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UNIVERSITY OF
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Hill Top Farm

Grafton Flyford
Worcestershire

Historic Building Record

[Worcs. HER Ref. **WSM39893**]

October 2008

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Ric Tyler AIFA
(Birmingham Archaeology)

for

Poole Phillips Associates
115 High Street
Pershore
Worcestershire
WR10 1EQ

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.arch-ant.bham.ac.uk/bufau/>

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TABLE OF CONTENTS

1	INTRODUCTION.....	1
1.1	Background to the Project	1
1.2	Planning Background.....	1
1.3	Aims and Objectives.....	2
2	LOCATION AND SITE LAYOUT	2
3	STATUTORY DESIGNATIONS	2
4	REQUIREMENT FOR WORK.....	2
5	METHODOLOGY	3
5.1	Documentary Research.....	3
5.2	Photographic Survey	3
5.3	Drawn Record	3
5.4	Written Record	3
6	OUTLINE ARCHAEOLOGICAL AND HISTORICAL CONTEXT	3
6.1	Early History	3
6.2	The Medieval Period	4
6.3	The Post-medieval Period.....	4
6.4	Hill Top Farm.....	5
7	MAP REGRESSION	6
7.1	Early Maps.....	6
7.2	Ordnance Survey Maps	6
7.3	Other Sources	7
8	BUILDING DESCRIPTION	7
8.1	General Arrangements.....	7
8.2	The North Range	7
8.3	The South Range	10
9	DISCUSSION	11
9.1	Origins of the Building	11
9.2	Later Developments	12
10	CONCLUSION.....	12
11	ACKNOWLEDGEMENTS.....	12
12	SOURCES	14

APPENDIX A: Worcestershire County Council Brief (Removed)	16
APPENDIX B: Written Scheme of Investigation (Removed).....	20
APPENDIX C: List Entry (Hill Top Farmhouse).....	24
APPENDIX D: Register of Project Photographs	25

List of Figures

- Figure 1: Site location plan.
- Figure 2: Site layout.
- Figure 3: Extract from John Dougherty plan of c.1740.
- Figure 4: Plan of farm buildings in 1868.
- Figure 5: Ordnance Survey County Series 1st Edition 1:2500 map of 1884.
- Figure 6: Ordnance Survey County Series 1st Revision 1:2500 map of 1904.
- Figure 7: Aerial photograph of c.1968.
- Figure 8: Ordnance Survey 1:2500 map of 1974.
- Figure 9: Modern aerial view of farm complex.
- Figure 10: Building plans: (a) ground floor and (b) first floor.
- Figure 11: Building elevations: (a) north, (b) east, (c) south and (d) west.
- Figure 12: Photo location plan 1: exterior.
- Figure 13: Photo location plan 2: interior, ground floor.
- Figure 14: Photo location plan 3: interior, first floor.

List of Plates

- Plate 1: Contextual view from the south-east, Hill Top Farmhouse to right.
- Plate 2: General view from the south-east.
- Plate 3: General view from the east.
- Plate 4: Contextual view from the north-west, Hill Top Farmhouse to left.
- Plate 5: North range, north elevation.
- Plate 6: North range, east elevation.
- Plate 7: North range, southern return.
- Plate 8: South range, east elevation.
- Plate 9: South range, south elevation.
- Plate 10: North range, west elevation.
- Plate 11: North range, west elevation; blocked door and window.
- Plate 12: South range, west elevation blocked windows and central door.
- Plate 13: South range, west elevation; detail of blocked window (?semi-circular arch).
- Plate 14: Detail of projecting string and dog-tooth eaves band.
- Plate 15: North range, interior; Room GF01 looking west.
- Plate 16: North range, interior; Room GF01 looking south.
- Plate 17: GF01; detail of bread oven.
- Plate 18: GF01; stair rising at NE corner.
- Plate 19: North range, interior; Room GF01 ceiling structure.
- Plate 20: North range, interior; Room GF02, east wall.
- Plate 21: North range, interior; Room GF02, south wall.
- Plate 22: North range, interior; Room GF02, west wall.
- Plate 23: North range, interior; Room GF02 ceiling structure.
- Plate 24: GF01 - 1F01 stair detail.

- Plate 25: 1F01 - GF01 stair detail.
 Plate 26: North range, interior; Room 1F01 looking east; note scar of former partition.
 Plate 27: North range, interior; Room 1F01 looking south.
 Plate 28: Room 1F01; fireplace.
 Plate 29: Room 1F01; door to 1F02.
 Plate 30: North Range, interior; Room 1F02 looking west; note central window/pitching door.
 Plate 31: 1F02 looking south-east.
 Plate 32: 1F02 looking north-east.
 Plate 33: South range, interior; Room GF03 looking north-west, NB. blocked window (left) and door (right).
 Plate 34: South range, interior; Room GF03 looking east.
 Plate 35: South range, interior; Room GF04 looking west, NB blocked window and door.
 Plate 36: GF04 Breeze-block 'trough' to NE corner
 Plate 37: GF04; possible rebuild at SE corner.
 Plate 38: North range, interior; Room 1F03 looking north.
 Plate 39: North range, interior; Room 1F03 central truss looking south-west.
 Plate 40: North range, interior; Room 1F03, west wall; blocked window/pitching door.
 Plate 41: North range, interior; Room 1F03 lath and plaster render to east wall/roof slope.
 Plate 42: Room 1F03, interrupted tie.
 Plate 43: Room 1F03; detail of wedged joint.
 Plate 44: North range, interior; Room 1F03, adapted floor to east side of range.
 Plate 45: Contemporary or slightly later threshing barn to west.
 Plate 46: Contemporary range to north: four bay cart shed with granary over.
 Plate 47: Surviving stub of single-storey north courtyard range.

Hill Top Farm, Grafton Flyford, Worcestershire

Historic Building Record, October 2008

[Worcestershire HER Reference **WSM 39893**]

SUMMARY

Birmingham Archaeology was commissioned in August 2008 by Poole Phillips Associates (Architects) of Pershore, Worcestershire, working on behalf of Mr R Davies and Ms S Bristoll of Grafton Flyford, Worcestershire to undertake a programme of historic building recording at Hill Top Farm, Grafton Flyford, Worcestershire (NGR: SO 9716 5813). The programme of work was required as a condition of planning consent (ref: W/08/1462) granted by Wychavon District Council in respect of conversion of an existing traditional agricultural outbuilding for office use.

The project comprised a review of the readily available historical sources held by the Worcestershire County Record Office and the Worcestershire Historic Environment Record (HER) combined with a site assessment of the building under consideration.

Documentary sources have not allowed for a precise date to be assigned for the construction of the outbuildings, and dating of the structure remains based upon stylistic evidence of form and fabric alone. The outbuilding under consideration must necessarily be evaluated together with the series of agricultural buildings to the west and north-west which, although beyond the scope of the present report, a cursory inspection suggests are broadly contemporary and form part of a conceptual whole, being laid out around three sides of a central yard. The surviving buildings on the western side of the yard comprise a brick-built barn and a four-bay cart house beneath a raised granary. The yard was originally closed to the north by a long, single-storey range, represented today only by the ruinous, western stub. Such an arrangement would seem to represent a planned programme of building, reflecting the rationalisation of the farming process and a more scientific approach to agriculture, a pattern of development that became increasingly current during the second half of the 18th century and into the 19th century. In the absence of firm documentary evidence for the date of the buildings at Hill Top Farm, they should be set within this late 18th-/early 19th-century context, most probably representing an expansion or restructuring of farm after the enclosure of the common in 1779.

The building as recorded constitutes an interesting and attractive, though unremarkable structure and forms part of a relatively complete complex of agricultural outbuildings dating to the later 18th or early 19th century. The visual completeness of the complex is presently masked, however, to a large extent by the intrusive, 20th-century metal framed structure covering the central yard.

The current study has allowed for a full visual and interpretative record of the outbuildings to be made ahead of conversion, and can be seen to form the basis for a more complete record of the complex as a whole should further works be proposed in the future.

Hill Top Farm, Grafton Flyford, Worcestershire

Historic Building Record, September 2008

[Worcestershire HER Reference **WSM 39893**]

1 INTRODUCTION

1.1 Background to the Project

1.1.1 Birmingham Archaeology was commissioned in September 2008 by Poole Phillips Associates (Architects) of Pershore, Worcestershire, working on behalf of Mr. R. Davey and Ms. S. Bristoll of Grafton Flyford, Worcestershire to undertake a programme of historic building recording in respect of an agricultural outbuilding at Hill Top Farm, Grafton Flyford, Worcestershire (NGR: SO 9716 5813: see Figure 1).

1.1.2 This report presents the results of the programme of historic building recording, which was undertaken in accordance with the Institute of Field Archaeologists '*Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*' (IFA, 2001).

1.2 Planning Background

1.2.1 Planning and Listed Building Consents (W/08/01461/PN and W/08/01462/LB respectively) were granted by Wychavon District Council on 17/7/2008 in respect of building works related to the conversion of an existing traditional agricultural building at Hill Top Farm, Grafton Flyford, Worcestershire for office use. As a condition of planning consent, and in accordance with government advice contained within *Planning Policy Guidance Note 16: Planning and Archaeology* (PPG16) and *Planning Policy Guidance Note 15: Planning and the Historic Environment* (PPG15), a programme of historic building recording was required prior to and during works associated with these developments. The work was also required by Policy CTC16-18 of the Worcestershire County Structure Plan (June 2001) and by Policy ENV10 & ENV13 of the Wychavon District Adopted Local Plan (June 2006).

1.2.2 Specifically, Condition 4 of consent stipulated that:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of Historic Building Recording and Interpretation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority"

1.2.3 Historic building recording was undertaken in accordance with a 'Brief for Historic Building Work' issued by Worcestershire County Council (WCC) dated 15th August 2008, and with a Written Scheme of Investigation (WSI) prepared by Birmingham Archaeology and approved by the Planning Advisor to the Historic Environment Team of WCC. Copies of the project brief and WSI are included below as **Appendices A** and **B** respectively.

