

Archaeological Assessment of
Wood End Farm,
Walsall, 2004

BCSMR 2647
BCSMR 10269

Project No. 1184

By
Stephen Litherland and Kirsty Nichol

For further information please contact:

Alex Jones (Director)
Birmingham Archaeology
The University of Birmingham
Edgbaston
Birmingham B15 2TT
Tel: 0121 414 5513
Fax: 0121 414 5516
E-Mail: bham-arch@bham.ac.uk
Web Address: <http://www.barch.bham.ac.uk/bufau>

Contents

	Page
Summary	1
1.0 Introduction	1
2.0 Background to the Project	1
2.1 Objectives	1
2.2 Method	2
2.3 Geology and topography	2
3.0 Present Character of the Study Area	2
4.0 General Historical Context	2
5.0 Detailed History of the Site	3
6.0 Assessment of Standing Buildings	5
6.1 The Farmhouse	6
6.2 The Coal Store/General-purpose Shed	7
6.3 The Cart Shed	7
7.0 Conclusions and Recommendations	8
8.0 Acknowledgements	9
9.0 References	9

APPENDIX I Wood End Farm, 265 Sutton Road, Walsall: Brief for Archaeological Assessment

APPENDIX II List of Primary Sources

List of Figures

- Fig. 1 Site location plan depicting the cluster of moated sites
- Fig. 2 Proposed development area
- Fig. 3 Plan showing other SMR entries in the locality
- Fig. 4 Talbot's Estate Map 1784
- Fig. 5 Joseph Curtis Junior's Estate Map 1819
- Fig. 6 Tithe Map 1845
- Fig. 7 First Edition Ordnance Survey Map 1886
- Fig. 8 Second Edition Ordnance Survey Map 1902

Fig. 9 Third Edition Ordnance Survey Map 1914
Fig. 10 Fourth Edition Ordnance Survey Map 1938
Fig. 11 1960s Ordnance Survey Map (1:1250 Series)
Fig. 12 Sketch plan of farmhouse
Fig. 13 Proposed trial trench locations

List of Plates

Plate 1 Farmhouse: Front Elevation
Plate 2 Farmhouse: SW Elevation
Plate 3 Farmhouse: Rear Elevation
Plate 4 Farmhouse: NE Elevation
Plate 5 Detail of window openings: NE Elevation
Plate 6 Detail of door openings: Rear Elevation
Plate 7 Cellar opening NE Elevation
Plate 8 Detail of staircase
Plate 9 Shed B: NW and NE Elevations including detail of pig-sty build
Plate 10 Cart Shed: Front Elevation

Archaeological Assessment of Wood End Farm, 265 Sutton Road, Walsall

BCSMR 2647 and 10269

Summary

An archaeological assessment was carried out in April 2004 in advance of redevelopment proposals for land at Wood End Farm, Walsall (NGR SO 0390 9800). The work was commissioned by Friel Homes, and was undertaken by Birmingham Archaeology. The Study Area is adjacent to a medieval moated site (BCSMR 2647), and the remains of strip fields survive in the surrounding area. Cartographic research revealed that the moat platform had been abandoned by 1819, and the focus of the new farm had shifted eastwards into the Study Area. Several early post-medieval buildings were depicted on Estate Maps, lying within the proposed development area, and a programme of trial trenching has been recommended to locate these structures, as well as the original line of the turnpike road. The Study Area is currently occupied by a farmhouse (dated to 1836, BCSMR 10269) and contemporary and later ancillary structures. These standing buildings were also assessed, however no further building recording was recommended as much better preserved examples, of farm buildings and complete complexes, of this period survive around Walsall and the region in general.

1.0 Introduction

This archaeological assessment was prepared by Birmingham Archaeology on behalf of Friel Homes. The objective was to inform development proposals for a block of land centred on NGR SO 0390 9800, hereafter referred to as the Study Area (Fig. 1). It comprises an irregular block of land fronting onto Sutton Road, between numbers 263a and 371 (Fig. 2). A brief for the archaeological work, produced by The Black Country Archaeological Officer (Appendix I), proposed that this assessment would form the first stage of an archaeological response with regard to the proposed development, in accordance with guidelines laid down in Planning Policy Guidance Notes 15 (DoE 1994) and 16 (DoE 1990). The assessment has been prepared in accordance with the Institute of Field Archaeologists Standards and Guidance for Archaeological Desk-based Assessments (IFA 1999).

2.0 Background to the Project

2.1 Objectives

The assessment was designed to enable appropriate mitigation strategies to be devised regarding the standing buildings within the Study Area, and to assess the potential for the survival of below ground archaeological remains across the site.

2.2 *Method*

Published archaeological sources, primary and secondary records and maps held by Walsall Local Studies Centre (WLSC), Queen Mary's Grammar School, Walsall, and Birmingham University Library, and the Black Country Sites and Monuments Record were consulted (all sources are listed in Appendix II below). An appraisal of the standing buildings on the site was also undertaken in order to understand the development and sequence of buildings on the site, and to identify further recording requirements. The appraisal involved a visual inspection of each structure with written analytical notes, and a photographic record of original features being made.

2.3 *Geology and topography*

The historic town, or Borough, of Walsall is situated in and around a shallow stream valley (Baker 1989, 9). Much of the land to the north and west of the town lay within the bounds of the royal forest of Cannock. The Borough of Walsall was surrounded by the Foreign, an extensive rural tract surrounding the medieval town, and it is in the Foreign, to the east of Walsall, that the Study Area lies. The underlying geology of the South Staffordshire region is generally complex, consisting of a mixture of marls, different coloured sandstone and some limestone outcrops. The drift geology within the Study Area is principally Wenlock Shale with outcrops of Woolhope Limestone (Geological Survey of Great Britain 1954). The Study Area (situated between 140-145m AOD) has a slight westerly aspect, with land sloping away northwest towards Walsall, southwest towards the Full Brook, with higher ground to the east where there is a limestone ridge. Rushall Canal, is cut through fields to the rear of the plot.

3.0 Present Character of the Study Area

The proposed development area is currently occupied by a farmhouse dated to 1836 (Shaw 2004, 1, BCSMR 10269) but which replaced an earlier structure that had been raised by 1784 (*ibid*). Ancillary structures are located to the rear of the farmhouse. The moat itself was backfilled during the 1960s, and lies just outside the proposed development area.

4.0 General Historical Context

Moats are a large heterogeneous class of archaeological monument. At a conservative estimate there are around five and a half to six thousand moated sites in Britain, the distribution of which has obvious links with both lowland areas and claylands. Within this pattern of distribution several high density areas have been noted; in Yorkshire; in several counties in the midlands - particularly in areas which were once covered by the Forest of Arden; and in East Anglia. An estimated two hundred moated sites lie within the West Midlands County, making this class of monument one of the most significant and numerous in the region.

There is sufficient evidence to suggest a direct link between demography and the major moat building phase of the thirteenth century. One of the most widely accepted demographic trends in Medieval England is the population boom in the first few

centuries of the millennium. This increase put pressure on land for agricultural use, resulting in the colonising of areas that had been waste; fenlands, moorlands and any other such marginal land that had never before been cultivated. This included woodland, and so the process of assarting and deforestation began. The act of moat building has, in some areas, been attributed to this assarting process. Cannock Forest once covered much of the area surrounding Walsall and, it was noted by Larkham (1982, 13), they lie on the fringes of the forest, rather than in it, due to strict laws governing the royal forest.

The site was originally moated, three arms of a wet moat are depicted on maps up to and including the 1960s Ordnance Survey Map. It is one of a number of moated sites that encircle Walsall, and part of a more localised cluster (Fig. 1) that includes Daffodil Farm or Hursts House (BCSMR 6259), Hay Head Farm (BCSMR 2651), Moat Cottages (BCSMR 2649), Pool House Farm (BCSMR 6365), and Calderfields Farm Moat (BCSMR 2686). This cluster, positioned downslope of the limestone ridge, may have taken advantage of the faster draining limestone outcrop to keep the moats, and associated fishponds, supplied with water. There is also evidence for limestone extraction in the vicinity of the site (BCSMR 10318). Other sites noted on the Sites and Monuments Record that are directly associated with both the Study Area, and this cluster of moats, are remnants of the medieval field systems. Pockets of surviving ridge and furrow are still visible towards Walsall (BCSMR 8821, 8822 10320, 10321, 10322, 10323, 10756, 10757, Fig. 3).

5.0 Detailed History of the Study Area

The earliest documentary evidence for the Study Area is a reference for William Shelford owning a house at Wood End Farm in the 1400s. Upon his death the estate passed to his daughter, and in 1493 it was granted to John Flaxall's chantry (VCH 1976, 179). In 1554 the Study Area was listed in the endowments belonging to Queen Mary's Grammar School, Walsall (*ibid*). Records belonging to the school reveal that the farm was leased by a local yeoman family, the Tudman's (Fink 1954, 247). An indenture to lease Slinge Meadow, for an annual sum of 30 shillings, to a George Tudman (dated 1615 and renewed in 1620) shows that the family also rented other land in the surrounding area (WLSC 276/183, 198). A party deed from 1694, in which several school governors are named, reveals that the farm was to be rented for three lifetimes, that is three generations, of the Tudman family (WLSC 277/122). This document also records that John Tudman (senior) held the rights to farm one meadow that had been divided into two, the Long Croft, High Field, Sneadfields, the Rough Croft, and included a barn with an over loft. It also declared several rights that were to be retained by the school, these included rights for timber, specifically, oak saplings, also extraction rights for lime and sea coal. The royalties from lime working was a useful source of income for the school, bringing in 6d per quarter from Wood End (Fink 1954, 239).

Party deeds and the last will and testament of John Tudman (probably junior), dating to the mid-1700s, records that upon his death he bequeathed his son, Thomas Tudman, all his personal estate and estates (WLSC 115/1/6-13, 20). In particular, he cites three dwellings in the vicinity of Rushall Street, Walsall, as well as lands lying near Wood End together with his cattle and the lease of the farm. Talbot's Map (Fig.

