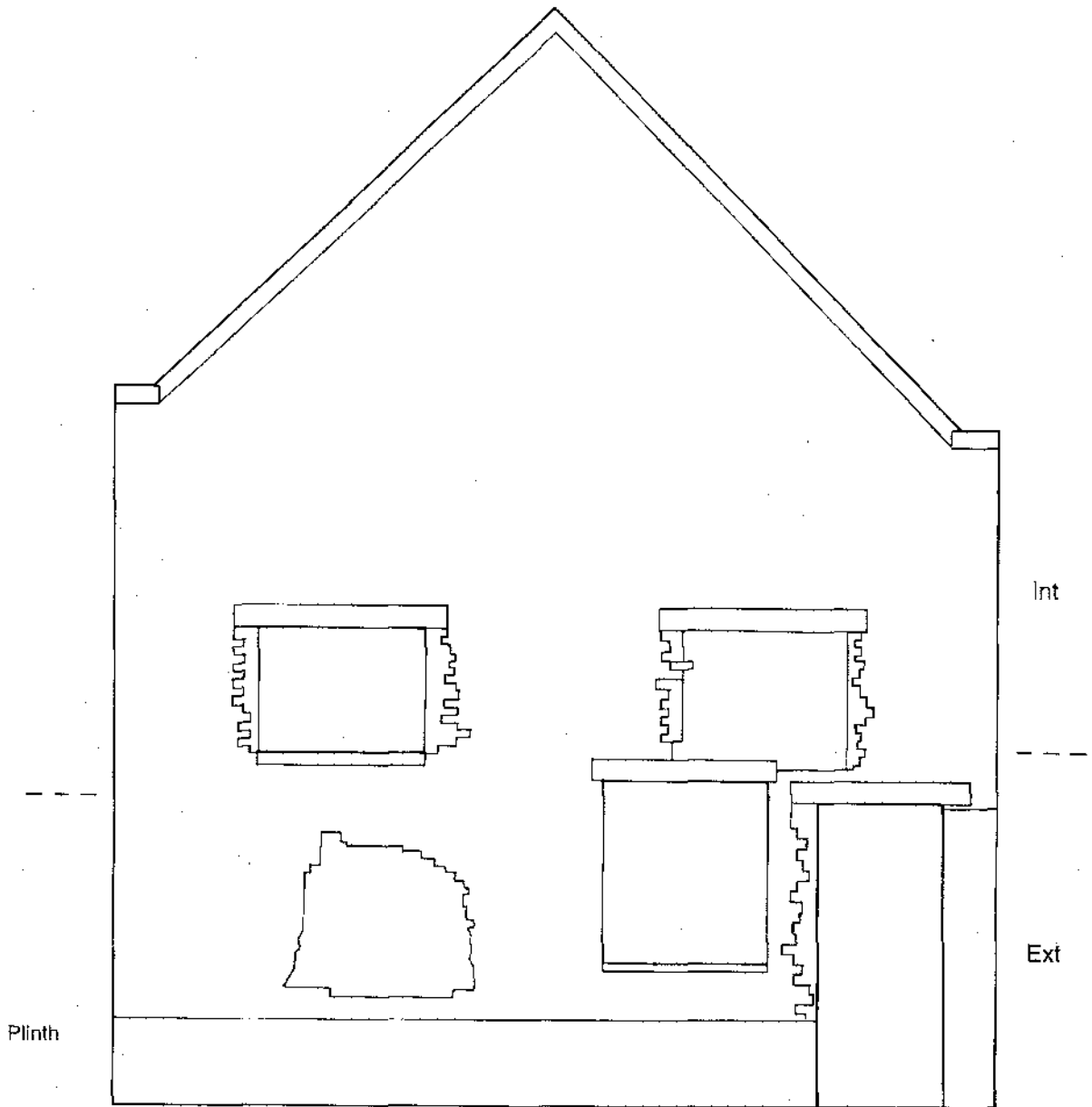


S. Facing External Elevation

0 5m

Fig.6

T5



Western Gable Wall - Composite Elevation

0 2m

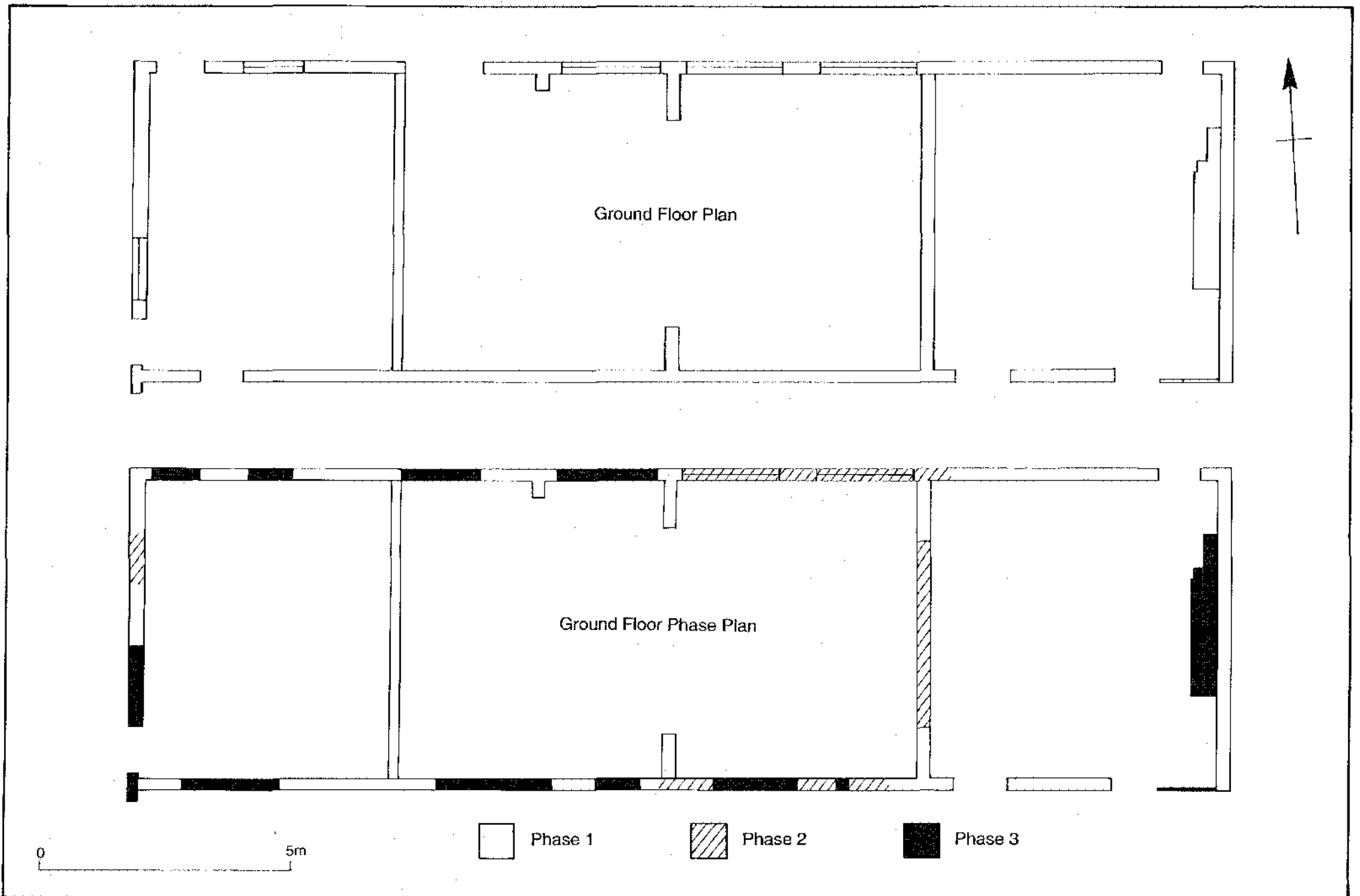


Fig.8