- 1.2.4 The current programme of historic building recording has been issued with the HER reference number **WSM 39893** by the Historic Environment Record Officer of Worcestershire County Council.

1.3 Aims and Objectives

- 1.3.1 The principal aim of the survey, as defined by the project brief (Appendix A, Section 4) was to provide an 'illustrative and descriptive account and interpretation of the building, including discussion of its local, regional and national significance'. This aim was achieved by the implementation of a programme of building recording, details of which are summarised below in section §.4.

2 LOCATION AND SITE LAYOUT

- 2.1 The village of Grafton Flyford is located approximately 14km east of the county town of Worcestershire (Figure 1). The present focus of occupation lies c.2 km north of the medieval village centre, which is represented by the Church of St. John the Baptist. Hill Top Farm is located c. 3km north-east of the Church, and is centred on NGR SO 9716 5813. The farm complex is located in the far north of Grafton Flyford parish, with lands historically extending into the adjoining parishes of Hanbury and Kington. The farm complex is accessed via a narrow track which leads off the southern side of the road from Grafton Flyford to Stock Green and Inkberrow. The building under consideration is one of a number of agricultural buildings, of late 18th/19th-century date, grouped immediately north-west of the Grade II Listed, Hill Top Farmhouse (Figure 2), a 17th-century timber-framed house with 18th-century brick additions (DoE List Entry; see **Appendix C**).

3 STATUTORY DESIGNATIONS

- 3.1 The recorded structure does not constitute a Listed Building in its own right, either Statutorily or Locally, although for planning purposes it is classed as a curtilage building of the Grade II Listed Hill Top Farmhouse (HER WSM 10642). The structure is however included on the Worcestershire Sites and Monuments Record (HER WSM 39649) in recognition of the significant contribution made to the historic environment by farms, farmsteads and traditional agricultural buildings.

4 REQUIREMENT FOR WORK

- 4.1 Section 4 of the Project Brief stipulates a building record equivalent to 'Level 3', defined by English Heritage's '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (EH, 2006) as follows:

'... An analytical record... will comprise an introductory description followed by a systematic account of the buildings origins, development and use, The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis.'

- 4.2 The record comprised a photographic, drawn and written account of the building as detailed in Section 5 below.

5 METHODOLOGY

5.1 Documentary Research

5.1.1 A rapid search was made of the readily available primary and secondary historical sources held at the Worcestershire County Record Office, and the libraries of the University of Birmingham. The Worcestershire County Council Historic Environment Record (HER), the primary source for archaeological information for the county, was also consulted.

5.2 Photographic Survey

5.2.1 A full photographic survey was undertaken comprising both 35mm monochrome print and high resolution digital photography. The survey extended to include both general and detail shots; contextual views, exterior elevations, interior spaces and relevant architectural details. Where possible, photographs included graded photographic scales. All photographs were recorded on *pro-forma* recording sheets detailing subject, orientation, scales included, photographer and date. A register of project photographs is included below as **Appendix D**.

5.3 Drawn Record

5.4.1 A basic drawn record of the building was made using existing drawings as a base, marked up to show significant architectural and archaeological detail, and to mark photo locations. Base drawings were supplied by Poole Phillips Associates of Pershore, Worcestershire (Drg. refs. 26020/101A and 026020/002-003).

5.4.2 The recorded building is aligned on an approximately north-east/south-west axis. To avoid overly long orientational descriptions within the current report, this alignment has been assumed north-south, following the system adopted by Poole Phillips in their supplied project drawings.

5.4 Written Record

5.4.1 A written account of the building was prepared on site to a level commensurate with a 'Level 3', analytical record as defined by English Heritage's *Understanding Historic Buildings: A Guide to Good Recording Practice* (EH 2006, 14). The account comprised a detailed description of both the exterior and interior of the building, including details of fixtures and fittings. Written records were made using *pro-forma* building and room record sheets.

6 OUTLINE ARCHAEOLOGICAL AND HISTORICAL CONTEXT

6.1 Early History

6.1.1 Evidence for prehistoric and Roman activity within the area is somewhat sparse and inconclusive, the HER recording a number of isolated findspots of Romano-British pottery (WSM 11506, 11509, 11510), while a single Roman coin was recovered from fields to the north of Hill Top Farm (WSM 05876). The putative course of a Roman Road has been suggested following a north-south alignment from Stoke Heat in the north to Hanbury in the south and running to the east of Hill Top Farm (WSM30612),

reflecting in part the present line of Cockshot Lane, which runs from Hollow Court Farm to Dormston.

- 6.1.2 The village of Grafton Flyford is first alluded to (by reference to its boundaries) in a Saxon charter of AD884 (Roberts 1994, 8) and is first mentioned by name (as '*Graftun Floferd*') in a further charter of AD972 confirming the restoration of five manors to the Abbey of Pershore by King Edgar (VCH 1924, 85-9). The name Grafton derives from the Old English components '*Graf*' and '*Tun*', meaning 'Grove Farm' or a farm or settlement within a clearing;¹ the Flyford element of the village name is held to derive from the Celtic '*Fleferth*' meaning stream, in this case the Piddle Brook which forms the southern boundary of the parish (Oreton, 2006).

6.2 The Medieval Period

- 6.2.1 Grafton Flyford is included in the Domesday survey (as '*Garstune*') as follows:

Urso also holds Grafton (Flyford). Alwin, a free man, held it.

2 hides, less 1 virgate. In lordship 1 plough;

3 small holders, 2 cottagers and 2 slaves.

Meadow 6 acres.

The value was 40s; now 30s.

The man who held this land reaper for 1 day in the meadow and performed other services.

(Morris (ed). 1982: 8,17).

- 6.2.2 The medieval settlement of Grafton would have been concentrated to the south of the parish around the 13th- century Church of St. John the Baptist, first referenced in 1268 (WDC 1990, 39). A map of c.1740 by John Dougherty² illustrates the Parish in some detail, clearly showing the surviving medieval strip cultivation system, still in operation at that date, within the fields around the church (see §.7.1.1). The medieval settlement and agricultural exploitation of the lands around the church and the wider parish is reflected today in the extensive traces of ridge and furrow interspersed with house platforms and other earthwork features evident on the ground and recorded on the Worcestershire HER. Few of the buildings illustrated on Dougherty's map survive however, and the church of St. John together with Church Farm to the north-east today stand in relative isolation. Further areas of ridge and furrow to the north and north-east of Hill Top Farm (WSM2183-5, WSM11592-3, WSM07978) relate to the former medieval settlement of Holewei (WSM 06596) on the Earls Common Road centred around Hollow Court Farm.

6.3 The Post-medieval Period

- 6.3.1 The medieval open fields of the parish were enclosed under the terms of a private act sponsored by Lord Coventry (who had purchased the Manor in 1632) in 1779, the award being dated 1st January 1780 (VCH 1924, 85-9).³ The focus of settlement within the parish had by this time migrated northwards to the area around Woodhouse End; the precise date and reason for migration are unclear though it would appear that the main village was abandoned sometime between c.1700 and the enclosure act of 79 years later (Oreton, 2006). The remarkable survival of earthworks to the southern part of the parish, in particular around the church, is due in part to the

¹ <http://www.nottingham.ac.uk/english/ins/kepn/detailpop.php?placeno=5303>.

² WCRO BA.940 970.5:73 (ii).

³ WCRO holds a copy of the tithe award of 1780 (BA307), though not of the accompanying plan.

change of land use from arable farming to sheep pasture during the 18th and 19th centuries.

6.4 Hill Top Farm

- 6.4.1 Hill Top Farm, located as it is on the north-eastern boundary of the historic parish, would thus seem to have developed in relative isolation from the main focus of settlement of Grafton Flyford, occupying a site on the north-eastern boundary of the former King's Wood Common (see §.7.1.1 below). Indeed it lies nearer to the former medieval settlement of Holewei, and its estate has historically included lands within the adjoining parishes of Hanbury and Kington. The farmhouse itself is understood to date to the 17th-century (Statutory List Entry), though its present form reflects a sequential development over time comprising a series of brick additions to the north-east of the original timber-framed range.
- 6.4.2 Census returns from 1851 do not list Hill Top Farm within the parish. It is surprising that a farm of such a size would not be included and it is possible that this may possibly reflect a change of name of the farm as opposed to an error of omission. A single farm of comparable size (150 acres) is listed under the name of *'Kingswood House'* (a name which is absent from later returns) which, given Hill Top's location on the former King's Wood Common may be relevant. The farm was occupied by one William Bolton (aged 60), together with his wife Hannah, daughter Hannah, son Thomas and grandson William, with one servant, Mary Fletcher.
- 6.4.3 Sale particulars dating to 22nd June 1868⁴ describe the 'Hill Top Estate - situate in the parishes of Hanbury, Kington and Grafton Flyford', including a 'commodious residence commanding beautiful views with garden, extensive agricultural buildings, stabling, rick yard &c.' with 'excellent pasture and arable land' amounting to 158 acres, 2 roods and 9 perches. Interestingly, in view of §.6.4.2 above, the farm was noted to be held under a yearly tenancy by one Thomas Bolton (arguably the same Thomas, son of William Bolton, previously listed) who was to retain a total of 16 acres, 2 roods and 27 perches of woodland 'in hand', which was duly excluded from the sale.
- 6.4.4 Hill Top Farm appears by that name in the census returns of 1871 when it was occupied by one Henry Seeney (aged 39), his wife Emma (aged 40) and son James, aged 17. The farm extended to 132 acres at that time and Seeney employed two farm servants, Thomas Hancock (aged 18) and George Foster (aged 14). By the time of the 1881 census, Seeney is listed as a farmer and licensed hawker, with two servants (William Langstone, aged 19 and Henry Bale, aged 16) and employing one labourer and two boys.
- 6.4.5 Further sale particulars dated 4th October 1926⁵ describe an 'interesting old-fashioned residence' suitable for the occupation of a gentleman farmer' with land totalling 134 acres 2 roods and 4 perches; outside are a 'game larder and mens' quarters' together with 'the excellent buildings..largely of brick with tiled roofs'... comprising a 'cart stable for 4, chaff house, trap house, two loose boxes, calves house, open two-bay cattle shed, good two-bay barn, work shop, two pigsties and cart shed'. A 'large corrugated iron building' was divided into cow house, manure yard and cattle yard. The game larder referred to was a detached structure at the east end of the north range of the

⁴ WCRO BA 4600/503 705:550.