4), surveyed in 1784, depicts three sides of the moat with a range of buildings forming the fourth arm. Immediately to the north of the moat a second structure, is shown within a small enclosure. Three other buildings are shown in a field to the east, two on the frontage of the turnpike road (now Sutton Road), these were probably barns and animal sheds. At the time the estate plan was drawn up the farm was divided into two equal shares and let to the previously mentioned John Tudman, and his cousin Samuel Tudman for £10 each per annum (Fink 1954, 247). Talbot also annotated on his estate plan how the land was divided between them, with the S denoting Samuel, who appears to have been in ownership of the moat and associated building at this time.

Records reveal that there was a marked increase in the rental costs for the estate over the ensuing years, the annual rent for both the farms was £44 in 1787. In 1790, the school governors sold John Tudman's belongings in order that he could pay his half yearly rent, and in 1793, records show that as the sole tenant, he was being asked to pay £72 per annum for the estate. This is the last entry for the Tudman family, as in 1794 John and William Rawlins are recorded as tenants. Their rent for the estate had doubled again and their half yearly rent alone was £73 10s 0d (*ibid*).

In 1797 the Wood End Estate was mortgaged to the daughter of one of the school governors for £600 (Fink 1954, 237), however, the Rawlins family stayed on as tenants until December 1813. In 1814 the school governors accepted an offer of £170 per annum on a fourteen year lease offered by a Mr Griffin. However, he was unable to keep up with the payments and was asked to remove his household goods in 1822, leaving a debt of just over £280 (Fink 1954, 249).

A second Estate Map, drawn up by Joseph Curtis (Junior) in 1819 (Fig. 5) for the board of governors, reveals that the range along the southern arm of the moat had been demolished. The barn to the east of the moat (also depicted on Talbot's Map) was still in evidence, however, a large L-shaped building now occupied a central location between the moat and the turnpike road. Significantly this area (Field Division 4 on the plan) is recorded as being called the House Barn Fold Yard and the Moated Garden Rick Yard in the accompanying award. There was a second structure in Field Division 2, that is recorded as being a tenement and garden. Other buildings, situated in Field Division 18, lie in Little Barn Croft, and were probably animal sheds and barns. There are also several pools and a well annotated on the plan. Although the Tudman family no longer rented the estate they still had land in the area, as is shown from the annotation of the fields to the southwest of the site.

Following the departure of Mr Griffin, the estate was rented to a quick-changing succession of tenants. The next significant entry relating to buildings on the site is for a Mr Ward who built a new house on the plot in 1836, at a cost of £400, that reused materials from an old one (Fink 1954, 249). This new building is depicted on the Tithe Map of 1845 close to the turnpike road (Fig. 6). The moat is still clearly depicted as being waterfilled on three sides, the barn and L-shaped building are still standing, as well as barns to the east of the new house. The new property was then rented to a Mr Frost until 1866 (*ibid*) he is also recorded in the Tithe Apportionment as the occupier in 1845.

The Rushall Canal was constructed in 1847 linking the Tame Valley Canal with the Daw End branch of the Wyrley and Essington Canal. It is straight and embanked, and has a total of 9 locks necessary to make the drop of 65 feet down to Rushall Junction. It was nicknamed the ‘ganzy’ by its users because it was so exposed and windy that it was necessary to wear a guernsey sweater whilst using it (www.upthecut.co.uk). Some time after the construction of the canal the Curtis Estate Map (Fig. 5) was amended to show the line of the canal. The recorder also noted that the governors sold c.4 acres of land to the canal company, they then purchased an equivalent 4 acres on the northern boundary of the estate (Field Division 12a).

By the time that the First Edition Ordnance Map was surveyed, in 1886 (Fig. 7), the house had been extended, and was L-shaped in plan. The farm buildings around the moat had been demolished, and the main focus of the farm was to the east, with buildings ranged around an open yard area adjacent to the road. A large pond with a central island (probably a duck decoy) is shown to the northeast of the moat, and an elongated pond is depicted on the opposite side of the turnpike road. The moat itself appears little changed from previous maps and plans. The Wood End estate was sold to E.J. Shannon in 1894, he is recorded as being a Walsall clothier (VCH 1976, 179), and was probably Edmund Shannon, who constructed Shannon’s Mill, Walsall. Upon his death in 1913, the farm was sold to the Downes family who were then tenants on the estate (*ibid*).

Between 1886 and 1902, when the Second Edition Ordnance Survey was drawn up (Fig. 8), the Study Area changed little, apart from a southern range being added to the farm complex, and a spur being cut from the decoy pond. The Third Edition Ordnance Survey Map (1914, Fig. 9) shows new plots being laid out along the turnpike road immediately adjacent to the farm, this represents the beginning of one of the biggest changes this area had witnessed. By 1938, when the Fourth Edition Ordnance Survey Map was surveyed (Fig. 10), there were many house plots laid out on both sides of the road. The line of the road had moved to the south of the line of the original turnpike road, and had become Sutton Road. The line of the turnpike road may have been retained as part of the drive in the newly extended front garden belonging to the Downes family, Fink wrote that ‘the old lane, which was very narrow...now lies, complete with hedges, in the Downes elegant front garden’ (1954, 250). The family continued to work the farm until recently. Mr Downes undertook a small excavation on the moat platform during the 1930-40s, but failed to locate any structural remains (SMR entry). The Ordnance Survey Map of 1960 (Fig. 11) depicts the moat as a dry earthwork. The range of buildings around the farm entrance had also been extended by this time, and the southern corner of the house had been extended. Later, in 1967, the moat itself were filled in by Mr Downes (SMR entry).

6.0 Assessment of the Standing Buildings

The set of three buildings comprising the remnants of Wood End Farm were rapidly inspected internally and externally for the purposes of this assessment. Recording was carried out by means of written notes supplemented by sketch plans and colour print photography. The buildings were labelled A to C, comprising the farmhouse (A), a large shed (B), and a cart shed/garage (C). The overall significance of the structures was assessed with reference to the Secretary of State’s criteria for the scheduling of

ancient monuments, that takes into account factors such as survival, condition, period, rarity fragility or vulnerability, documentation, group value and potential (DoE 1990).

6.1 The Farmhouse (Structure A; Plates 1-4)

The farmhouse consists of a three-bay wide, two storey, double-pile plan main range aligned parallel to, but set back from, the modern line of the Sutton Road. The building has been much altered externally with the addition of a later cross-wing to the south-west gable of the main range that incorporates elements of earlier outhouses tacked onto the back of the main farmhouse, together with the insertion of later-Victorian style sash windows and modern bays to the front elevation (Fig. 12).

Externally, the original build of the double-pile main range is of locally-produced red brick in a variant of Flemish stretcher bond. The bricks measure approximately 9 by 4¼ by 2½ inches and are irregularly fired and bonded in several places. Nearly all of the window and door openings have been modified at some stage in the life of the building which makes the identification of the original design difficult, although the window design was probably flat-headed with plain brick angled to create a decorative effect (Plate 5), and the original door openings in simpler segmented arches of a single course of plain voussoir bricks laid on edge (Plate 6). Three surviving twelve-light balanced sash windows may be original, but all other windows have been inserted and are of various different designs. The roof covering is of red clay tile throughout, the main range is covered by a pair of ridge roofs with a central gutter valley between. The later cross wing has a hipped roof to the frontage and a plain gable to the rear.

Internally, the plan of the main range is based upon a conventional double-pile design consisting of two pairs of rooms arranged front and back on either side of a central staircase and hall and front and back doors. Each main corner room is heated at ground and first-floor level, although a pantry has been inserted at ground-floor level and the upstairs plan has been much altered to provide access to the first floor of the later cross range. Downstairs the front rooms probably consisted of a parlour and sitting room with a kitchen, that still retains a row of hooks for hanging meat, and, possibly, a dairy in the north-east corner rear room, given the pastoral character of the farm. Access to a single-roomed barrel-vaulted cellar was from underneath the main staircase, while another opening to the outside is situated at the base of the north-eastern gable, but was probably not for access (Plate 7). The cellar has a raised plinth and a drain which is characteristic of storage of dairy produce. Other service rooms such as a scullery and stores were sited in a series of outhouses behind the kitchen which were later encapsulated into the cross-wing that contains a large wood-panelled living room of post-war design, together with a kitchen and toilet at ground-floor level, and two further bedrooms and a toilet at first-floor level. Few other original internal features survive, although the staircase is a light and intricate design, typical of early nineteenth century (Plate 8) and several of the doors in the main range have similarly light carpentry work incorporating a six panel design.

There is documentary and map evidence referred to in Section 5.0 of this report that by 1819 the farmhouse at Wood End had been rebuilt on a site to the east of the moat, but that the present house was built in 1836 by a Mr Ward using materials from the

earlier farmhouse much closer to Sutton Road. The design and build of the original double-pile house is certainly consistent with an 1830s date and may reflect a period of relative prosperity for a dairy or pasture orientated farm so close to the expanding population centre of nearby Walsall. The addition of the cross-wing is surprisingly late occurring at some point between the survey of the 1938 and 1960 editions of the Ordnance Survey. It is tempting to link this change with the passing of the house from one generation of the family to another which occurred in the 1950s, and which was also when a number of new houses were being built on land once belonging to the farm. The build of this cross-wing is deliberately anachronistic, attempting to blend in with the rest of the farmhouse.

In general it may be said that the evident reuse of building materials and irregular bonding of areas of brickwork together with a conservative plan form are probably typical of the aspirations and means of a class of parsimonious pastoral farmers in contrast to the elaborate estate and arable farms of the period found elsewhere.

6.2 The Coal Store/General-Purpose Shed (Structure B; Plate 9)

The shed is situated to the north-east of the back of the farmhouse and accessed via an engineering-brick paved yard. The present structure is mainly of post-war build incorporating 'Fletton-type' bricks, it has asbestos sheet roof and guttering, and comprises two coal stores and a large workshop area. While the building incorporates several earlier elements, probably belonging to animal sheds including a set of pigsties at one end, only isolated patches of these buildings survive and it is difficult to ascribe specific functions to them beyond that identified above, although they clearly cover a broad period of build mainly from the later 19th century.