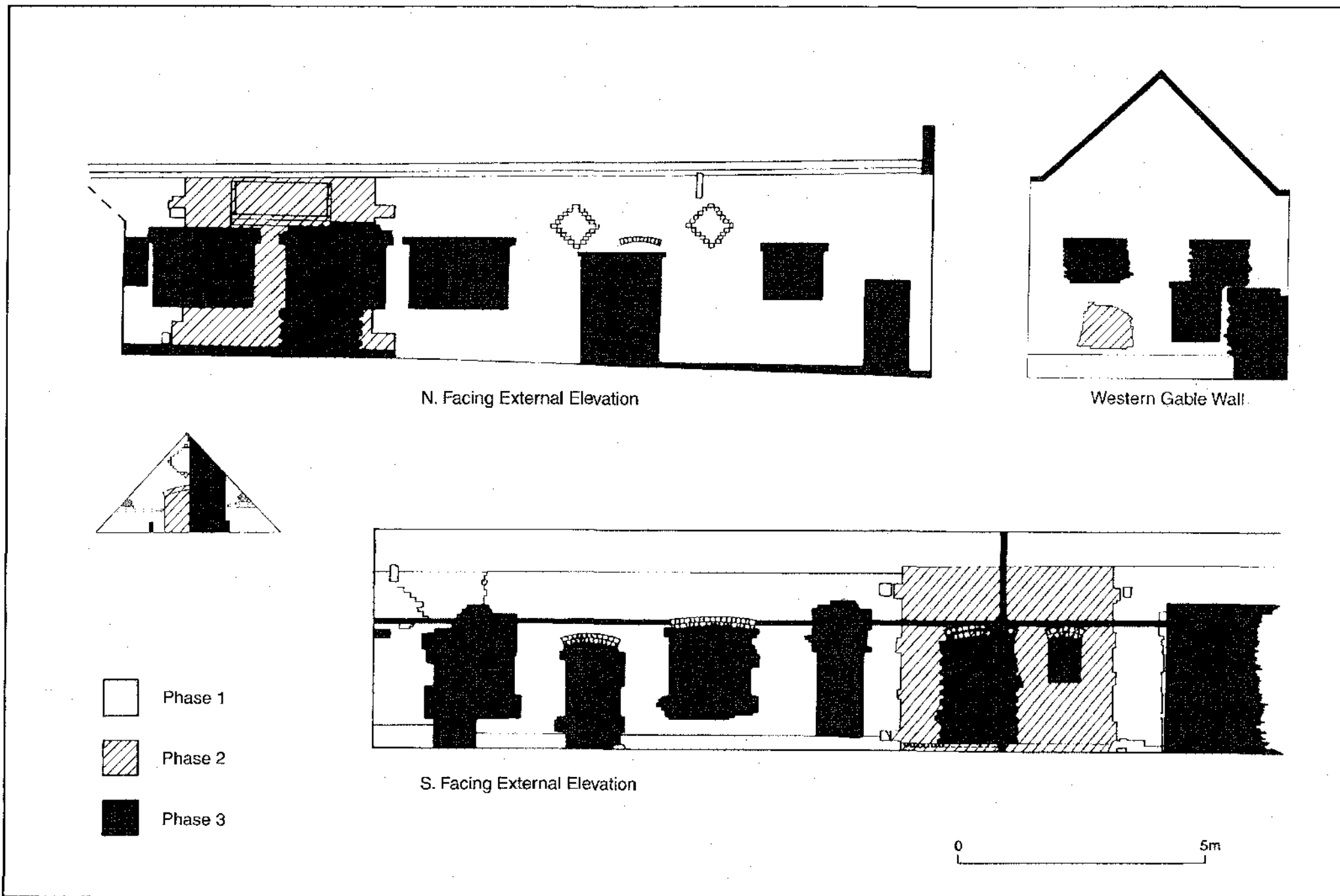


Fig.9

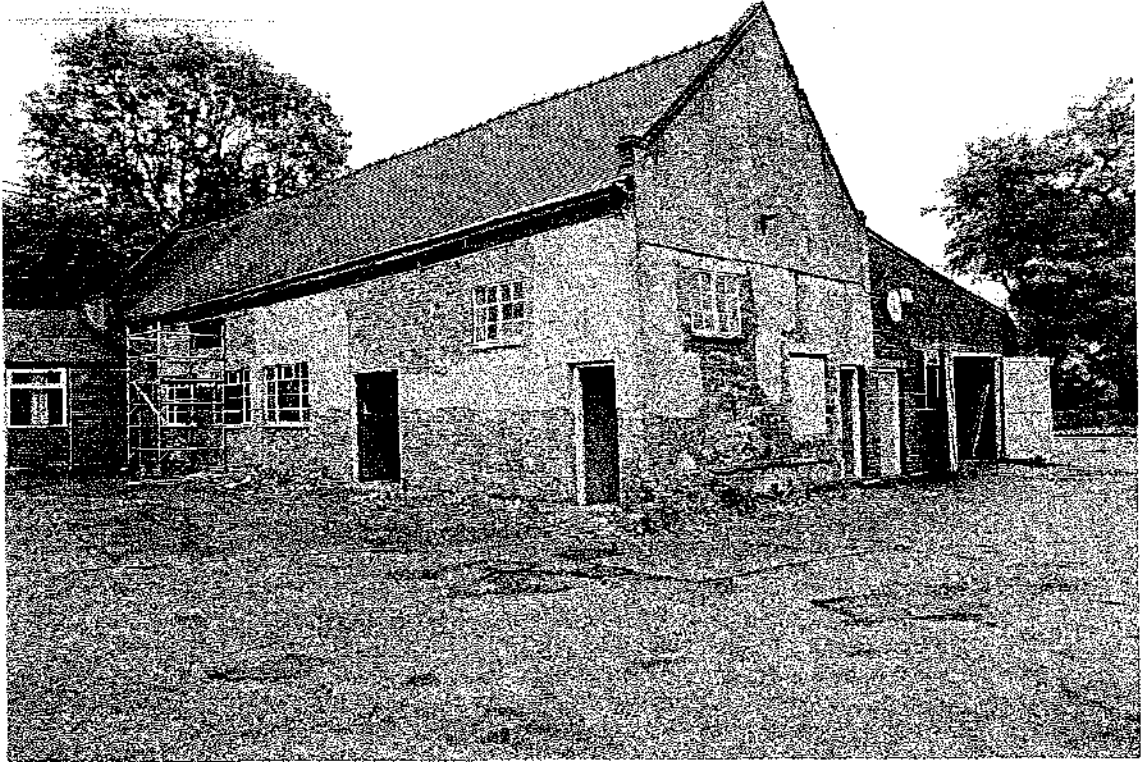


Plate 1



Plate 2

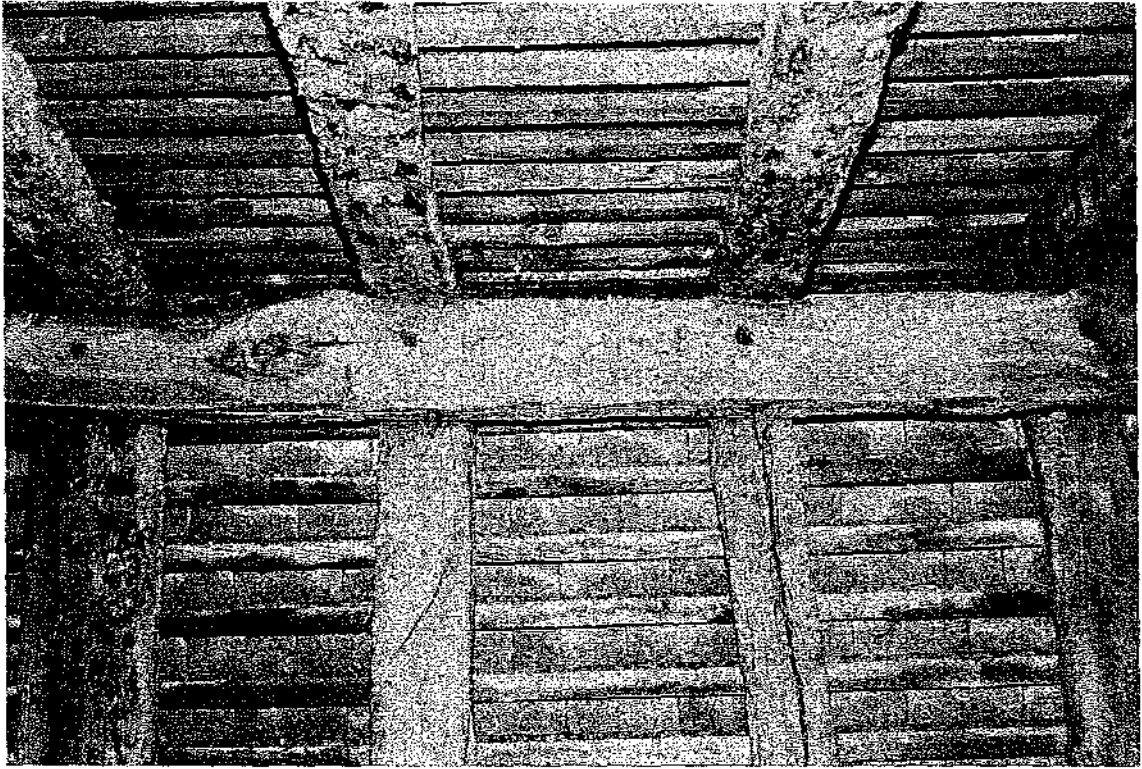


Plate 3

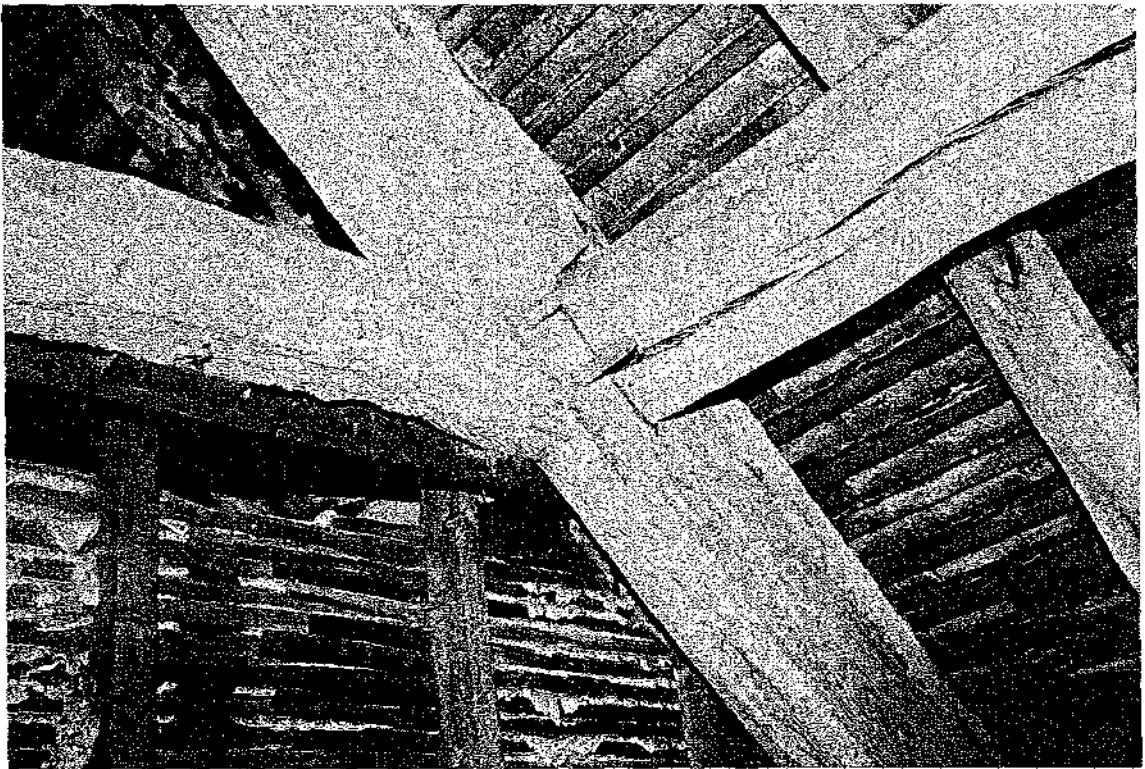