⁵ WCRO BA 5240/1 705:358.

recorded building, traceable on historic maps and still extant at the time of the c.1968 aerial photograph (Figure 7).

7 MAP REGRESSION

7.1 Early Maps

7.1.1 An early, detailed depiction of the parish is given by John Dougherty's Plan of the Parish of Grafton Flyford of c.1740. The map is focussed on the early settlement area around the church and the agricultural land within the southern part of the parish, detailed mapping extending only as far north as the northern limit of King's Wood in the east. An inset to the top right of the map, however, illustrating '*King's Wood Common*' is of interest (Figure 3). The location of Jasper's Farm on the southern boundary of the common together with the linear development apparent along the western boundary road suggests that the common represents that area today bounded by Upper Kite's Wood to the south-east, Bossil Wood/Kings Wood/Rabbit Wood to the north-west, the parish boundary running immediately adjacent to Hill Top Farm in the north-east and the Grafton Wood-Himbleton Road to the south-west. The 'Hollow Lane' indicated at the north-east and south-west boundaries of the common would appear to correspond to the current Grafton - Stock Green road, though its course across the common is not plotted. Hill Top farm would thus be located somewhere on the north-western boundary of the Common, and is possibly represented by '*Mr. Sandy's Farm in Grafton*' annotated to the right of the map inset, though no buildings are depicted.

7.1.2 The earliest depiction of the farm buildings in detail is a plan accompanying the sale particulars of 1868 (Figure 4). A series of outbuildings are depicted to the north-west of Hill Top Farmhouse, occupying three sides of an open yard, which was orientated approximately NNE-SSW and open to the south. The buildings correlate fairly closely with the structures surviving on site today, though with the northern range surviving to its full length and an additional structure appended to the south of, and aligned at right angle to, the brick barn. The recorded structure is shown occupying an L-shaped plan though the 'game larder' at the east end of the north range, present on later maps and referred to in the sale particulars of 1926, was not present at this time.

7.2 Ordnance Survey Maps

7.2.1 The 1st Edition Ordnance Survey 1:2500 map of 1884 (Figure 5) shows little change from the map of 1868, the only major difference being the lack of the perpendicular range at the south end of the barn evident on the 1868 plan. Field tracks are shown entering the yard from the south-west. On the eastern side of the yard, the recorded structure is more accurately depicted while the game larder had been introduced at the eastern end of the north range, and a small structure erected to the south-west of the south range, backing onto the eastern yard wall. It is of note that the farm is labelled as '*Manor Farm*' at this date.

7.2.2 The 1st Revision Ordnance Survey 1:2500 map of 1904 (Figure 6) again shows no significant change from the earlier edition.

7.2.3 By the time of the 1974 edition map (Figure 8), significant changes had taken place. The northern closing range of the yard had been truncated and the eastern yard wall removed. The central yard area west of the recorded structure was occupied by a

large rectangular structure, presumably the large metal-framed shed that survives today and which had been introduced before the sale of 1926, the particulars of which allude to it. A further large hay barn had been erected in the field to the north of the yard while the polygonal game larder at the east end of the northern recorded range had been (recently) removed, it having been extant as late as the 1868 aerial view; Figure 7).

7.3 Other Sources

- 7.3.1 An aerial photograph of the complex dating to c.1968⁶ (Figure 7) is useful in that it depicts the farm prior to the building works undertaken following the sale of the house and three acres in 1973 (R Davey, *pers.comm.*). In particular, it illustrates details of the game larder structure and shows that the northern closing range of the yard was still extant at that time. Unfortunately, the western side of the recorded structure is not visible in this photograph and so it is not possible to make any assertions regarding the date of the blocking of openings within these elevations.

8 BUILDING DESCRIPTION

8.1 General Arrangements

- 8.1.1 The building currently under consideration is located to the west of the main farmhouse building (Figure 2; Plate 1). The building comprises a composite plan, approximately L-shaped and is formed of two interconnected ranges (Plates 2 and 3). To the north is a two-storey range, aligned east-west, with pitched roof, half-hipped to east and west, with a single ridge stack rising above the centre of the range (Plate 4). Extending from the west end of the south elevation of this range is a lower, one and a half storey range, aligned north-south with a pitched and tiled roof, gabled to the south (Plate 2). Extending from the southern gable elevation of the south range is a single storey, lean-to roof protecting pigsties (Plate 2). Building is in brick throughout, original fabric being of lightly fired, dark orange/red-brown brick with numerous small to medium inclusions (dims. c.9 x 4¼ x 2¾ in.), set within a pale creamy beige mortar.

8.2 The North Range

The Exterior

- 8.2.1 The **northern elevation** (Figure 11a; Plate 5) is brick-built, laid to Flemish stretcher bond with three courses of stretchers between Flemish courses, of two storeys below a projecting string and decorative, dog-tooth eaves band (Plate 14). The western ground floor level of the elevation is occupied by a wide, garage door opening beneath a flat concrete lintel, introduced during building works in 1973 (V Poole, R Davey *pers.comm.*); an aerial photograph of the farm dating to c.1968 (Figure 7) shows the range before the introduction of this feature. To the left of this opening is a small, square window opening, lighting room GF01 internally,⁷ otherwise the elevation is free of architectural features.

⁶ Courtesy of R Davey.

⁷ Reference to the 1968 view confirms that this window was formerly located further to the west, within the area currently occupied by the wide doorway opening.

- 8.2.2 The **eastern elevation** (Figure 11b; Plate 6) is plain, of two-storeys beneath a half-hipped roof. Brickwork is again laid to Flemish stretcher bond with three stretcher courses between Flemish courses, which here display slightly staggered headers. The slope of the roof is accentuated by projecting headers, while the half-hip is enhanced by a projecting string and dog-tooth eaves detail similar to that of the long elevations.
- 8.2.3 The **southern elevation** (Figure 11c; Plate 7) is brick-built, laid to Flemish stretcher bond with three courses of stretchers between Flemish courses (though somewhat more irregular than the brickwork of the eastern and northern elevations), of two storeys below a projecting string and decorative, dog-tooth eaves band (Plate 14). At the eastern end of the elevation, the ground floor is pierced by a single, pedestrian door and, to the west, a modern metal-framed window. An area of renewed brickwork over the doorway may indicate that the form of the door has been adapted, though its location would appear to be primary. At first floor level is a three light timber casement with opening central light; a clear straight joint within the brickwork to the right of the window suggests that the opening has been previously reduced and/or reset. The western part of the elevation is abutted by the southern range.
- 8.2.4 The **western elevation** (Figure 11d; Plate 10) is brick-built, laid to English garden wall bond with three courses of stretchers between header courses, of two-storeys beneath a half-hipped roof. Presently plain, the elevation retains a number of blocked primary openings. At ground floor is a wide, central door opening of unknown original form, flanked to the south by a small window opening with segmental arch two header courses, the lower course being set on edge (Plate 11). At first floor level is a wide, central window/door with segmental arch of similar form to the ground floor opening. Blocking of openings is in Flemish bond brickwork throughout.

The Interior

- 8.2.5 Internally, the north range occupies a simple two cell plan with rooms arranged at ground and first floor levels to either side of a central brick stack (Figure 10a). Communication between floor levels is via a straight flight stair within the eastern rooms (GF01/1F01).
- 8.2.6 The eastern ground floor room (**GF01**: 4.95m x 4.95m) retains to a great degree its primary layout, clearly originally for residential use. It is floored throughout in stone flags, and retains lime plastered and whitewashed wall surfaces in parts. The room is accessed via a door in the south wall (Plates 7 and 16), flanked by a wide window opening (frame renewed). The western wall is dominated by a wide fireplace beneath a segmental arch located centrally within the elevation (Plate 15), flanked to north and south by a bread oven and doorway to GF02 respectively. The bread oven, elliptical in plan, is served by a small opening in the northern cheek of the fireplace with a small fire-hole beneath (Plate 17); the oven hatch retains an iron frame, though the door has been lost. A straight flight stair rises from east to west against the north wall (Plate 18), with a small square window opening beneath. The ceiling of GF01 is supported on two east-west aligned timber beams, chamfered and stopped (to the western end), which display signs (in the form of redundant joist mortices) of having been re-used. Nail holes within the joist soffits (Plate 19) indicate that the ceiling was formerly lathed and plastered.
- 8.2.7 Room **GF02** (4.93m N/S x 4.53m E/W) is located to the west of the central stack and is accessed internally via a doorway in the east wall leading from GF01 (Plates 15 and 20); this doorway shows signs of having been adapted within GF02 (Plate 20) though

the location appears primary. The room retains little of its original layout, having been remodelled to form a garage in 1973, when a concrete slab floor was introduced and a wide doorway beneath a flat concrete lintel formed, occupying the full extent of the northern wall. A wide, blocked door located centrally within the west wall presumably represents the primary means of access from the exterior and is flanked by a small window to the south (Plate 22), visible externally with a segmental brick head (Plate 11). A further doorway within the south wall (also blocked) formerly gave access to the south range (Plate 21). It would appear the room was originally unheated, the eastern wall comprising the rear of the central brick stack.⁸ The ceiling of GF02 is formed of regular, east-west aligned, plank section joists set into the brickwork of the east and west walls and carried by a substantial central, north-south aligned floor beam (Plate 23). The southern part of the ceiling, trimmed by an inserted RSJ, appears renewed and utilises a number of re-used timbers as joists.