6.3 The Cart Shed (Structure C; Plate 10)

The cart shed is a single-storey free-standing red brick structure with an open front towards a concrete yard area situated to the north-east of the farmhouse. The building is of three bays defined by sawn, nailed and bolted king-post roof trusses that are also numbered. These trusses are supported on brick piers with brick panelling between. The front piers house large counter balance stones and hinges for heavy doors and there are two small window openings high up in the rear gable. The roof is red tile and the bricks measure 9½ by 4½ by 3 inches. The bonding is irregular but mainly raking Flemish stretcher bond. Internally there is a modern concrete floor.

The building is first depicted on the First Edition Ordnance Survey mapping of the mid 1880s, and the build quality and materials are generally consistent with a structure of around this date. The open frontage and location overlooking the main farmyard and road indicates that the building was probably a cart shed which is also consistent with its general design, and the pastoral orientation of the farm, which would require fewer items of machinery compared to an arable farm.

7.0 Conclusions and Recommendations

Wood End Farm is one of a cluster of moated enclosures within the Forest of Walsall, and are an important class of monument within the region as a whole. The historical, archaeological and cartographic evidence revealed that the moat platform had been abandoned by 1819 and the Study Area was part of an estate under the ownership of Queen Mary's Grammar School, who owned several in the area surrounding Walsall. The moat enclosure itself will not be affected by the proposed development. All recommendations are provisional and must be agreed with the Black Country Archaeological Officer prior to implementation.

Elements of relic medieval landscape, the moat, ridge and furrow, and field boundaries, still survive in the immediate vicinity of the Study Area. It is therefore possible that deposits of archaeological significance relating to this period may survive below ground within the proposed development area. Moats were generally just one part of an extensive water management scheme, and are commonly found with inter-connected leats and fishponds, such as those recorded at Shustoke Farm, Walsall (BCSMR 3168), which lies to the south of the site. The Study Area lies on slightly higher ground overlooking the moat, which would have been an ideal situation for header or feeder ponds. Indeed, ponds in the vicinity of the site are attested to by the cartographic evidence, and it is possible that such earthworks, either naturally occurring or manmade may have originally been located on the site.

The Study Area has been the focus of activity and occupation from the early post-medieval onwards, and the remains of structures dating to this period, first depicted on Talbot's Estate Map of 1784 may survive within the bounds of the proposed development area. For these reasons it is recommended that a programme of trial trenching be implemented prior to redevelopment of the site taking place. Proposed locations of trenches are outlined on Fig. 13, the lengths of trenches are based upon a 5% sample of the total area of the proposed development area, as advised by the brief (Shaw 2004, 3).

Trench 1 has been located to transect the line of the turnpike road and the southern range of farm buildings identified on the 1902 Ordnance Survey Map. Trench 2 has been located to locate the remains of the structure depicted on Talbot's Estate Map, and the L-shaped building on Curtis' Estate Map. Trench 3 has been located to identify whether there is any evidence of early structures along the frontage of the turnpike road. Trench 4 has been located to identify any possible leats from the pond depicted on the opposite side of the road on the 1886 Ordnance Survey Map (and may ultimately be L-shaped).

It is not recommended that further work be carried out on the farm buildings in the light of the results of the building assessment. There are much better preserved examples of farm buildings and complete complexes of this period around Walsall and the region in general. Whereas Wood End farm has been extensively altered and the buildings cannot be considered to have a high group value due to the loss of most of the farm. The farm has been relatively well documented and, arguably, the most historically significant development of the site took place prior to the construction of the farm buildings in the 19th century, in the transition from a moated site to an 'urban' farm.

8.0 Acknowledgments

The project was commissioned by Friel Homes, and thanks are due to Dave Green for his co-operation and assistance throughout the project. Many thanks also go to the staff of Walsall Local Studies Centre, and Gillian Columbine and Christine Ward of Queen Mary's School, Walsall, for their help with the documentary research. Thanks also go to Mike Shaw, the Black Country Archaeologist, who monitored the project on behalf of Walsall M.B.C. The documentary research was undertaken by Kirsty Nichol and the assessment of the standing buildings was carried out by Stephen Litherland. The report was illustrated by Bryony Ryder, and Kirsty Nichol managed the project on behalf of Birmingham Archaeology.

9.0 References

Baker, N. 1989 *The Archaeology of Walsall*

Fink, D.J.P. 1954 *Queen Mary's Grammar School 1554-1954: A History from the official records*

DoE 1990 Department for the Environment *Planning Policy Guidance Note 16*

DoE 1994 Department for the Environment *Planning Policy Guidance Note 15*

IFA. 1999 Institute of Field Archaeology *Standard and Guidance for Archaeological Desk-Based Assessments*.

Larkham, P.J. 1982 *Moated Sites in South Staffordshire*. South Staffordshire Archaeological and Historical Society Transaction, Vol. 24, 8-25.

Shaw, I.M. 2004 *Wood End Farm, 265 Sutton Road, Walsall: Brief for Archaeological Assessment*.

www.upthecut.co.uk

APPENDIX I

Wood End Farm, 265 Sutton Road, Walsall

Brief for Archaeological Assessment

1. Summary

- 1.1 Friel Homes Ltd have submitted a planning application for demolition of an existing farmhouse at 265 Sutton Road, part demolition of outbuildings and construction of elderly person's apartments.
- 1.2 The farmhouse is thought to date from 1836 but may lie on the site of an earlier house. The present building is not listed but is considered to be of some merit.
- 1.3 A medieval moated site lies within the property, some 120m to the west but outside the current proposed development area. The moated site may have been the precursor of the current farmhouse but there may have been further structures associated with it in the development area.
- 1.4 Accordingly Friel Homes Ltd have agreed to commission an archaeological assessment of the area in order that its archaeological potential can be taken into account in coming to a decision on the planning application.

2. Site Location and Description

- 2.1 Wood End Farm, 265 Sutton Road, is located around 1 mile east of Walsall at SO03909800.
- 2.2 The building originally formed part of a larger farm complex, shown in detail on the Ordnance Survey 25" map of 1886 (BCSMR 10269). It dates from 1836 but replaced an earlier building which was in existence by 1784.
- 2.3 This building itself replaced a 15th century farmhouse which is thought to have lain within the moat which lies 150m east of the present farm building. The moat was infilled in the 1960s but its site survives (BCSMR 2647). Ancillary buildings of the medieval farmhouse may have been located within the proposed development area.
- 2.4 Behind the current farmhouse are a long rectangular outhouse and a detached garage.

3. Requirements

3.1 The purpose of the work is to:

- (1) Gather information as to the history of the site and its buildings to enable the significance of the surviving buildings and the necessity for recording ahead of demolition or alteration to be assessed
- (2) To assess the potential for the presence of buried archaeological remains in the development area and, if remains do survive, their condition, date, depth of burial and importance.

3.2 The work should be divided into four stages:

Stage 1: Desk-based assessment

3.3 A desk-based assessment of the landholding. The intention is to gather information about past land use on the site, paying particular attention to the history of the buildings on the site and their likely location. Especially important is to establish the functions of the buildings within the farm complex, and to establish the location of the 15th century and 18th century farmhouses. Was the 15th century farmhouse within the moat as assumed in the sources?

3.4 The Walsall Local History Centre and Staffordshire Record Office/William Salt library should be visited and a printout of records for the area in the Black Country Sites and Monuments Record (tel: 01902 555493) should be obtained. Of particular value may be the sources cited in the Victoria County History description of the site (VCH Staffs Vol 17, 179). A particular priority will be to locate a map of 1784 of land belonging to Queen Mary's School, Walsall, a reduced version of which is reproduced in a history of the school (D J P Fink 1954 *Queen Mary's School*). This appears to show that the medieval building formed a fourth arm of the moat rather than lying within it.

Stage 2: Building Assessment

3.5 The date, nature and significance of the farmhouse and ancillary structures surviving on the site should be assessed and recommendations made for their recording ahead of demolition and/or alteration.

Stage 3: Trial trenching

3.6 Trial trenches and pits should be excavated to determine whether archaeological deposits are located in the area of the proposed new buildings and, if so, their condition, character, depth of burial and date. Particular attention should be paid to establishing whether there is

evidence of an earlier building on the farmhouse site. The environmental potential of any archaeological deposits uncovered should be assessed.

- 3.7 The precise location of the trial works should be agreed with the Black Country Archaeologist once the desk-based assessment has been completed but for the moment provision should be made for the excavation of around 90 square metres, 5% of the proposed development area.

Stage 4: Analysis and Report

- 3.8 On completion of the work an illustrated report should be produced detailing the results. The report should include an assessment of the impact of development and be used to devise and agree an appropriate mitigation strategy (see 3.9 below).

Stage 5: Recording ahead of/during development

- 3.9 Depending on the results of the archaeological assessment it may be necessary, if planning permission is granted, to carry out building recording and further archaeological excavation ahead of and/or during development. The requirements for this should be assessed and agreed with the Black Country Archaeologist on completion of the Stage 4 report.

4. General conditions

- 4.1 The work should be undertaken by suitably qualified and experienced archaeological staff, preferably under the supervision of a Member of the Institute of Field Archaeologists. The building recording should be undertaken by an appropriately qualified specialist.
- 4.2 An appropriate recording strategy should be used and the method and justification for this stated in the reports.
- 4.3 The code of conduct, standards and guidance of the Institute of Field Archaeologists should be adhered to. The building analysis should adhere to the guidance issued by the Association of Local Government Archaeological Officers (*Analysis and Recording for the Conservation and Control of works to Historic Buildings*, ALGAO 1997) and the RCHME (*Recording Historic Buildings: a Descriptive Specification*, RCHME 1990).
- 4.4 The English Heritage regional archaeological science adviser should be consulted on scientific issues and scientific work should be undertaken in accordance with the recommendations of Environmental Archaeology (English Heritage 2002).