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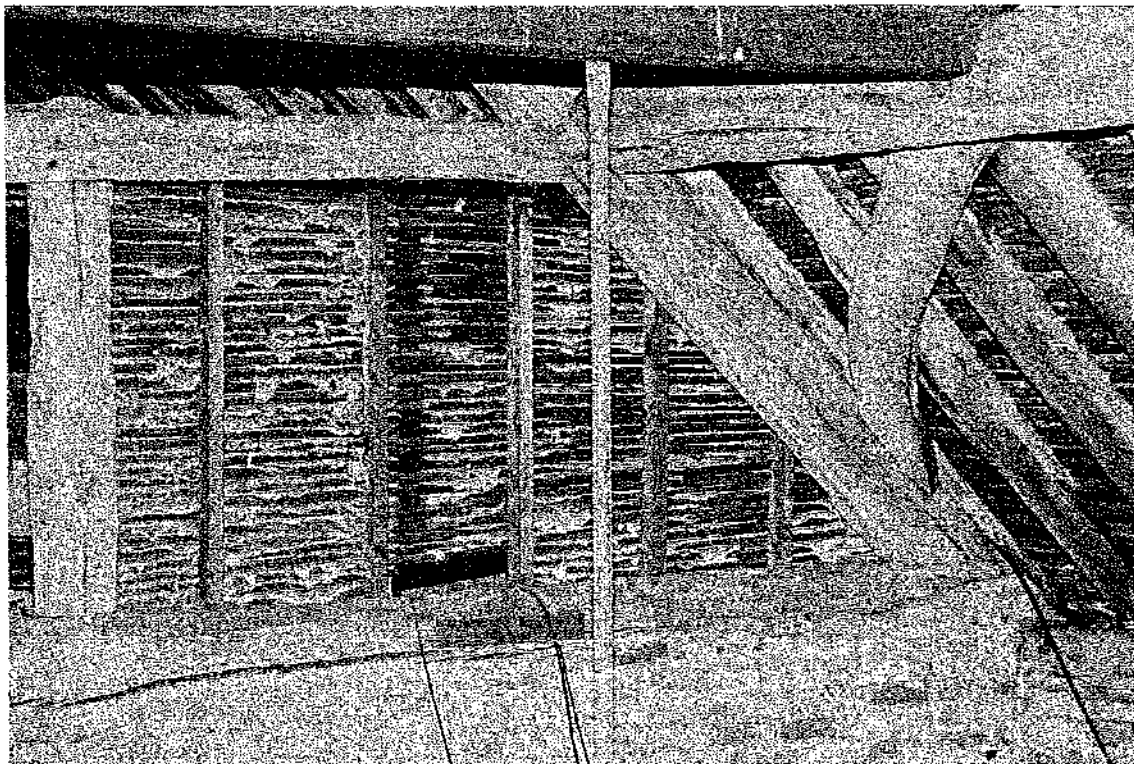


Plate 5

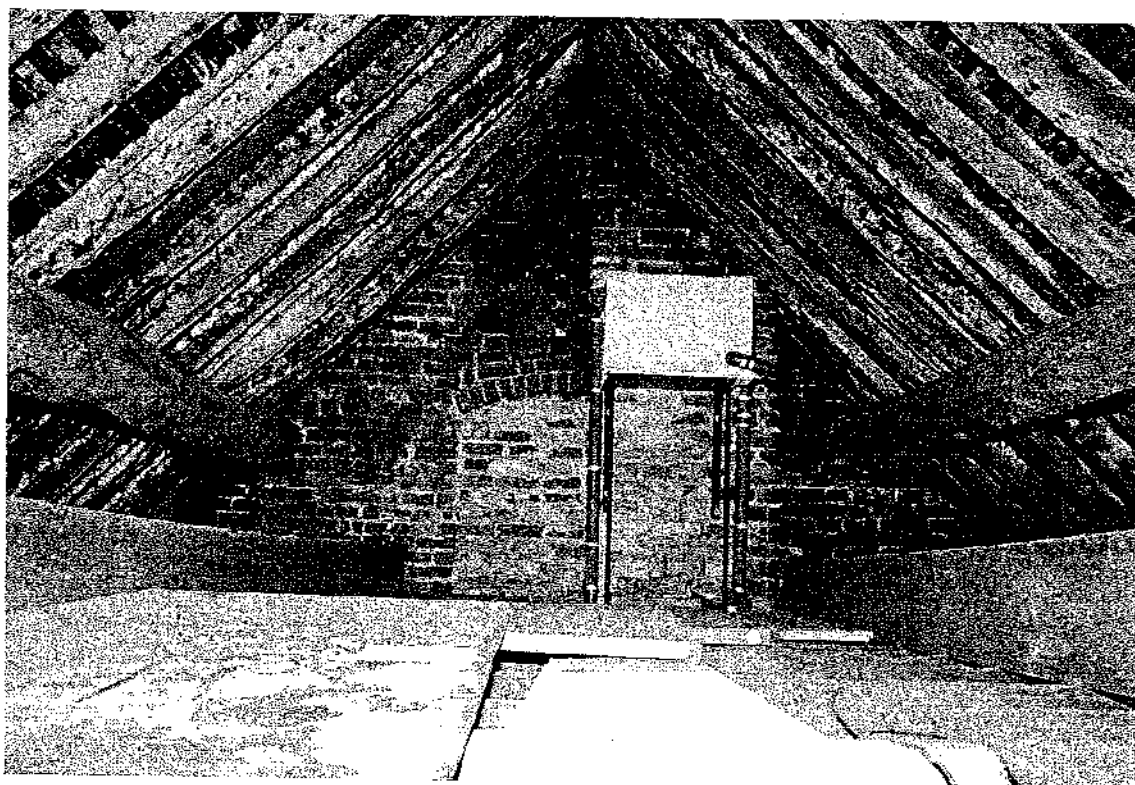


Plate 6



Plate 7



Plate 8

BIRMINGHAM CITY COUNCIL

DEPARTMENT OF PLANNING AND ARCHITECTURE

Former barn near Monyhull Hall(SP 0672 7907)

Brief for *historic building recording* as condition of listed building consent

1.Summary

Proposed development at Monyhull involves demolition of a former barn in the curtilage of a listed building. This brief is for recording of the former barn in advance of demolition, as a condition of listed building consent.