- 8.2.8 The first floor of the range is accessed via a straight flight stair that rises against the north wall of room GF01 (Plates 24/5). Room **1F01** (4.95m N/S x 4.91m E/W) is again clearly residential in nature, with rendered walls, ceiling joists formerly carrying a lath and plaster ceiling and a fireplace within the western wall (Plate 28). A scar within the plaster of the east wall (Plate 26) indicates that the stair formerly served a longitudinal corridor aligned along the northern side of the range, with access through to 1F02 via a plain plank and baton door in the northern end of the west wall (Plate 29). The southern part of the range would thus have formed an enclosed room heated by the fireplace in the west wall. The room was lit by a single window opening in the south wall; the frame has been renewed and it is apparent (both internally and externally) that the opening has been either reduced in size or moved slightly to the west, making the original form of the window difficult to ascertain. The roof of the range is of an unrefined 'rustic' character with common rafters being carried on a single tier of side purlins (formed of re-used timbers); the ceiling joists are carried on two roughly finished, east-west aligned ceiling beams which again show signs of re-use.
- 8.2.9 Room **1F02** (4.99m N/S x 4.69m E/W) is located at the western end of the range, accessed from 1F01 via a doorway in the east wall (Plate 30). Though evidently not as comfortable as 1F01 to the east, being unheated, the room has clearly constituted subsidiary accommodation at some point, with three of the walls retaining lime plaster render extending to eaves level suggesting that the room was previously ceiled over at this level (Plates 31/2). The blocked opening within the west wall, visible externally, can here be seen to extend as far as the floor level (Plate 30), implying that it probably originally constituted a pitching door. The roof of the range is again of an unrefined, 'rustic' character with common rafters (all renewed) being carried on a single tier of side purlins (re-used timbers, repaired with iron plates); the ceiling level is formed of two roughly finished, east-west aligned beams, though no ceiling joists survive. A doorway within the south wall (Plate 31) gives access to Room 1F03 above the south range.

⁸ It is possible that a fireplace opening may survive behind the woodpile *in-situ* at the time of the site assessment (Plate 20).

8.3 The South Range

The Exterior

- 8.3.1 The **east elevation** (Figure 11b; Plate 8) is brick-built, laid to Flemish stretcher bond with three courses of stretchers between Flemish courses, of one and a half storeys below a projecting string and decorative, dog-tooth eaves band (Plate 14). At ground floor, paired bi-partite 'stable' doors give access to rooms GF03 and GF04 respectively; these doors are secondary insertions clearly evidenced by the patched brickwork of their jambs and the nature of their unsympathetic, flat concrete lintels. It is understood that the doorway were introduced contemporarily with the wide garage doorway of the north range (1973). To north and south, the inserted doorways are flanked by small, single light windows below segmental arches formed of a single header course; patching around these windows suggests that they too may be insertions.
- 8.3.2 The **west elevation** (Figure 11d; Plate 12) is brick-built, laid to Flemish stretcher bond with three courses of stretchers between Flemish courses, of one and a half storeys below a projecting string and decorative, dog-tooth eaves band (Plate 14). At ground floor level, evidence for a former central doorway with flanking, arched windows can be seen (Plate 12 - all openings blocked). The blocking of the flanking windows suggests they may originally have been furnished with semi-circular arched heads (Plate 13), and may even have been fully circular in profile, though the lower form of the windows is uncertain. A further blocked window opening, or possible low pitching door with timber lintel immediately below the eaves, is evident at first floor level directly above the northern of the ground floor windows.
- 8.3.3 The **south elevation** (Figure 11c; Plate 9) was not fully accessible due to heavy undergrowth. The ground floor of the elevation is abutted by two pig stalls, formerly furnished with a lean-to mono-pitch roof (dilapidated). The gable section of the elevation appears to be constructed in a distinct type of brick, somewhat lighter and more orange in colour than the lower section of wall. It displays a 'H' profile series of iron plates which relate to a series of tie bars recorded internally, tying the gable end back to the central partition truss of the range at first floor level.

The Interior

- 8.3.4 At ground floor level, the range is divided into two rooms (**GF03/GF04**) of identical layout (compare Plates 33 and 35), with independent access via doorways (inserted) within the eastern elevation and lit by small flanking windows to north and south (Plate 8). This arrangement represents a relatively recent adaptation (1973); the dividing wall between the rooms is of breeze-block construction and abuts a former central doorway within the western elevation at its west end (Plate 35). The range is floored in brick setts, well worn and sloping gently from east to west. Interestingly, the floorboards of the ceiling do not extend fully to the east wall, suggesting there may have originally been some form of feed drop system in operation against the eastern wall while a trimmed opening in the south-west corner of GF04 formerly provided access to first floor level (Figure 10a). No original fixtures or fittings survive.
- 8.3.5 At first floor level, the range essentially constitutes a single space (**1F03**: 7.30m N/S x 5.25m E/W), of two even bays, demarcated by a central truss with interrupted tie (Plate 42/3) and queen posts that extend to first floor level, framing a wide opening

below the collar (Plate 39). The principal rafters are doubled (Plate 39), with a secondary rafter lying on the upper face of the main principal, in two sections above and below the purlin. Within the northern bay, the low side walls and roof-slope up to purlin level retain lime plaster render, the roof-slope being lined with laths (Plates 38 and 41), as was the northern face of the central truss, suggesting the room has at some point been used for accommodation, ceiled at purlin height. A blocked opening within the west wall (Plate 40), however, extends fully to floor level and thus probably represents an original pitching door. The southern bay is of exposed brickwork with no evidence for former plaster lining. As noted at ground floor level, the floorboards of 1F03 do not fully extend to the eastern wall (Plate 44), suggesting some form of feed drop system, while a board in the south-west corner covers the trimmed opening observed within GF04.

- 8.3.6 The roof of the range is supported on a single tier of side purlins, splay-scarfed at the central truss, which are carried in the brickwork of the northern and southern walls.

9 DISCUSSION

9.1 Origins of the Building

- 9.1.1 A review of the readily available documentary sources has not allowed for a precise date to be assigned for the construction of the outbuildings, and we are left with the evidence of the form and fabric alone to attempt any sort of estimate. The outbuilding under consideration must necessarily be evaluated together with the series of agricultural buildings to the west and north-west which, although beyond the scope of the present report, a cursory inspection suggests are broadly contemporary and form part of a conceptual whole, being laid out around three sides of a central yard. The surviving buildings on the western side of the yard comprise a brick-built barn (Plate 45) and, to the north, a four-bay cart house beneath a raised granary (Plate 46), a practical arrangement exploiting the proximity of the barn and the free ventilation provided by the open cart shed below (Barnwell and Giles 1997, 82). The yard was originally closed to the north by a long, single-storey range, apparent on historic maps (and surviving as late as the aerial photograph of c.1968) represented today only by the western stub (Plate 47); the arrangements and original function of this range have not been established.
- 9.1.2 Such an arrangement would seem to represent a planned programme of building, reflecting the rationalisation of the farming process and a more scientific approach to agriculture, a pattern of development that became increasingly current during the second half of the 18th century and into the 19th century in response to increased demand upon agriculture to feed a growing population (Harvey 1970, 66-7; Wade Martins 1991, 38). In the absence of firm documentary evidence for the date of the buildings at Hill Top Farm, they should be set within this late 18th-/early 19th-century context, most probably representing an expansion or restructuring of farm after the enclosure of the common in 1779.
- 9.1.3 The recorded building was clearly erected partly as subsidiary accommodation to the farmhouse; the northern range being provided with a substantial brick stack serving fireplaces within the two eastern rooms, that at ground floor level including an integral bread oven. It seems reasonable to equate this part of the building with the '*mens' quarters*' described in the 1926 sale particulars (§.6.4.3) and it is probable that this represents its original function. The western part of the north range, with original

wide access door access from the yard to the west, and communication through to the residential quarters, may have constituted a trap house with accommodation over.

- 9.1.4 The south range is likely to represent stabling, being originally orientated towards the yard with access via a central door in the west elevation, flanked by round headed windows. The blocked opening at first floor level probably represents a former, low pitching door. The presence of plastered walls at first floor level suggests a status above that of a simple hayloft, and it would appear that the range was used or adapted, at least in part, for accommodation.

9.2 Later Developments

- 9.2.1 The central yard between the recorded building and the barn and cart house/granary to the west was covered over with the construction of a large iron shed in the early years of the 20th century, and present by the time of the 1926 sale (see §.6.4.5 above).
- 9.2.2 Building works undertaken 1973 comprised the reorientation of the south range, with the blocking of the western openings and the creation of the current doors and windows within the east wall (R Davey, V. Poole, *pers. comm.*). The ground floor of the range was divided by the introduction of a breeze-block wall to form two symmetrical stables. Simultaneously, a large opening was created in the north wall of the north range to form a garage.

10 CONCLUSION

- 10.1 The building as recorded constitutes an interesting and attractive, though unremarkable structure and forms part of a relatively complete complex of agricultural outbuildings dating to the later 18th or early 19th century. In this respect, it is unfortunate that the northern closing range of the yard has only relatively recently fallen into a state of dilapidation. The conversion of the building for residential and office purposes presents an opportunity to restore the fabric and to bring the building back into full and beneficial use. The proposed re-establishment of a primary access within the western elevation of the south range to face the yard can be seen to reflect a historical arrangement and to re-establish a link with the related barn and cart house/granary structures to the west. The visual completeness of the complex is presently masked, however, to a large extent by the intrusive, 20th-century metal framed structure covering the central yard.
- 10.2 The current project has allowed for a full visual and interpretative record of the outbuildings to be made ahead of conversion, and can be seen to form the basis for a more complete record of the complex as a whole should further works be proposed in the future.