- 4.5 A specification for the work required should be prepared by the contractor and agreed with the sponsor and the local planning authority before the work commences. It is advisable to submit a draft of the specification to the Black Country Archaeologist before the submission of a tender in order to ensure that the work proposed meets the requirement of the brief.
- 4.6 On completion of the work the site archive should be deposited with an appropriate museum/public archive. The site owner is encouraged to deposit any finds with the archive. In this case archives should be deposited with the Walsall Local History Centre (tel: 01922 721305). **It is intended that a small number of slides should be stored with the SMR. The contractor should therefore take an extra copy of the most vital photos and submit these together with the reports to the SMR.**
- 4.7 Copies of all reports should be provided to the LPA, together with two copies for the Black Country Sites and Monuments Record (SMR). The report will normally become a publicly accessible part of the SMR within 6 months of completion.
- 4.8 Reports should contain the following information:
- Location, aims and methodology
 - Results of documentary research
 - A written summary of the findings together with appropriate illustrations, which should be related to the national grid.
 - List of sources consulted and their full titles/reference numbers
 - A copy of the brief
- 4.9 On completion of the work a summary report should be sent for publication in West Midlands Archaeology and any other appropriate local or national archaeological journal.
- 4.10 Health and Safety

It is the responsibility of the contractor to ensure that all work is carried out in accordance with relevant Health and Safety regulations.

Site procedures should be in accordance with the guidance set out in the Health and Safety Manual of the Standing Conference of Archaeological Unit Managers

4.11 Monitoring

The work will be monitored by the Black Country Archaeologist on behalf of the Planning Authority and provisions for monitoring should be agreed

with him. At least five working days notice of commencement of any fieldwork should be given to the Black Country Archaeologist.

Prepared on 29th March 2004 by Mike Shaw, Black Country Archaeologist on behalf of Walsall MBC

APPENDIX II

List of Primary Sources

Documents

1

615 and 1620 Lease of Slinge Meadow [WLSC 276/183, 198]

1694 John Tudman, senior, of Woodend, Walsall, yeoman, party to deed [WLSC
277/122]

1735-1765 John Tudman, party to deed and will [WLSC 115/1/6-13, 20]

1808 John Tudman, farmer, party to deed [WLSC 115/1/20-22]

Maps

1784 Talbot's Map of the Wood End Estate (in Fink)

1775 Yates' Map

1819 Joseph Curtis (Jnr) Book of Plans: '*A Survey of Walsall Free Grammer School Estates 1819*'

Other sites in this book include

Sheffield Farm

Bloxwich Farm

Norton Farm

Tipton Farm

And 'Plan of Allotment made on Norton Canes Inclosure'

And 'Plan of land sold and exchanged copied from B. Talbot's survey taken 1784'