2.Site location and description

The site is located to the south-east of Monyhull Hall Road. The former barn is a brick building about 50m south-west of and in the curtilage of Monyhull Hall, which is listed grade II. The barn has a later structure attached to its south side.

3.Planning background

The application for listed building consent includes demolition of the former barn. Monyhull Hall itself is to be retained.

4.Existing archaeological and historical information

Monyhull Hall was built between 1733 and 1739 as a mansion house and farm tenant's house. It was altered in the 1870s to serve as a gentleman's residence. A group of farm buildings around a yard to the south-west of the Hall is mentioned in 18th century documents and marked on a map of 1838. The former barn is the only surviving part of the farm buildings.

5.Requirements for work

The former farm building is to be demolished historic building recording is required in advance of demolition of a structure in the curtilage of a Grade II listed building, Monyhull Hall. This requirement is in accordance with paragraph 3.23 of Planning Policy Guidance Note 15, "Planning and the Historic Environment".

6.Methods

A detailed inspection of the internal and external fabric of the former farm building is to be undertaken. Details of all internal and external elevations, and the roof structure, are to be recorded in order to produce interpretative drawings which must identify all major and minor structural phases. Contextual records are to be made of all features except those of obviously recent date. A photographic record(black-and-white print and colour slide) is to be made of all features identified. Inaccessible areas must be identified and indicated on the drawings.

7.Staffing

The historic building recording is to be carried out in accordance with the Code of Conduct, Standards, Guidelines and practices of the Institute of Field

Archaeologists, and all staff are to be suitably qualified and experienced for their roles in the project. It is recommended that the project be under the direct supervision of a Member or Associate Member of the Institute of Field Archaeologists.

8. Written Scheme of Investigation

Potential contractors should present a Written Scheme of Investigation which details methods and staffing. It is recommended that the proposal be submitted to the City Council's Conservation Group before a contractor is commissioned, to ensure that it meets the requirements of the brief.

9. Monitoring

The historic building recording must be carried out to the satisfaction of the Director of Planning and Architecture, Birmingham City Council, and will be monitored on his behalf by the Conservation Group. At least one week's notice of commencement of work must be given to the Conservation Group, so that arrangements can be made for monitoring.

10. Reporting

The results of the historic building recording are to be presented as a written analytical report, containing the drawings and the photographic record specified in part 6 above, together with a copy of this brief. A copy of the report, drawings and photographs must be sent to the Conservation Group.

11. Archive deposition

The written, drawn and photographic records of the historic building recording must be deposited with an appropriate repository within a reasonable time of completion, following consultation with the Conservation Group.

12. Publication

The written report, drawings and photographs will become publicly accessible, as part of the Birmingham Sites and Monuments Record, within six months of completion. The contractor must submit a short summary report for inclusion in *West Midlands Archaeology* and appropriate period journals.

DIRECTOR OF PLANNING AND ARCHITECTURE
BIRMINGHAM CITY COUNCIL

Date prepared: 28/07/99

Dr Michael Hodder(Planning Archaeologist) and Toni Demidowicz(Conservation Officer)

0121-303 3219/3161 fax 0121-303 3193

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Conservation Group

Birmingham City Council

Baskerville House

Broad Street

Birmingham B1 2NA

monyh.doc

DECISION DOCUMENT

APPLICATION NUMBER: S/02459/97/LBC

BIRMINGHAM CITY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - AS AMENDED

APPLICANT

NHS Executive West Midlands
on behalf of the Secretary of
State for Health
c/o 142 Hagley Road
Edgbaston, Birmingham
B16 9PA

AGENT

Colliers Erdman Lewis
9 Marylebone Lane
London
W1M 6HL

BIRMINGHAM CITY COUNCIL GRANT LISTED BUILDING CONSENT SUBJECT TO CONDITIONS FOR THE FOLLOWING DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND APPLICATION AS NUMBERED ABOVE:

Demolition of buildings

at

Monyhull Hall Road, site of Monyhull Hall Hospital, Kings Norton, B30 3QB

CONDITIONS TO BE MET BEFORE THE DEVELOPMENT IS CARRIED OUT

The development hereby permitted shall not take place until full details of the matters listed below have been submitted to and approved by the Local Planning Authority. The development shall then be carried out strictly in accordance with the approved details:

- B1 The proposed treatment of the surfaces of the sites of the buildings to be demolished, following demolition.

REASON:

In order to secure satisfactory treatment of the site and safeguard the setting of the listed building and the visual amenity of the area.

- B2 Details of the proposed arrangements for removal and/or storage of the debris and materials resulting from demolition of the buildings to be demolished.