11 ACKNOWLEDGEMENTS

- 10.1 The project was commissioned by Poole Phillips Associates (Architects) of Pershore, Worcestershire, working on behalf of Mr. Richard Davey and Ms. Sandra Bristoll of Grafton Flyford, Worcestershire; thanks are due to Mr. Richard Davey for his help and cooperation throughout the course of the project. Thanks are also due to Ms. Victoria Poole of Poole Phillips Associates for the supply of base survey drawings of the site and the recorded building. Thanks are extended to the staff of the Worcestershire

Record Office and to Ms. Emma Hancox, HER Officer for the Historic Environment and Archaeology Service of Worcestershire County Council.

- 10.2 Documentary research and site recording were undertaken by Mr. Ric Tyler AIFA of Birmingham Archaeology who also prepared and illustrated the present report. The report was reviewed and the project managed by Dr. Malcolm Hislop MIFA of Birmingham Archaeology.

12 SOURCES

(a) Cartographic Sources (in chronological order)

- John Dougherty's Plan of the Parish of Grafton Flyford of c.1740.
- Map accompanying sale particulars of 1868.
- Ordnance Survey County Series 1st Edition 1:2500 map of 1888/9.
- Ordnance Survey County Series 1st Revision 1:2500 map of 1903.
- Ordnance Survey County Series 2nd Revision 1:2500 map of 1924.
- Ordnance Survey National Grid Series 1st Edition 1:2500 map of 1958/9.
- Ordnance Survey National Grid Series 1st Revision 1:2500 map of 1971.
- Ordnance Survey National Grid Series 2nd Edition 1:2500 map of 1991.

(b) Primary Sources (in chronological order)

- Census returns for Parish of Grafton Flyford of 1841 and 1851.
- Sale Particulars of Hill Top Estate, dated 22nd June 1868. WCRO BA 4600/503 705:550.
- Census returns for Parish of Grafton Flyford, 1871.
- Sale Particulars of Hill Top Farm, dated 4th October 1926. WCRO BA 5240/1 705:358.
- Ordnance Survey 6 in. aerial photograph 32/95 SE, 1951. WCRO BA 10420 f.470 (iv).
- Aerial photograph of farm c. 1968. Private collection of Mr R Davey.

(c) Secondary Sources

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Worcestershire County Council (WCC), 2008. 'Requirements for Historic Building Recording Work at Hill Top Farm, Grafton Flyford, Worcestershire'.

Wychavon District Council (WDC), 1990. *Official Guide*. British Publishing Company, Gloucester.

(d) *On-line Resources*

www.british-history.ac.uk (British History Online): Online version of VCH Worcs. Vol. **4**, 1924. Accessed 15th September 2008.

<http://www.imagesofengland.org.uk/>: English Heritage online Listed Buildings resource.

www.nottingham.ac.uk/english/ins/kepn/index.php: Online resource of the Institute for Name-Studies, School of English, The University of Nottingham.

APPENDIX C: List Entry (Hill Top Farmhouse)

GRAFTON FLYFORD

1. 2301

Hill Top Farmhouse

SO 95 NE

2/473

II

2. C17 timber frame revealed in 2 gable heads of this otherwise roughcast faced building. Additions of late C18 brick.

APPENDIX D: Register of Project Photographs

Site Name:	Hill Top Farm, Grafton Flyford, Worcestershire	Project Number:	1856
Project Name:	Historic Building Record		
Film Number: 1	Film Type: Monochrome Print	ASA : 400	

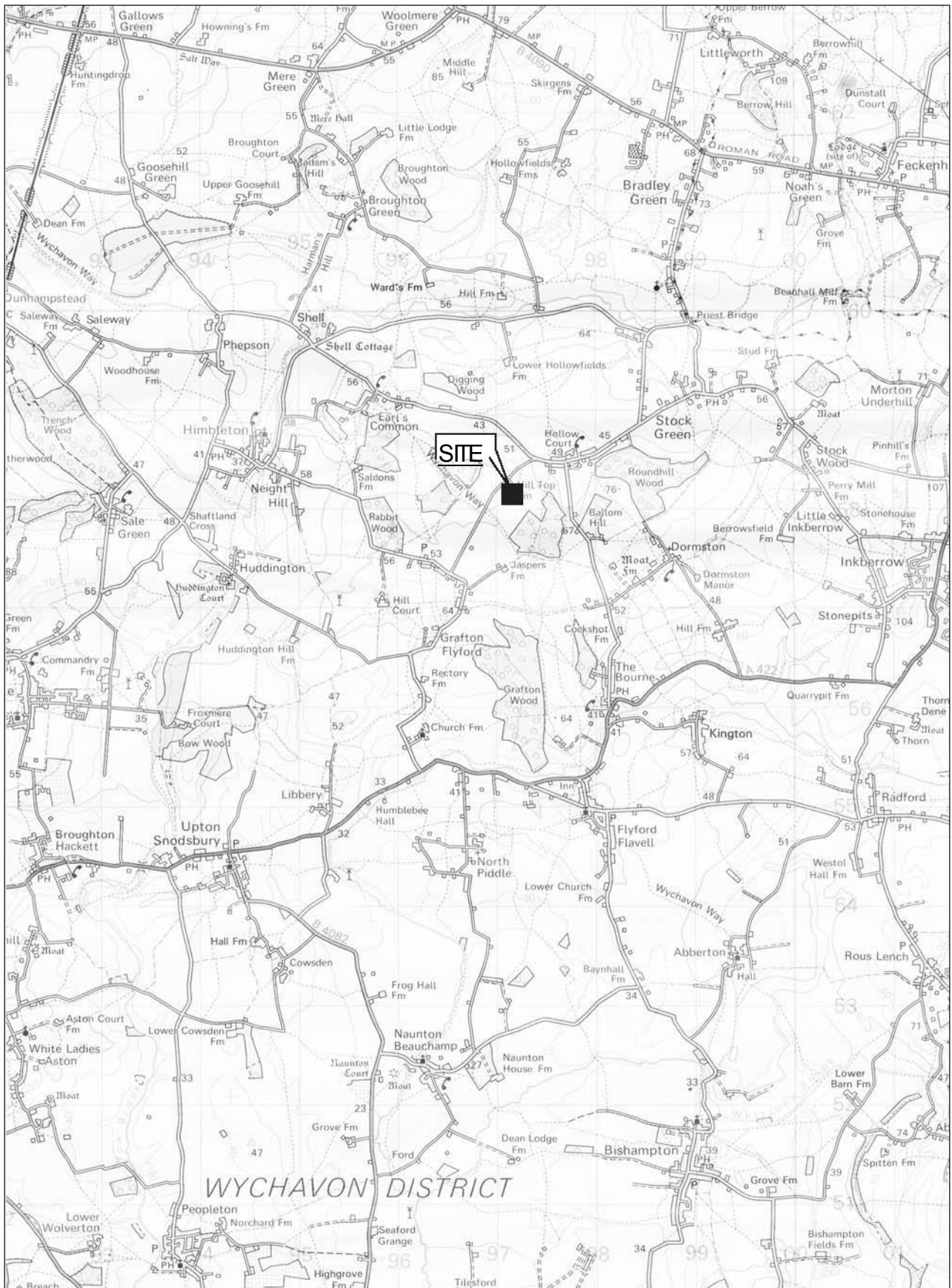
No.	Digital	Description	Scales	Orientation	Photographer	Date
<u>36</u>	---	VOID	---	---	---	---
<u>35</u>	---	VOID	---	---	---	---
<u>34</u>	---	VOID	---	---	---	---
<u>33</u>	---	VOID	---	---	---	---
<u>32</u>	---	VOID	---	---	---	---
<u>31</u>	---	VOID	---	---	---	---
<u>30</u>	---	VOID	---	---	---	---
<u>29</u>	---	VOID	---	---	---	---
<u>28</u>	---	VOID	---	---	---	---
<u>27</u>	---	VOID	---	---	---	---
<u>26</u>	---	VOID	---	---	---	---
<u>25</u>	---	VOID	---	---	---	---
<u>24</u>	---	VOID	---	---	---	---
<u>23</u>	DSC 1751	North Range, east elevation	2m x 2	→W	R Tyler	24.09.2008
<u>22</u>	DSC 1752	North Range, east elevation	2m x 2	→W	R Tyler	24.09.2008
<u>21</u>	DSC 1753	North Range, southern return wall	2m x 2	→N	R Tyler	24.09.2008
<u>20</u>	DSC 1754	North Range, southern return; reduced window	---	→W	R Tyler	24.09.2008
<u>19</u>	DSC 1755	North Range, southern return; door	2m +1m	→N	R Tyler	24.09.2008
<u>18</u>	DSC 1756	South Range, east elevation; inserted door	2m x 1	→W	R Tyler	24.09.2008
<u>17</u>	DSC 1757	South Range, east elevation; inserted doors	2m x 1	→W	R Tyler	24.09.2008
<u>16</u>	DSC 1758	North and South Ranges; general oblique view from SE	2m x 1	→NW	R Tyler	24.09.2008
<u>15</u>	DSC 1759	South Range, south elevation; oblique view from SE	2m x 1	→NW	R Tyler	24.09.2008
<u>14</u>	DSC 1760	North Range, north elevation	2m x 2	→S	R Tyler	24.09.2008
<u>13</u>	DSC 1761	North Range, north elevation; inserted garage door	2m x 2	→S	R Tyler	24.09.2008
<u>12</u>	DSC 1762	General context view; oblique from NW, house beyond	2m x 2	→SE	R Tyler	24.09.2008
<u>11</u>	DSC 1763	West Elevation; oblique view from NW	2m x 1	→SE	R Tyler	24.09.2008
<u>10</u>	DSC 1764	North Range, west elevation; blocked door at GF level	1m x 1	→E	R Tyler	24.09.2008
<u>9</u>	DSC 1765	North Range, west elevation; blocked window at 1F level	---	→E	R Tyler	24.09.2008
<u>8</u>	DSC 1766	North Range, west elevation; blocked door and window at GF level	1m x 1	→SE	R Tyler	24.09.2008
<u>7</u>	DSC 1767	South Range, west elevation; oblique view from NW	2m x 1	→SE	R Tyler	24.09.2008
<u>6</u>	DSC 1768	South Range, west elevation; blocked door	2m x 1	→E	R Tyler	24.09.2008
<u>5</u>	DSC 1769	South Range, west elevation; blocked window	---	→E	R Tyler	24.09.2008
<u>4</u>	DSC 1770	North and South Ranges; oblique view from S	2m x 1	→N	R Tyler	24.09.2008
<u>3</u>	DSC 1771	Southern lean-to (piggery); west elevation from N	2m x 1	→S	R Tyler	24.09.2008
<u>2</u>	DSC 1772	Southern lean-to (piggery); east elevation	2m x 2	→W	R Tyler	24.09.2008
<u>1</u>	DSC 1773	South Range; detail of dog-tooth eaves band	---	↑	R Tyler	24.09.2008