1832 First Edition Ordnance Survey Map 1"

1845 Tithe Map (reproduced in 1927)

1885 First Edition Ordnance Survey Map 25"

1886 First Edition Ordnance Survey Map

1902 Second Edition Ordnance Survey Map

1914 Third Edition Ordnance Survey Map

1938 Fourth Edition Ordnance Survey Map

1954 Geological Survey of Great Britain

1960 1:1250 Series



Fig.1



Fig.2

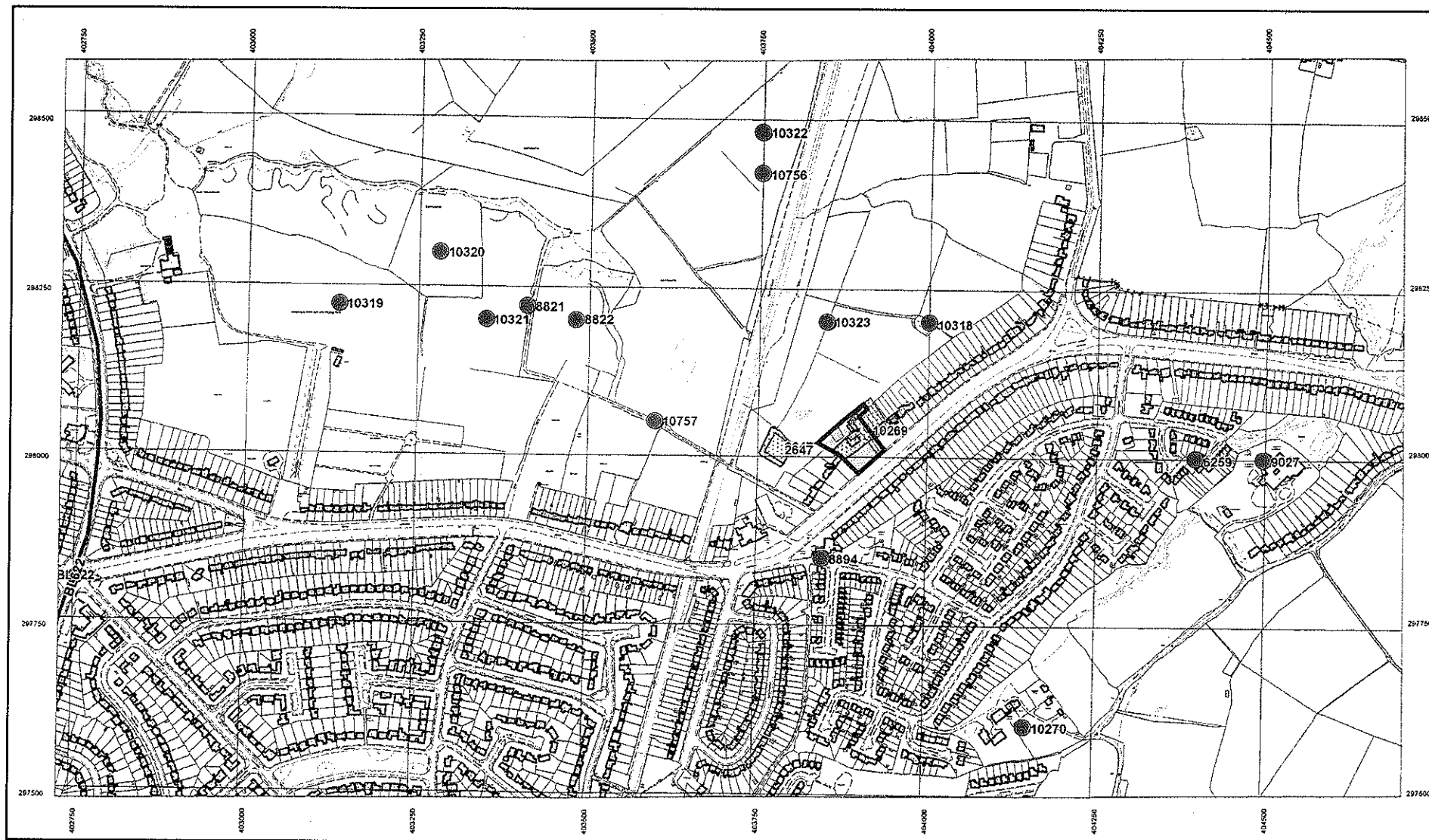


Fig.3

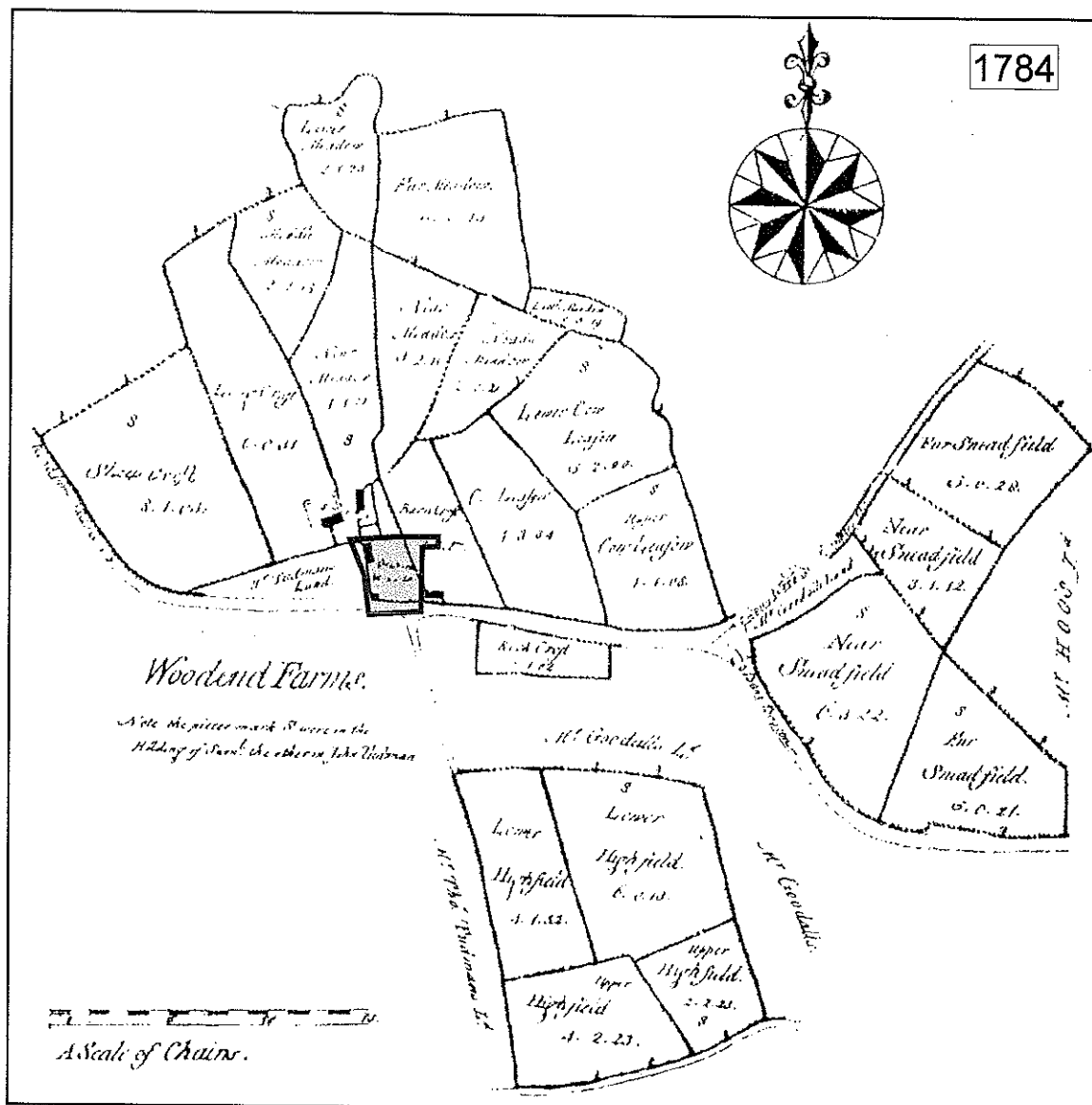


Fig.4

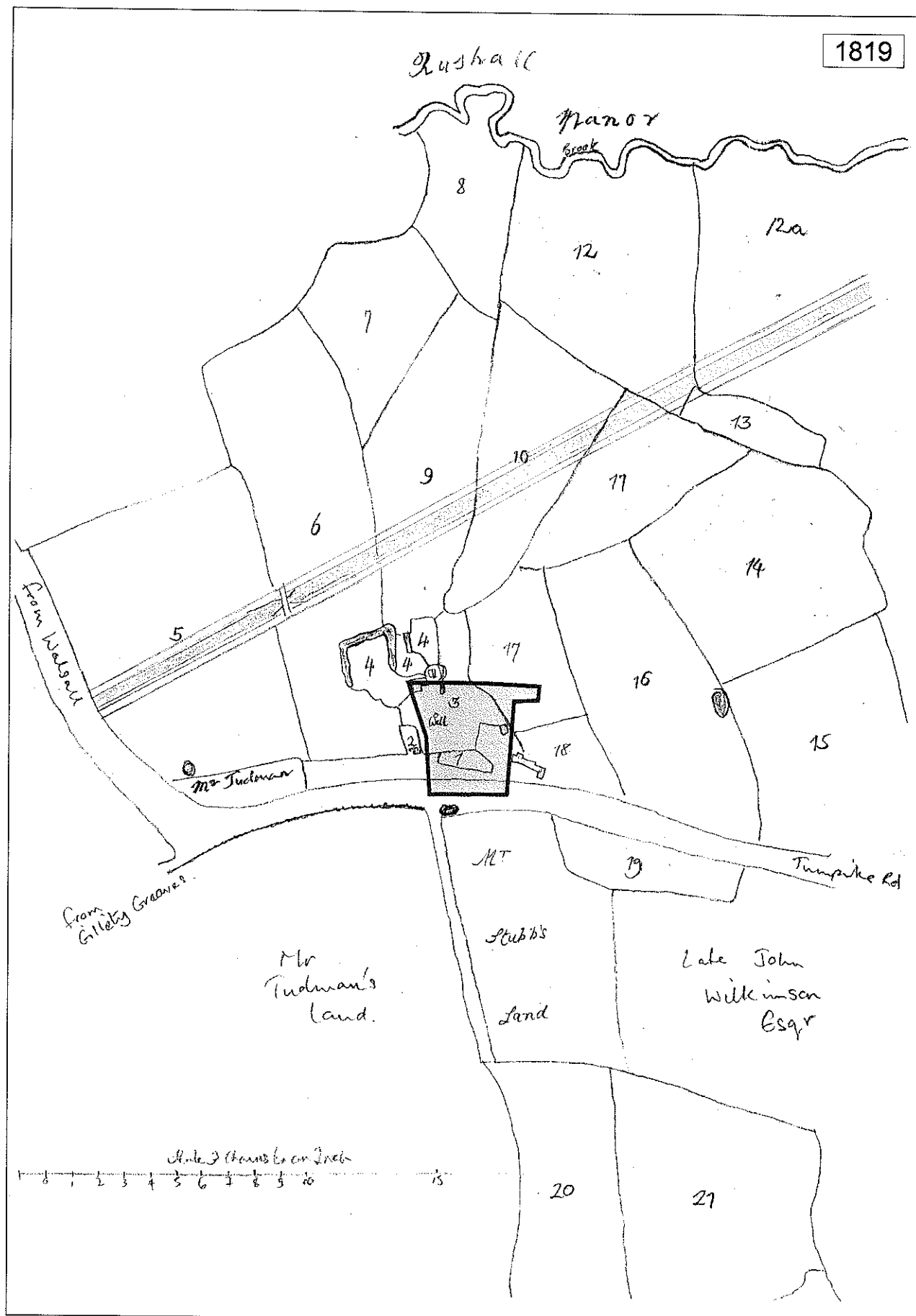


Fig.5

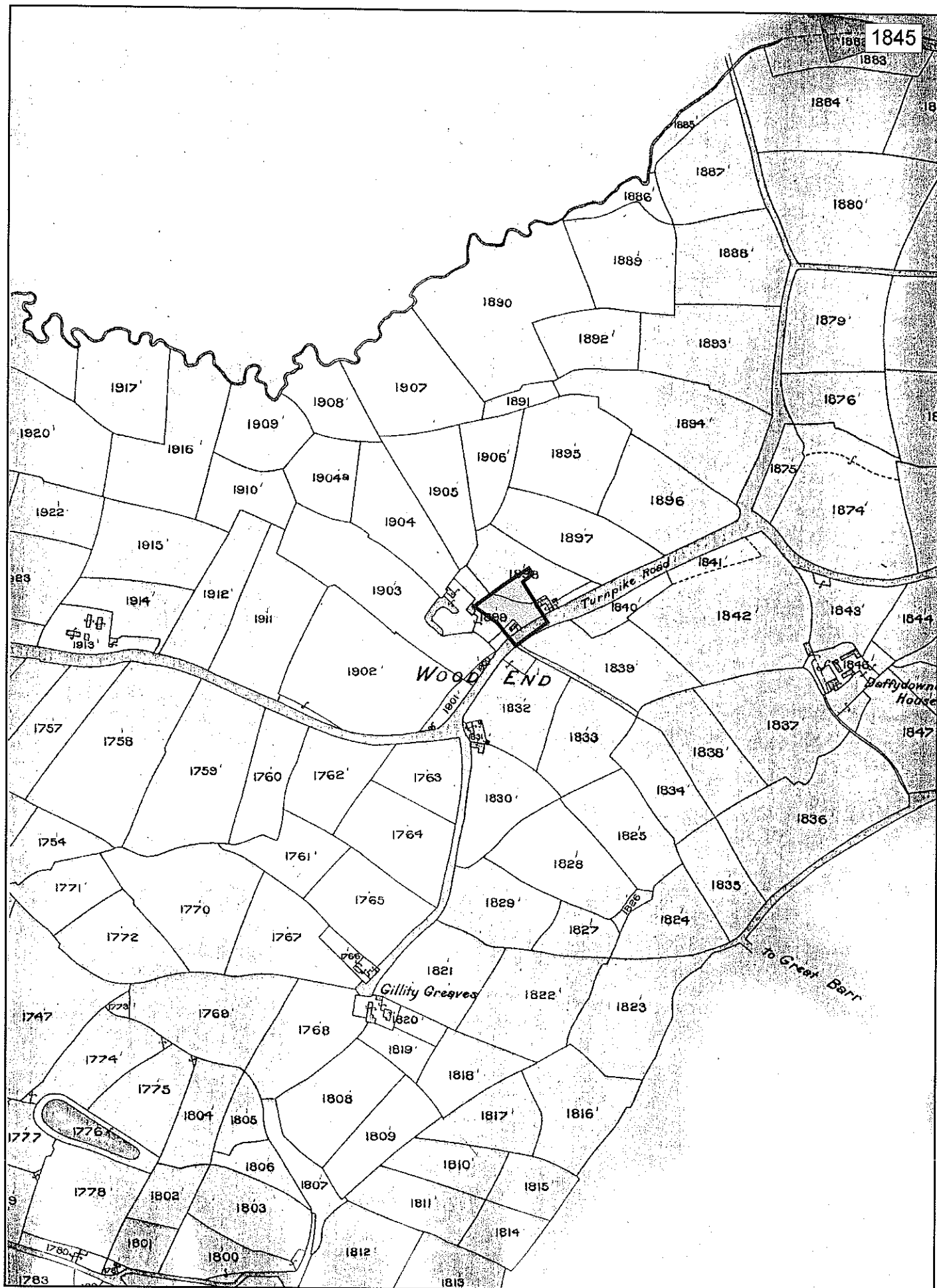


Fig.6

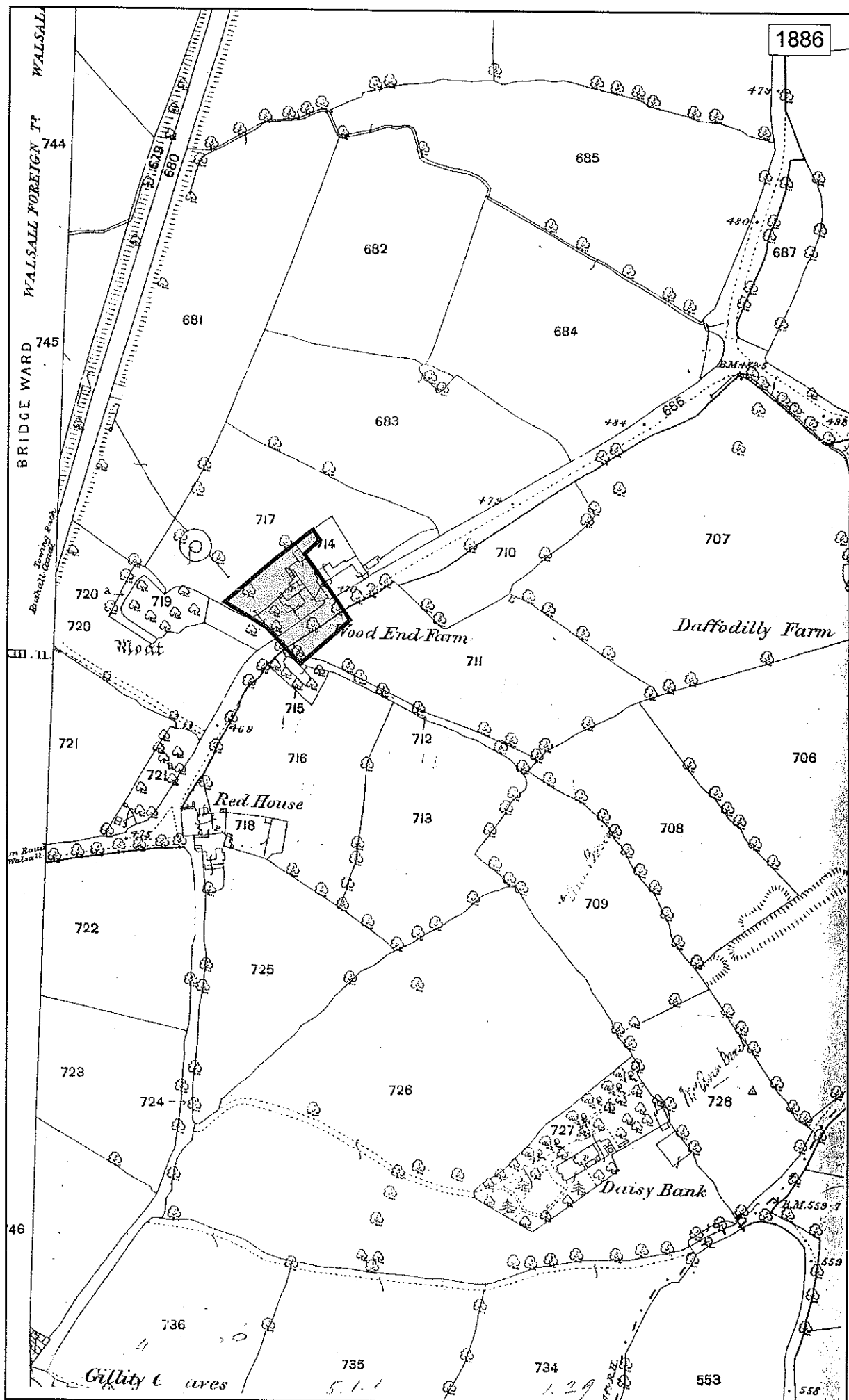


Fig.7

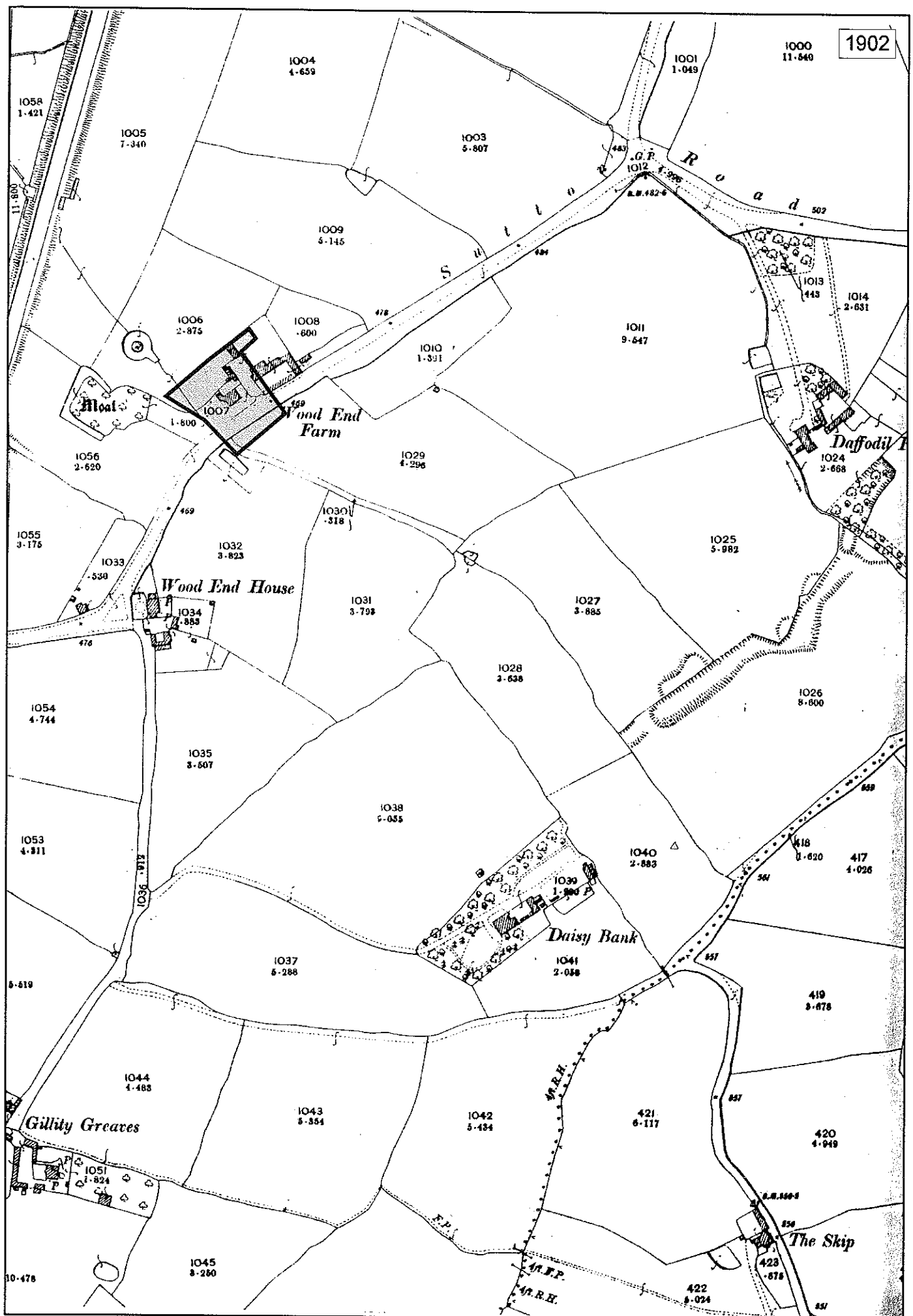


Fig.8