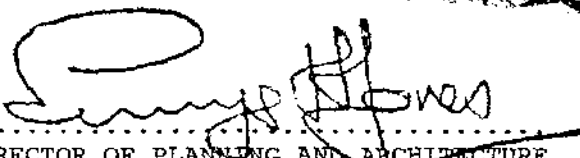
REASON:

In order to secure satisfactory arrangements for removal and storage of the debris and materials resulting from demolition of the buildings to be demolished and to safeguard the setting of the listed building, the visual amenity of the area and the amenities of occupiers of the site.

OTHER CONDITION(S) WHICH APPLY TO THE DEVELOPMENT/USE

- C1 The works to which this approval relates must be begun before the expiration of five years from the date of this permission.
REASON:
To comply with Section 91 of the Town and Country Planning Act 1990, (this section limits the duration of the planning approval).
- C2 Demolition of the buildings identified by hatching on the plan attached to this consent shall not be commenced prior to implementation of a programme of structural recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
REASON:
In order to ensure that the features which will be destroyed, removed or altered in the course of the works for which consent is hereby given are properly recorded in advance of destruction, removal or alteration.
- C3 Demolition of the building marked "G" on the submitted drawings shall not be commenced prior to submission to and approval by the Local Planning Authority of a scheme of works for the restoration of the part of Monyhull Hall adjoined by the building marked "G", and the approved scheme of restoration works shall be carried out and completed within a period of three months of the date of commencement of demolition of the building marked "G" on the submitted drawings.
REASON:
In order to safeguard the character and appearance of Monyhull Hall, as a building of architectural and/or historic interest.
- C4 Any damage to Monyhull Hall caused by or as a result of the works to which this consent relates shall be made good by the use of matching materials.
REASON:
In order to ensure retention of the character and appearance of Monyhull Hall, as a building of architectural and/or historic interest.

Date: 12th August 1999


.....
DIRECTOR OF PLANNING AND ARCHITECTURE

PLEASE NOTE

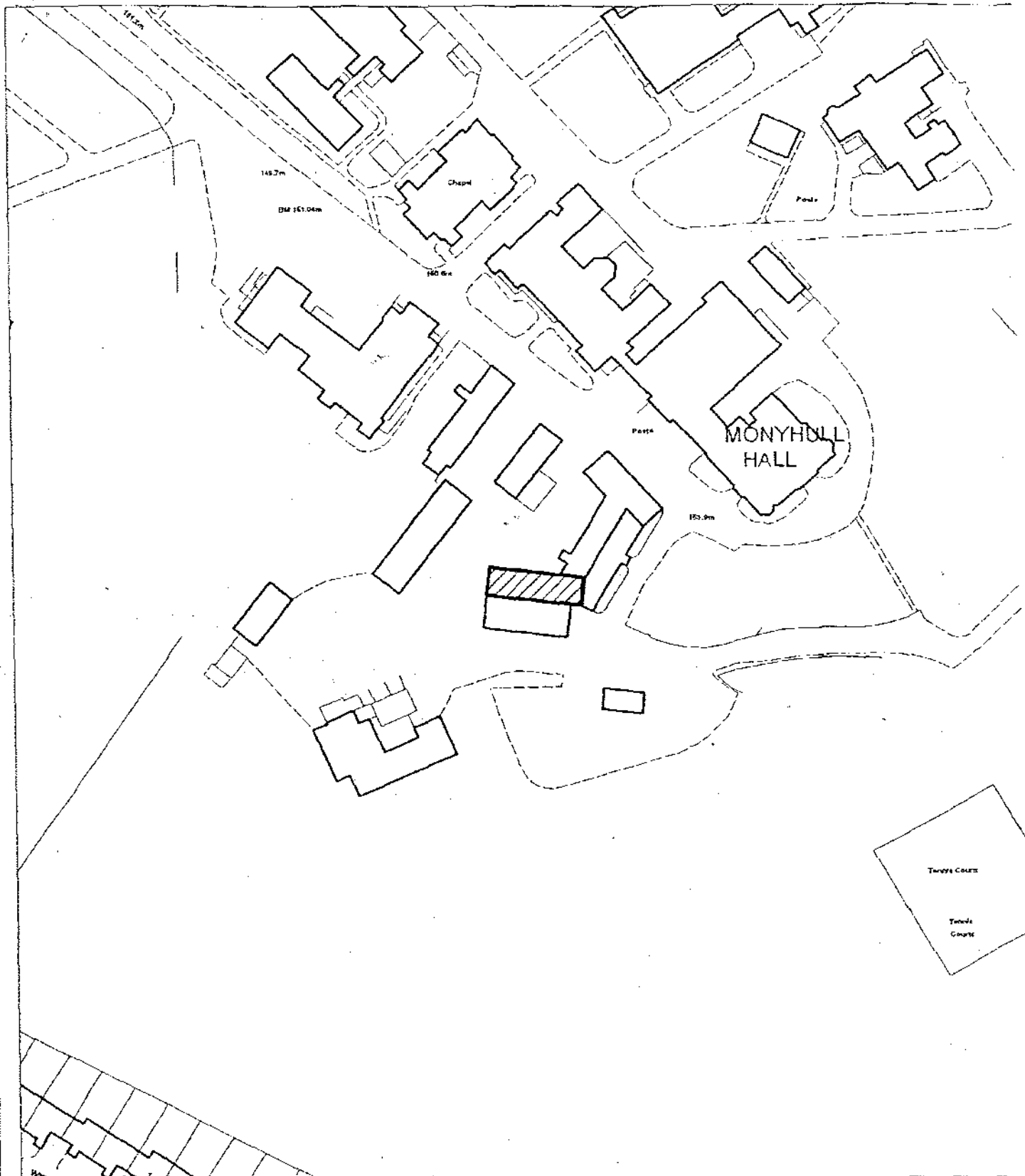
THIS IS NOT A BUILDING REGULATION APPROVAL