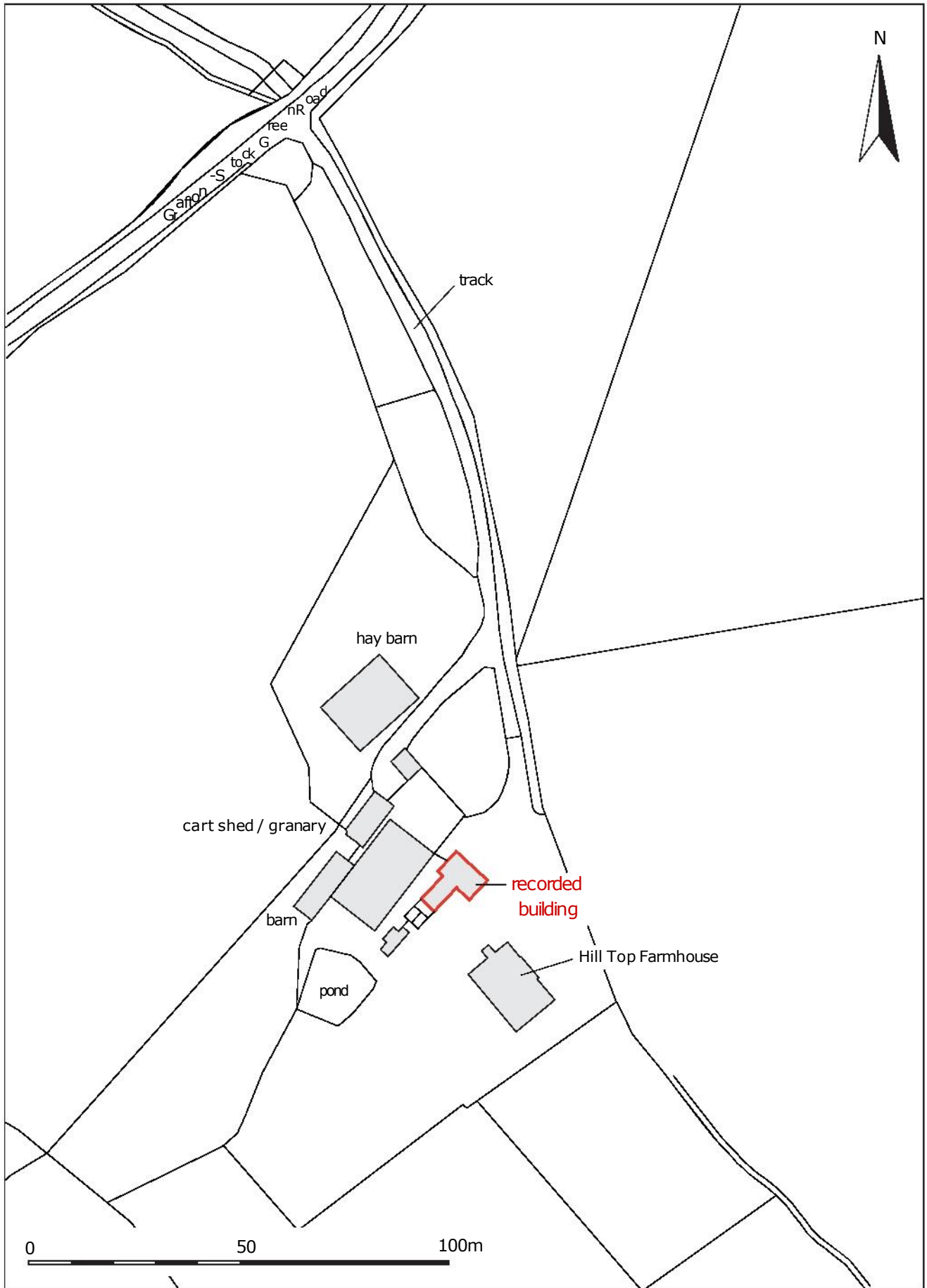
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Project Name:	Historic Building Record		
Film Number: 2	Film Type: Monochrome Print	ASA: 400	

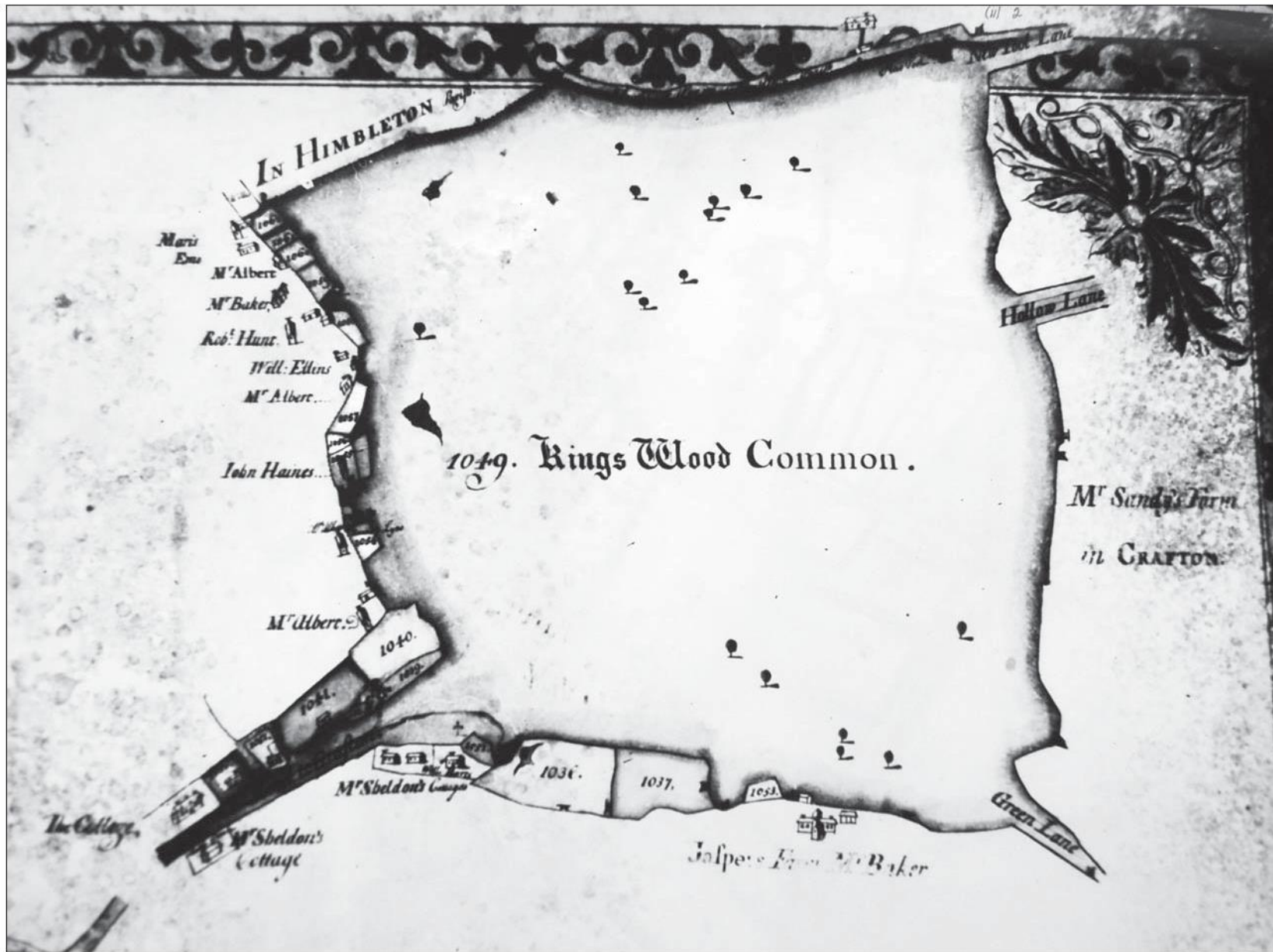
No.	Digital	Description	Scales	Orientation	Photographer	Date
<u>36</u>	<u>DSC 1773</u>	<u>North Range interior; Room GF01 west wall (FP/oven)</u>	<u>2m x 2</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>35</u>	<u>DSC 1774</u>	<u>North Range interior; Room GF01 west wall; door to GF02</u>	<u>2m x 1</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>34</u>	<u>DSC 1775</u>	<u>North Range interior; Room GF01 west wall; detail of bread oven</u>	<u>1m x 1</u>	<u>→N</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>33</u>	<u>DSC 1776</u>	<u>North Range interior; Room GF01 ceiling.</u>	<u>---</u>	<u>→NE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>32</u>	<u>DSC 1777</u>	<u>North Range interior; Room GF01 ceiling detail - re-used beam.</u>	<u>---</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>31</u>	<u>DSC 1778</u>	<u>North Range interior; Room GF01 stair.</u>	<u>2m x 2</u>	<u>→N</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>30</u>	<u>DSC 1779</u>	<u>North Range interior; Room GF01 south wall.</u>	<u>2m + 1m</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>29</u>	<u>DSC 1780</u>	<u>North Range interior; Room GF01 oblique view.</u>	<u>2m + 1m</u>	<u>→NE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>28</u>	<u>DSC 1781</u>	<u>North Range interior; Room GF01 flue to NW corner.</u>	<u>1m</u>	<u>→NW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>27</u>	<u>DSC 1782</u>	<u>North Range interior; Room GF02, east wall.</u>	<u>2m x 2</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>26</u>	<u>DSC 1783</u>	<u>North Range interior; Room GF02, south wall.</u>	<u>2m x 2</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>25</u>	<u>DSC 1784</u>	<u>North Range interior; Room GF02, west wall.</u>	<u>2m x 2</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>24</u>	<u>DSC 1785</u>	<u>North Range interior; Room GF02 ceiling.</u>	<u>---</u>	<u>↑</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>23</u>	<u>DSC 1786</u>	<u>North Range interior; Room GF02 ceiling (renewed section to S).</u>	<u>---</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>22</u>	<u>DSC 1787</u>	<u>North Range interior; Room GF02 east wall door detail.</u>	<u>2m x 1</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>21</u>	<u>DSC 1788</u>	<u>South Range interior; Room GF04, west wall.</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>20</u>	<u>DSC 1789</u>	<u>South Range interior; Room GF04, west wall, blocked window.</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>19</u>	<u>DSC 1790</u>	<u>South Range interior; Room GF04, north (inserted) wall.</u>	<u>2m x 2</u>	<u>→NW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>18</u>	<u>DSC 1791</u>	<u>South Range interior; Room GF04, detail of 'trough' at NW corner.</u>	<u>1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>17</u>	<u>DSC 1792</u>	<u>South Range interior; Room GF04, detail of 'trough' at NW corner.</u>	<u>1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>16</u>	<u>DSC 1793</u>	<u>South Range interior; Room GF04; detail at SE corner (?rebuild)</u>	<u>---</u>	<u>→SE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>15</u>	<u>DSC 1794</u>	<u>South Range interior; Room GF03; general view from east (no flash)</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>14</u>	<u>DSC 1795</u>	<u>South Range interior; Room GF03; general view from east</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>13</u>	<u>DSC 1796</u>	<u>South Range interior, Room GF03 blocked window and door</u>	<u>2m + 1m</u>	<u>→SW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>12</u>	<u>DSC 1797</u>	<u>South Range interior, Room GF03 blocked door, N Wall</u>	<u>2m x 1</u>	<u>→N</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>11</u>	<u>DSC 1798</u>	<u>South Range interior, Room GF03 east wall</u>	<u>2m + 1m</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>10</u>	<u>DSC 1799</u>	<u>South Range interior, Room GF03 window hatch east wall</u>	<u>1m</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>9</u>	<u>DSC 1800</u>	<u>South Range interior, Room GF03 ceiling detail</u>	<u>---</u>	<u>↑</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>8</u>	<u>DSC 1801</u>	<u>North Range interior, stair GF → 1F</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>7</u>	<u>DSC 1802</u>	<u>North Range interior, stair 1F → GF</u>	<u>2m + 1m</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>6</u>	<u>DSC 1804</u>	<u>North Range interior, Room 1F01, east wall</u>	<u>---</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>5</u>	<u>DSC 1805</u>	<u>North Range interior, Room 1F01, south wall</u>	<u>---</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>4</u>	<u>DSC 1806</u>	<u>North Range interior, Room 1F01, west wall (FP)</u>	<u>1m</u>	<u>→SW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>3</u>	<u>DSC 1807</u>	<u>North Range interior, Room 1F01, door to 1F02</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>2</u>	<u>DSC 1808</u>	<u>North Range interior, Room 1F01, relict L+P ceiling</u>	<u>1m</u>	<u>↑</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>1</u>	<u>DSC 1809</u>	<u>North Range interior, Room 1F01, graffiti on FP ('Feb 9th 33')</u>	<u>---</u>	<u>→SW</u>	<u>R Tyler</u>	<u>24.09.2008</u>