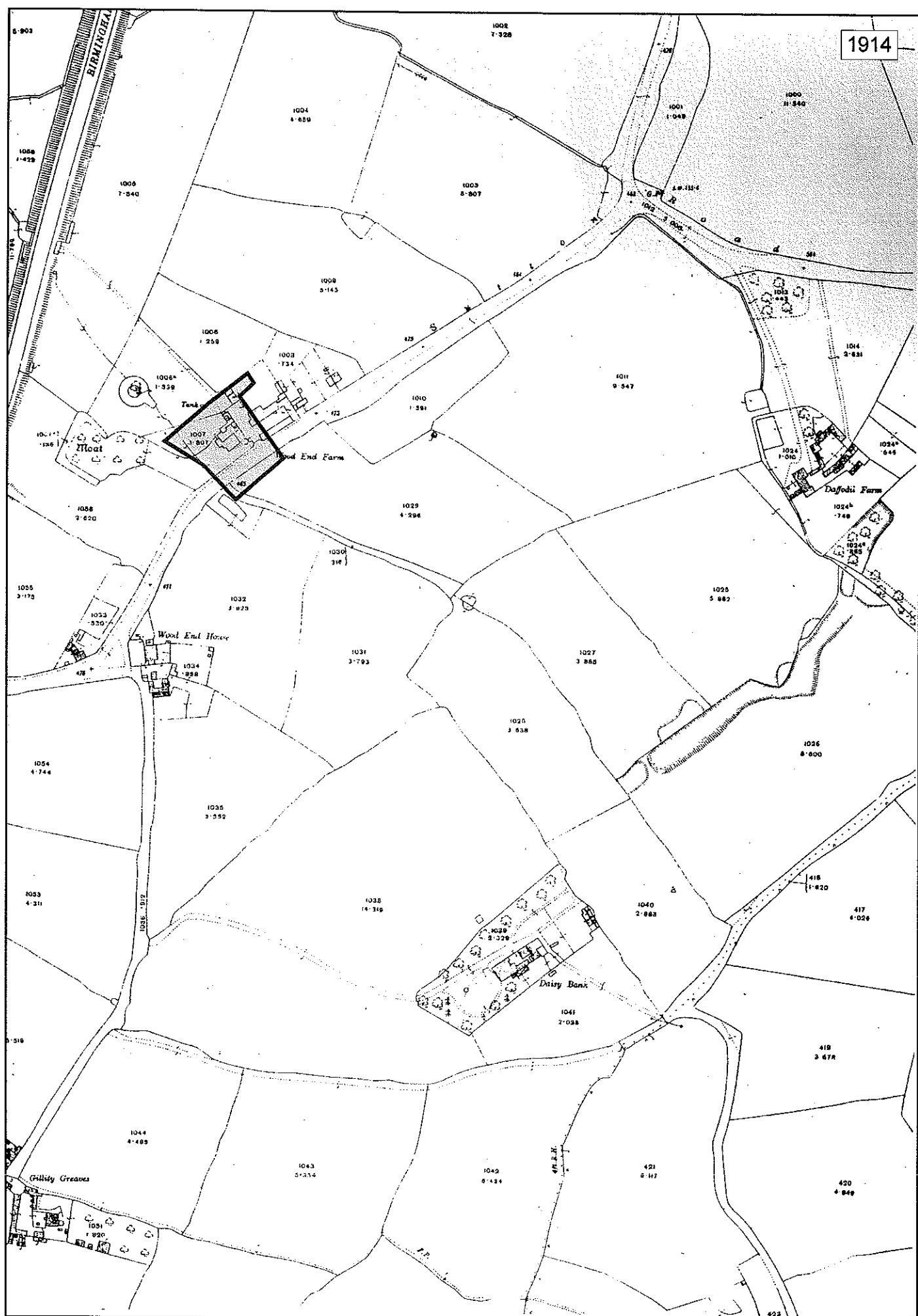


Fig.9

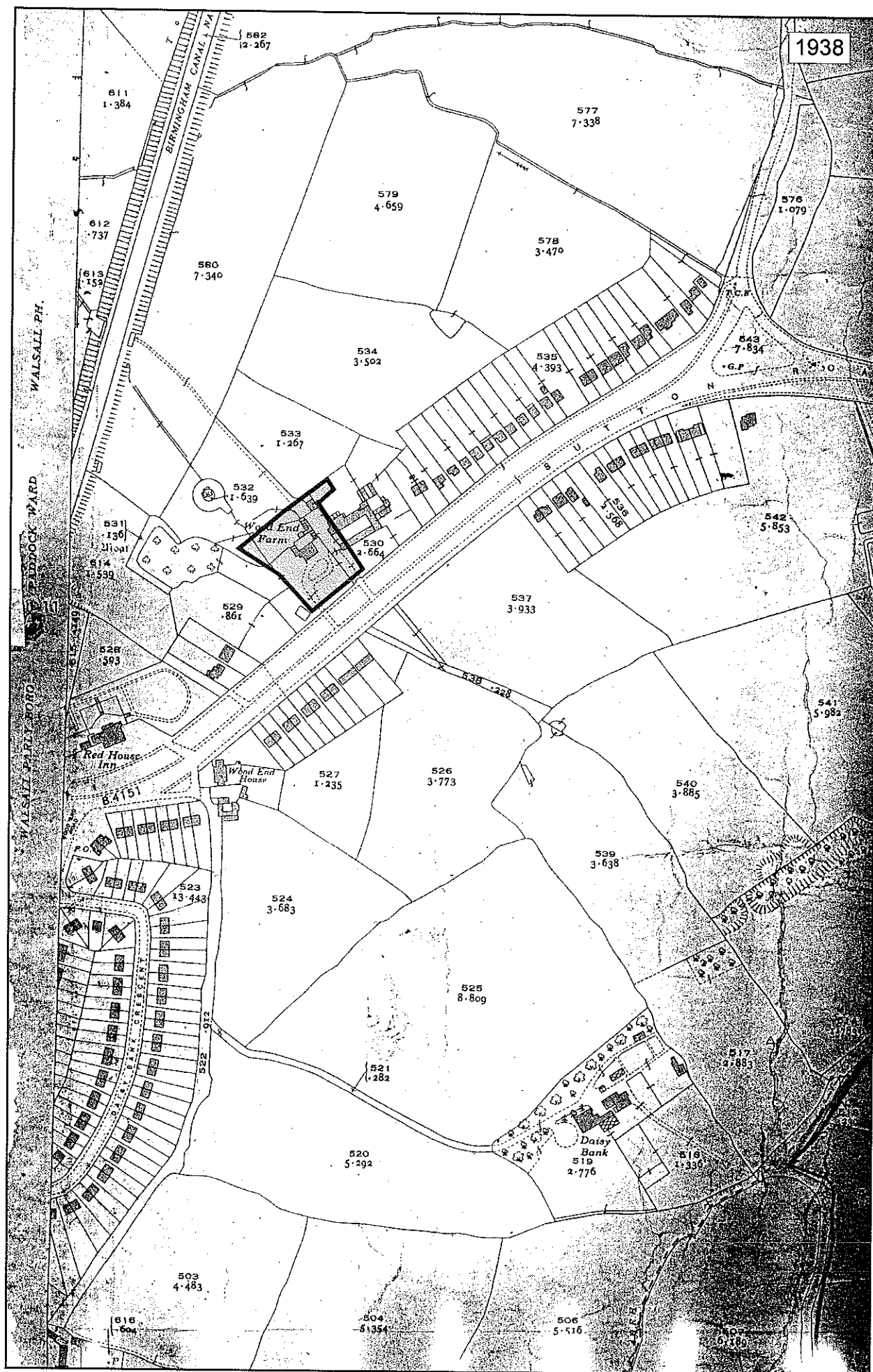


Fig.10

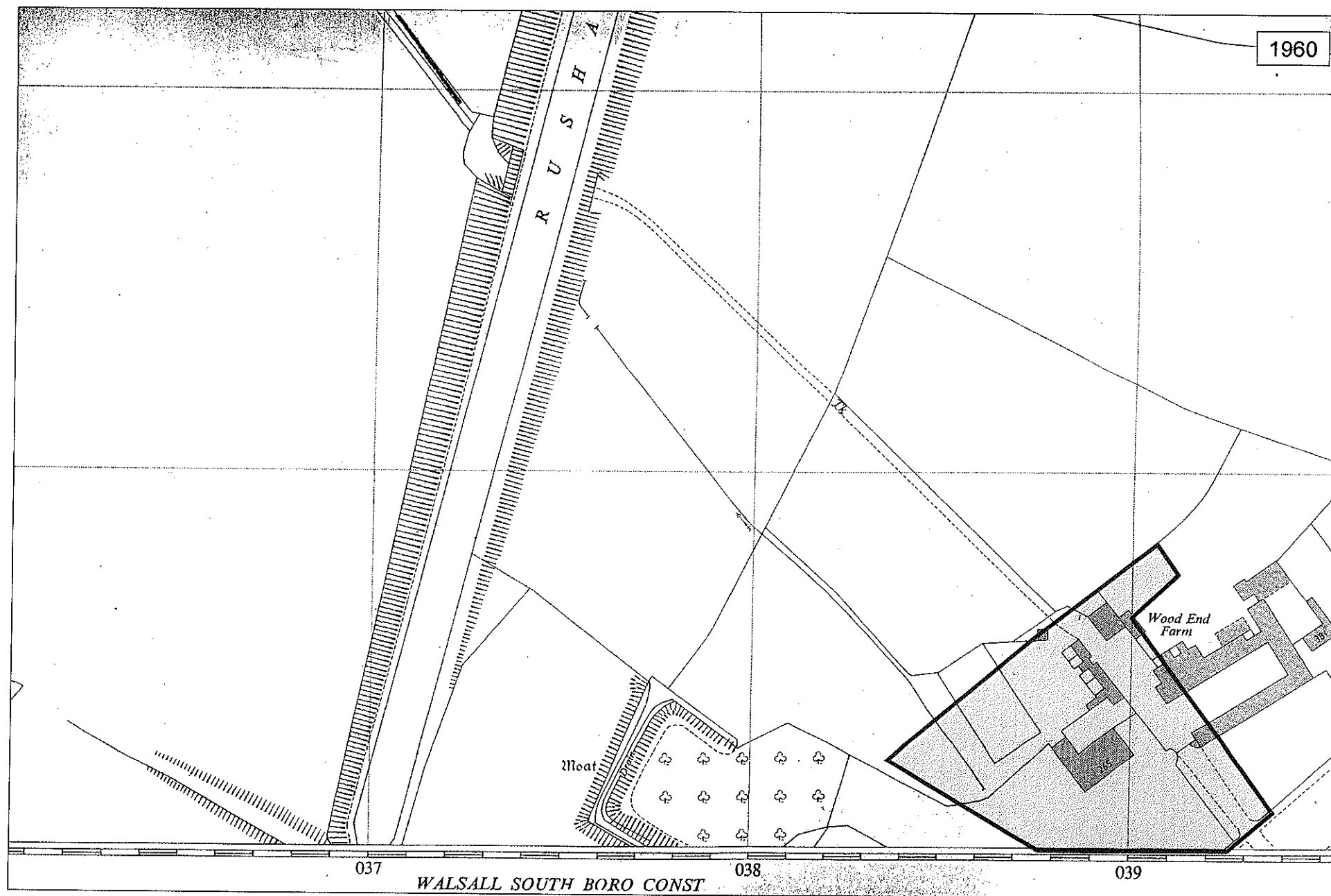


Fig.11

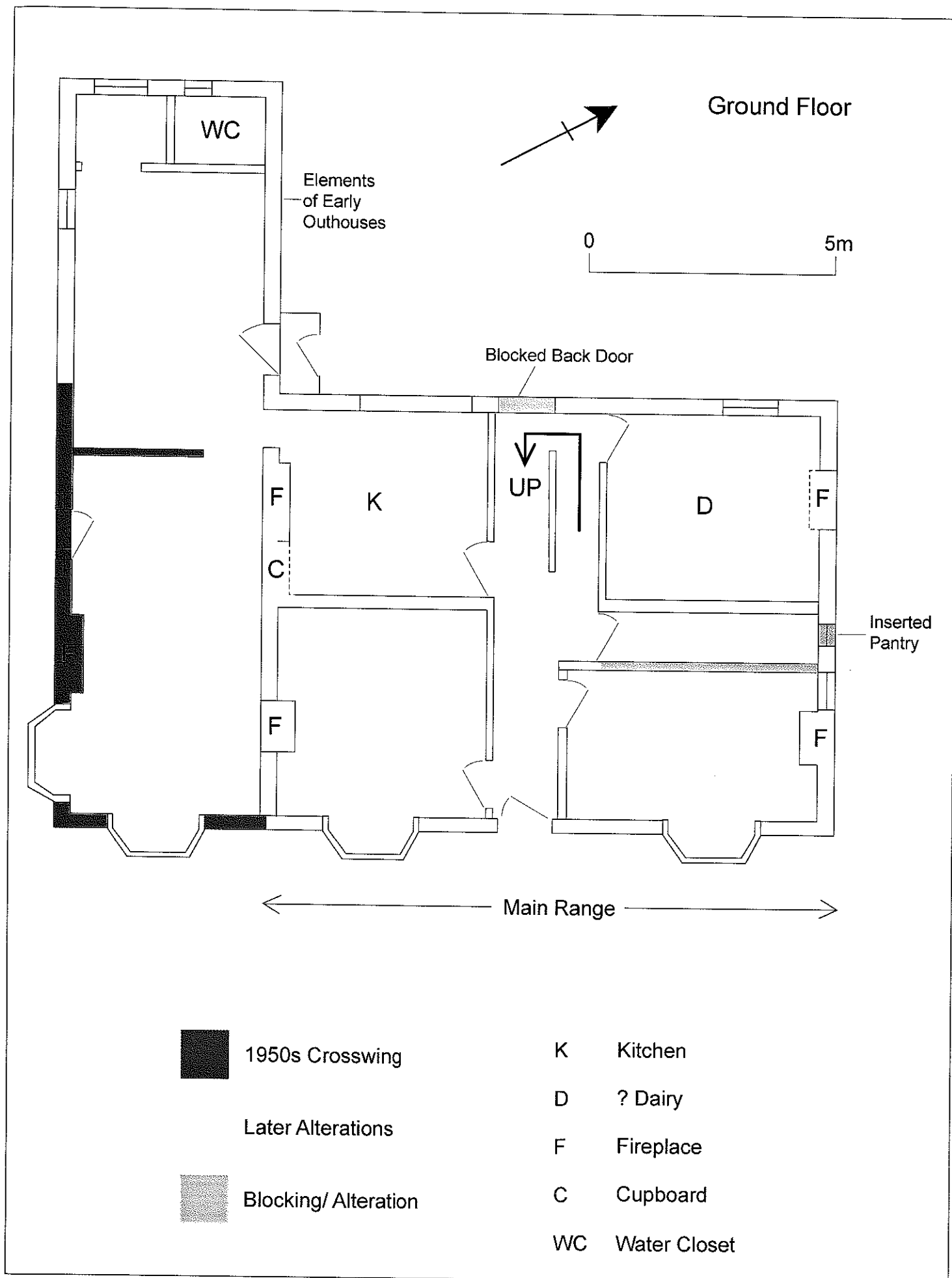


Fig.12

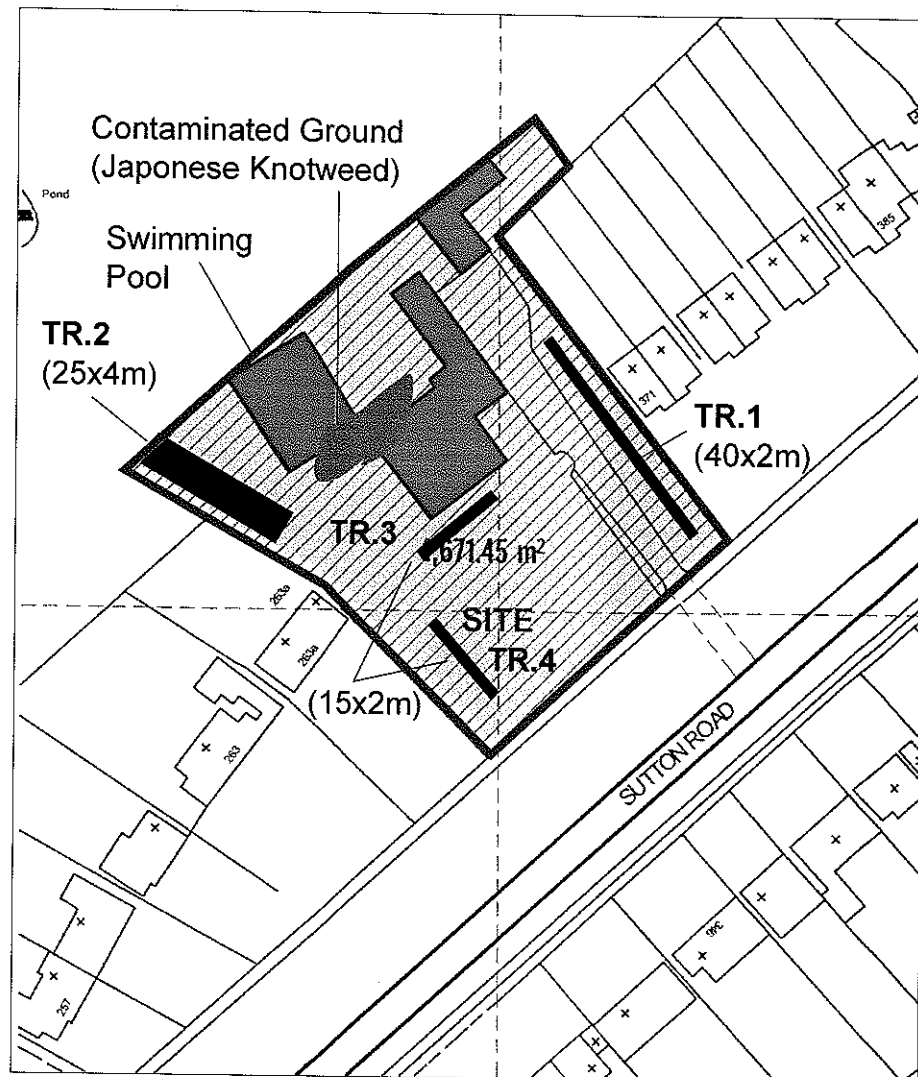


Fig.13



Plate 1



1950s Cross-wing alteration



Later bay windows



Plate 2