PLEASE READ THE NOTES ENCLOSED WITH THIS DOCUMENT

Director of Planning And Architecture
P.O. Box 28
Baskerville House
Broad Street
Birmingham
B1 2NA

APPROVED

BIRMINGHAM CITY COUNCIL



BASED UPON THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE LA 076104

PLANNING APPLICATION NO.
S/02459/97/LBC

DATE 19990813

SCALE 1:1250.

P. O. BOX 28
BASKERVILLE HOUSE
BROAD STREET



A written scheme of investigation for recording of a former barn near Monyhull Hall as a condition of listed building consent in advance of demolition

1 Introduction

This document should be read in conjunction with the brief for historic building recording produced by the Conservation Department of Birmingham City Council in August 1999 (Hodder and Demidowicz 1999). It is a condition of listed building consent that a detailed record of the building is made, prior to demolition. This written scheme of investigation outlines the scope of the recording work and will be submitted to, and agreed by, the local planning authority prior to the commencement of work.

2 Historical background

There is evidence of medieval occupation in the immediate area, including moats and associated landscape features, and documentary records. Monyhull Hall appears to be substantially an early-18th century mansion with associated farm and tenant's house. The hall was altered in the 1870s to serve as a 'gentlemans residence' and was subsequently purchased in 1905 by the Kings Norton Union for use as a psychiatric hospital. A group of farm buildings around a yard to the south west of the hall is mentioned in 18th century documents and first depicted on a map of 1838. The former barn is the only surviving part of the farm buildings.

3 Requirements for work

The former farm building is to be demolished, historic building recording is required in advance of demolition of a structure in the curtilage of a Grade II listed building, Monyhull Hall. This requirement is in accordance with paragraph 3.23 of Planning Policy Guidance Note 15, 'Planning and the Historic Environment'.

4 Objective

The aim of the archaeological work is to record any significant historical features within the building and compile an interpretation of its development and use. This will be achieved through a combination of historical building analysis, drawn and photographic survey, supplemented by a basic level of historical background research.

5 Methods statement

The archaeological recording will consist of a visual inspection supplemented by written notes and assessment of any readily accessible secondary sources of data concerning the overall development of the building. A full photographic survey will be carried out using 35mm format archivally stable black and white print film, supplemented by colour print photography for inclusion within a short analytical report and selected colour transparencies for presentation use. All photographs will be clearly labeled and numbered, and cross-referenced where applicable to their film and negative numbers. A ground plan and a roof plan will be drawn, together with a cross-section through the building and elevation drawings of walls. The roof assembly will also be recorded, with representative trusses drawn. All drawings will be at an appropriate scale (probably 1:20 for elevations, and 1:50 for plans). All photographs used for illustrative purposes will be clearly labeled on these drawings.

The exterior elevations of the building are extensively masked by concrete render, although smaller areas of brickwork are visible. In addition, the interior of the building has been subdivided by what appear to be several relatively recent internal walls and ceilings, and the whole plastered over. In order to determine the structural development of the building it will be necessary to selectively strip render or plaster from targeted areas of walling. It will not be possible to strip the whole building within a realistic time or cost frame. Long sections of render will be stripped along external walls with the express purpose of identifying features such as blocked windows or doors which will then be cleaned around. Internally, small areas of plaster will be removed to confirm the modernity of the internal walls. It will also be necessary to remove any ceiling where access to the roof above is required. Where one face of the wall is exposed limited stripping will take place on the opposite side to confirm the presence of any features identified.

6 Archive and reporting

The archive, which will conform to English Heritage Map 2 guidelines, will be deposited with the Conservation Group within a reasonable period after completion of the project. Analysis of the form, function and historical development of the building will be presented in a short report summarising the archaeological work. The written report, supplemented by interpretative drawings and photographs, will detail:-

- location, aims and methods of the recording work,
- sources checked as part of the assessment,
- discussion of the building,
- indexes of all photographs.

The report will be produced within three weeks of the completion of fieldwork. Copies of the report will be forwarded to the client, and the Conservation Group. After an appropriate period reports would also be sent to the National Buildings Record, and a summary produced for inclusion in *West Midlands Archaeology*.

7 Staffing

The fieldwork and photography will be carried out by suitably qualified/experienced archaeological staff from BUFAU and the Code of Conduct of the Institute of Field Archaeologists will be followed. The project will be managed by Steve Litherland a Research Associate of the University of Birmingham and a Project Manager at BUFAU, who has extensive experience of building recording and analysis. BUFAU is a Registered Archaeological Organisation with the Institute of Field Archaeologists, which seeks to guarantee standards of professional service and competence.

8 Projected timetable

Fieldwork (4 days on site with a team of 4), followed by the preparation of archive, analysis, preparation of report within 3 weeks of completion of fieldwork. It is intended to begin this work on Tuesday 30 May 2000.