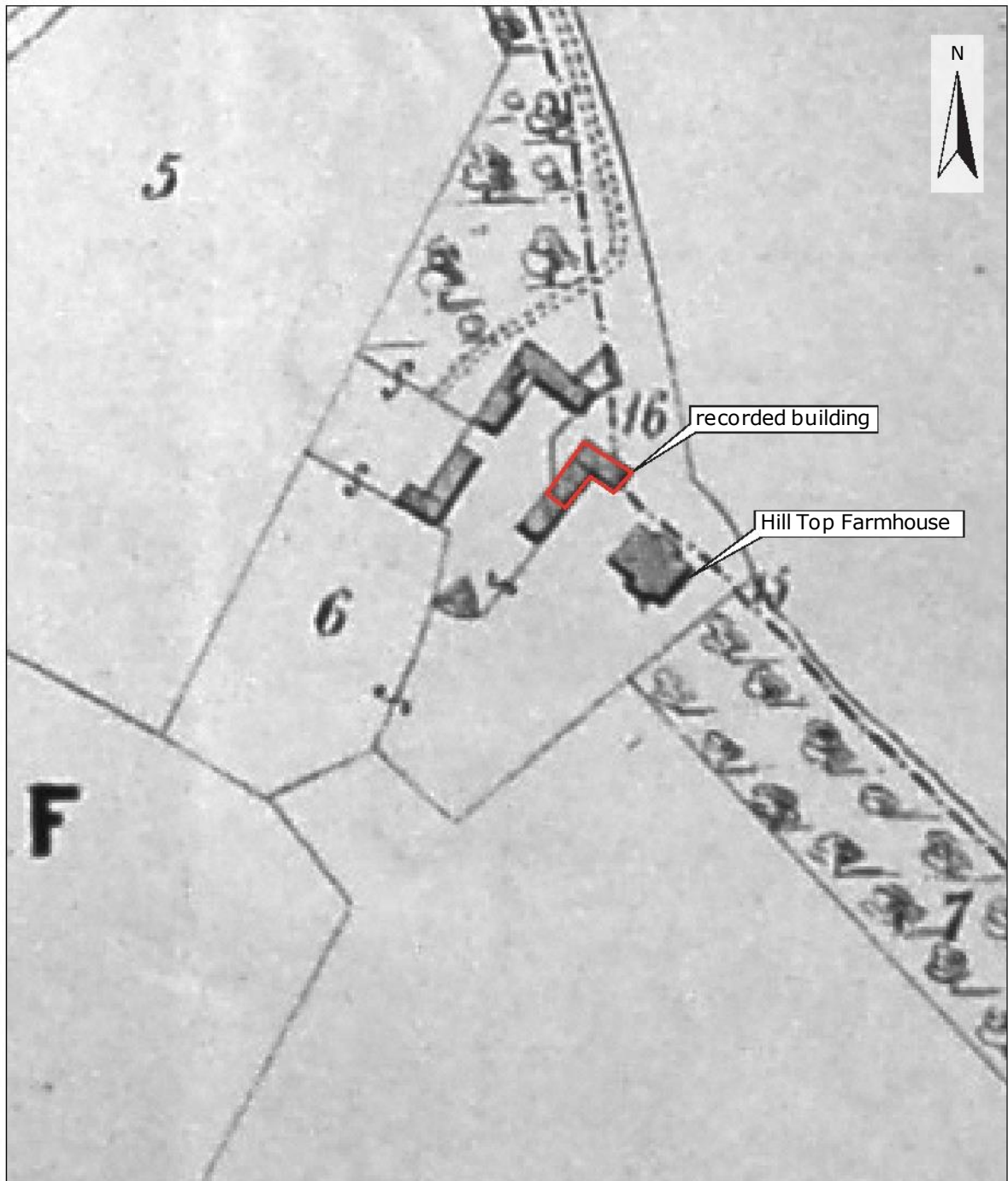
Site Name:	Hill Top Fam, Grafton Flyford, Worcestershire	Project Number:	1856
Project Name:	Historic Building Record		
Film Number: 3	Film Type: Monochrome Print	ASA: 400	

No.	Digital	Description	Scales	Orientation	Photographer	Date
<u>36</u>	<u>DSC 1810</u>	<u>North Range interior; Room 1F02, west wall</u>	<u>2m x 2</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>35</u>	<u>DSC 1811</u>	<u>North Range interior; Room 1F02, oblique</u>	<u>2m + 1m</u>	<u>→SE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>34</u>	<u>DSC 1812</u>	<u>North Range interior; Room 1F02, oblique</u>	<u>2m + 1m</u>	<u>→NW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>33</u>	<u>DSC 1813</u>	<u>North Range interior; Room 1F02, roof</u>	<u>---</u>	<u>↑</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>32</u>	<u>DSC 1814</u>	<u>North Range interior; Room 1F03, west wall, blocked window</u>	<u>2m + 1m</u>	<u>→W</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>31</u>	<u>DSC 1815</u>	<u>North Range interior; Room 1F03, from south</u>	<u>2m + 1m</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>30</u>	<u>DSC 1816</u>	<u>North Range interior; Room 1F03, detail of door</u>	<u>2m + 1m</u>	<u>→N</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>29</u>	<u>DSC 1817</u>	<u>North Range interior; Room 1F03, L+P wall</u>	<u>---</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>28</u>	<u>DSC 1818</u>	<u>North Range interior; Room 1F04, partition truss</u>	<u>2m + 1m</u>	<u>→S</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>27</u>	<u>DSC 1819</u>	<u>North Range interior; Room 1F04, partition truss</u>	<u>2m + 1m</u>	<u>→SW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>26</u>	<u>DSC 1820</u>	<u>North Range interior; Room 1F04, partition truss</u>	<u>2m + 1m</u>	<u>→SW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>25</u>	<u>DSC 1821</u>	<u>North Range interior; Room 1F04, truss - interrupted tie</u>	<u>1m</u>	<u>→N</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>24</u>	<u>DSC 1822</u>	<u>North Range interior; Room 1F04, detail of wedged joint</u>	<u>---</u>	<u>→NE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>23</u>	<u>DSC 1823</u>	<u>North Range interior; Room 1F03, south wall oblique</u>	<u>1m</u>	<u>→SW</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>22</u>	<u>DSC 1824</u>	<u>North Range interior; Room 1F03, covered feed drop</u>	<u>2m</u>	<u>→NE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>21</u>	<u>DSC 1825</u>	<u>North Range interior; Room 1F04, partition truss</u>	<u>---</u>	<u>→N</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>20</u>	<u>DSC 1826</u>	<u>North Range interior; Room 1F04, roof - reused timbers</u>	<u>---</u>	<u>→SE</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>19</u>	<u>DSC 1827</u>	<u>General exterior shot</u>	<u>---</u>	<u>→E</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>18</u>	<u>DSC 1828</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>17</u>	<u>DSC 1829</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>16</u>	<u>DSC 1830</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>15</u>	<u>DSC 1831</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>14</u>	<u>DSC 1832</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>13</u>	<u>DSC 1833</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>12</u>	<u>DSC 1834</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>11</u>	<u>DSC 1835</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>10</u>	<u>DSC 1836</u>	<u>--- ditto---</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>9</u>	<u>DSC 1837</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>8</u>	<u>DSC 1838</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>7</u>	<u>DSC 1839</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>6</u>	<u>DSC 1840</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>5</u>	<u>DSC 1841</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>4</u>	<u>DSC 1842</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>3</u>	<u>DSC 1843</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>2</u>	<u>DSC 1844</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>
<u>1</u>	<u>DSC 1845</u>	<u>Subsidiary outbuildings to west</u>	<u>---</u>	<u>various</u>	<u>R Tyler</u>	<u>24.09.2008</u>