1950s Cross-wing alteration



Re-used ? original window frame



Later bay windows



Plate 3



1950s Cross-wing



Later additions



Plate 4



Plate 5



Plate 6

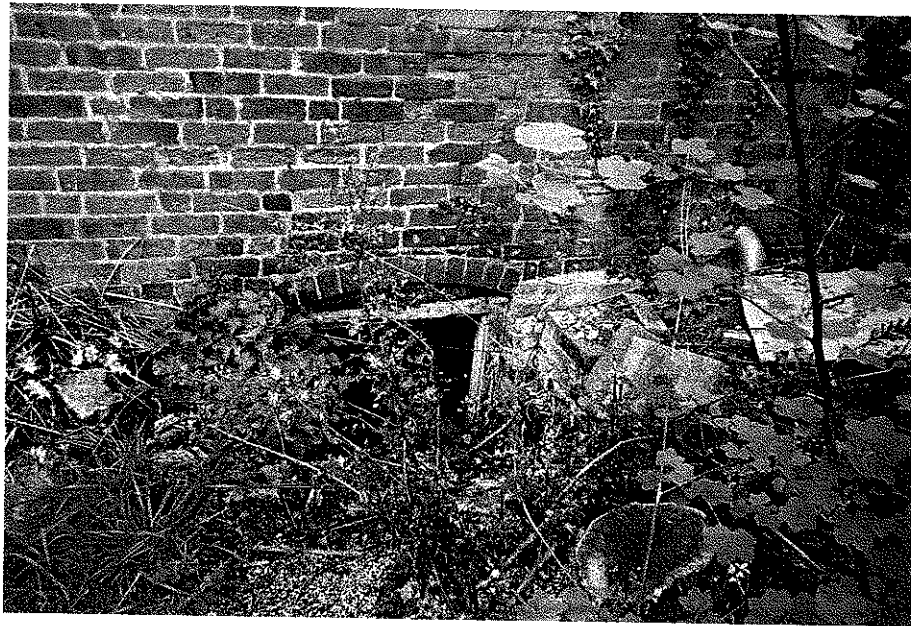


Plate 7

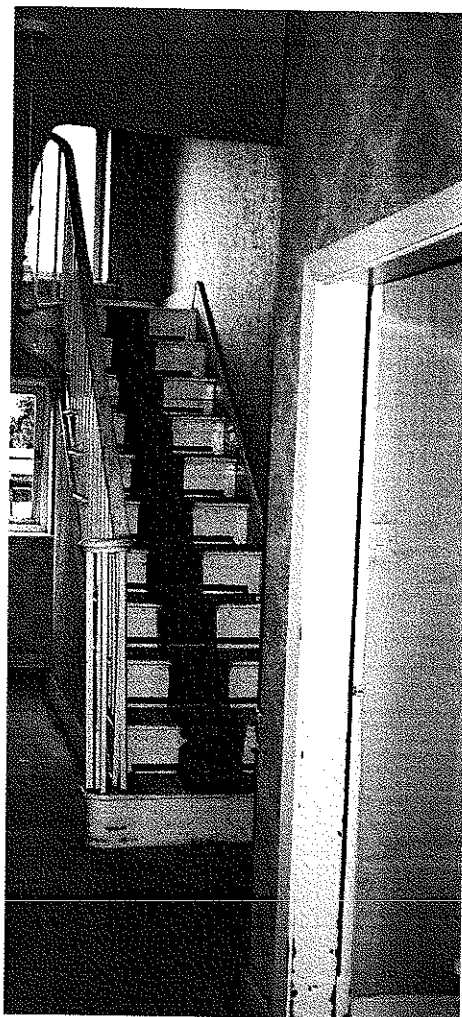


Plate 8



Plate 9

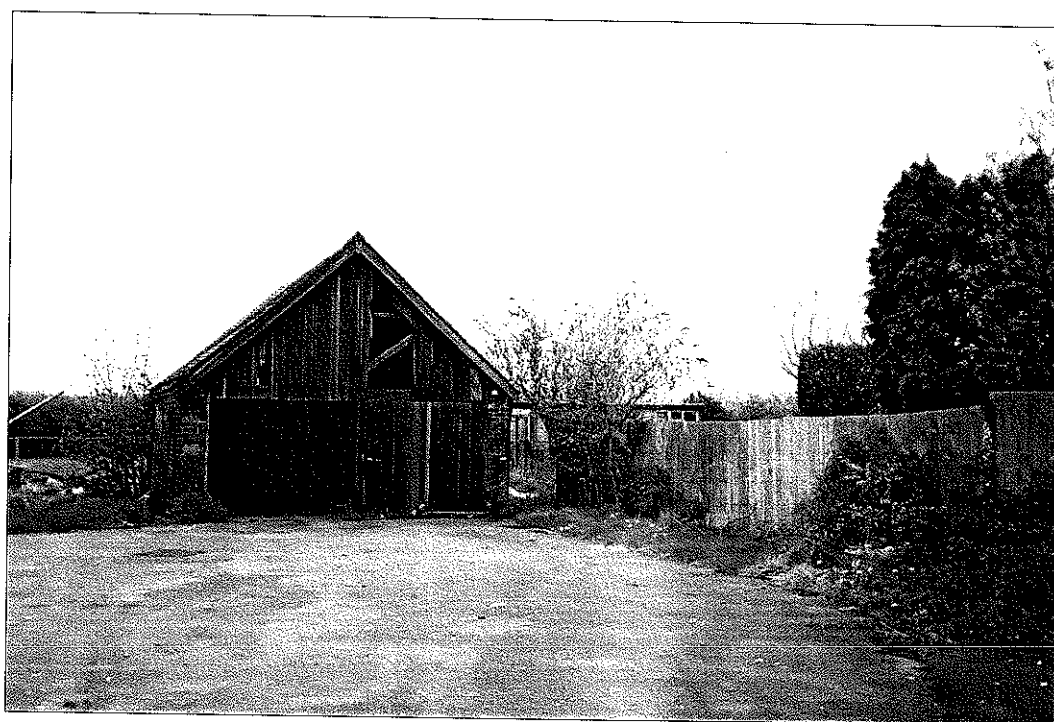


Plate 10