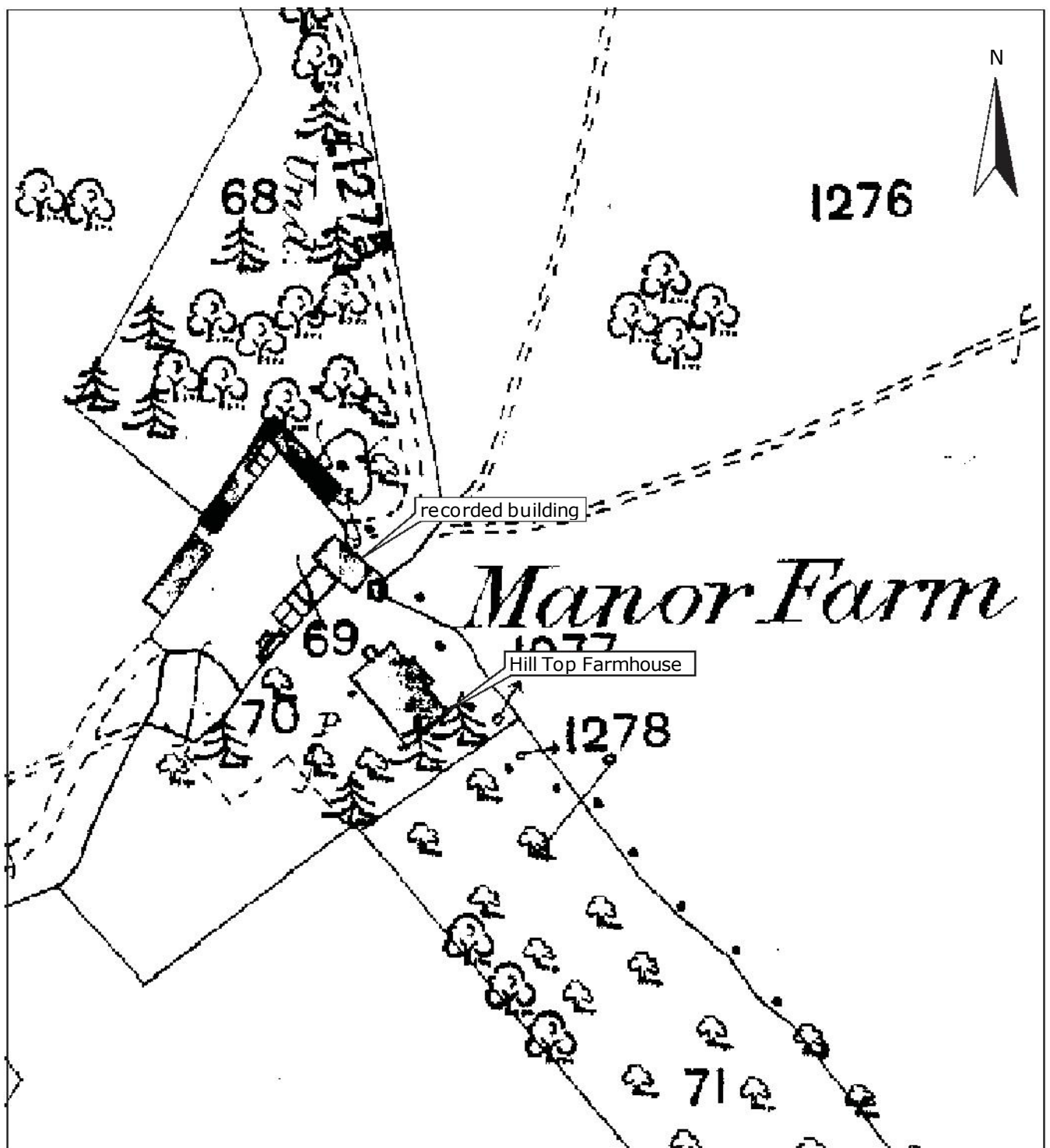




PN: 1856

Hill Top Farm, Grafton Flyford, Worcestershire

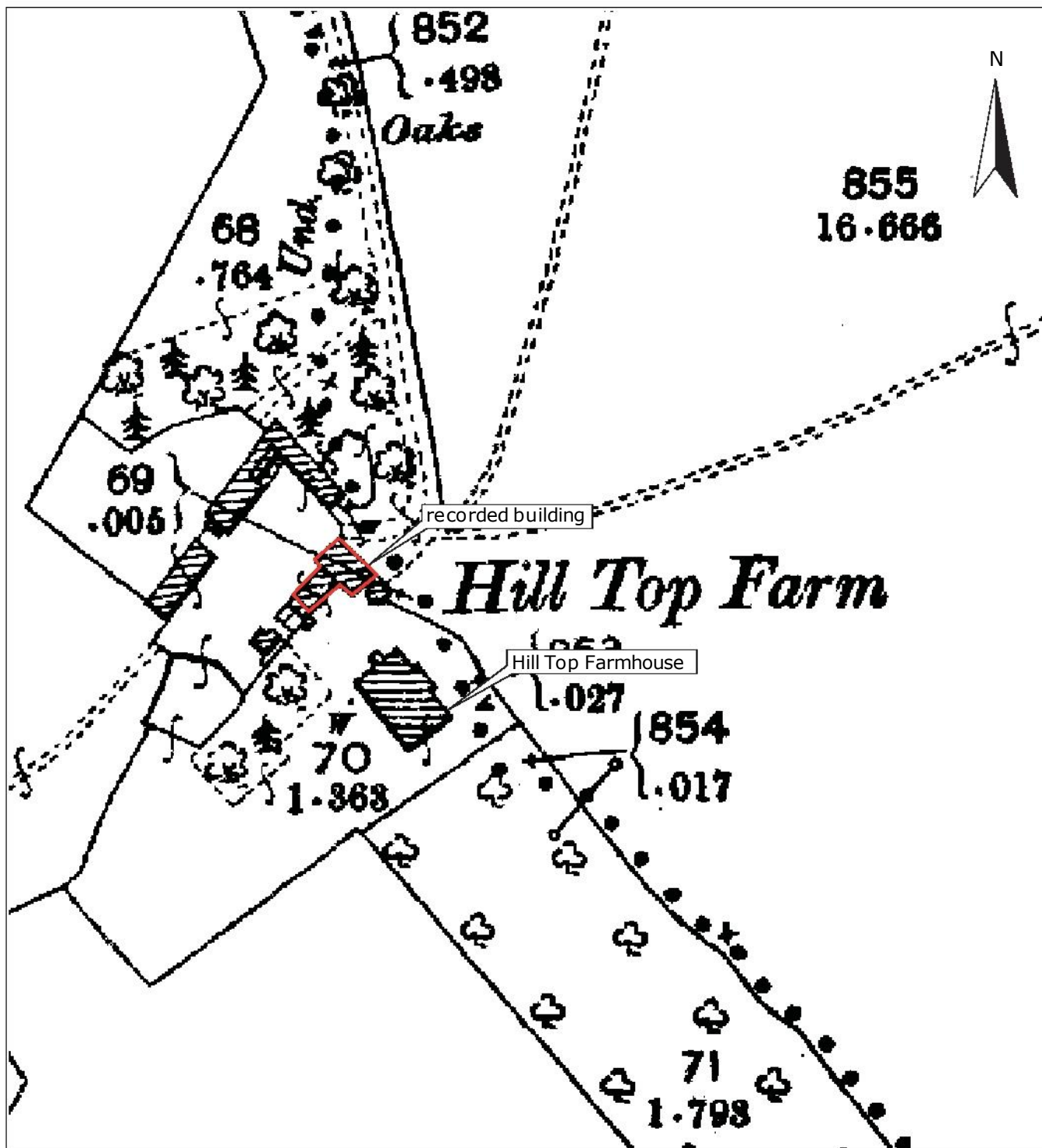
Figure 4 : Plan of farm buildings in 1868 (WCRO BA 4600/503 705:550)



PN: 1856

Hill Top Farm, Grafton Flyford, Worcestershire

Figure 5 : Ordnance Survey 1st Edition 1:2500 map of 1884



PN: 1856

Hill Top Farm, Grafton Flyford, Worcestershire

Figure 6: Ordnance Survey 1st Revision 1:2500 map of 1904



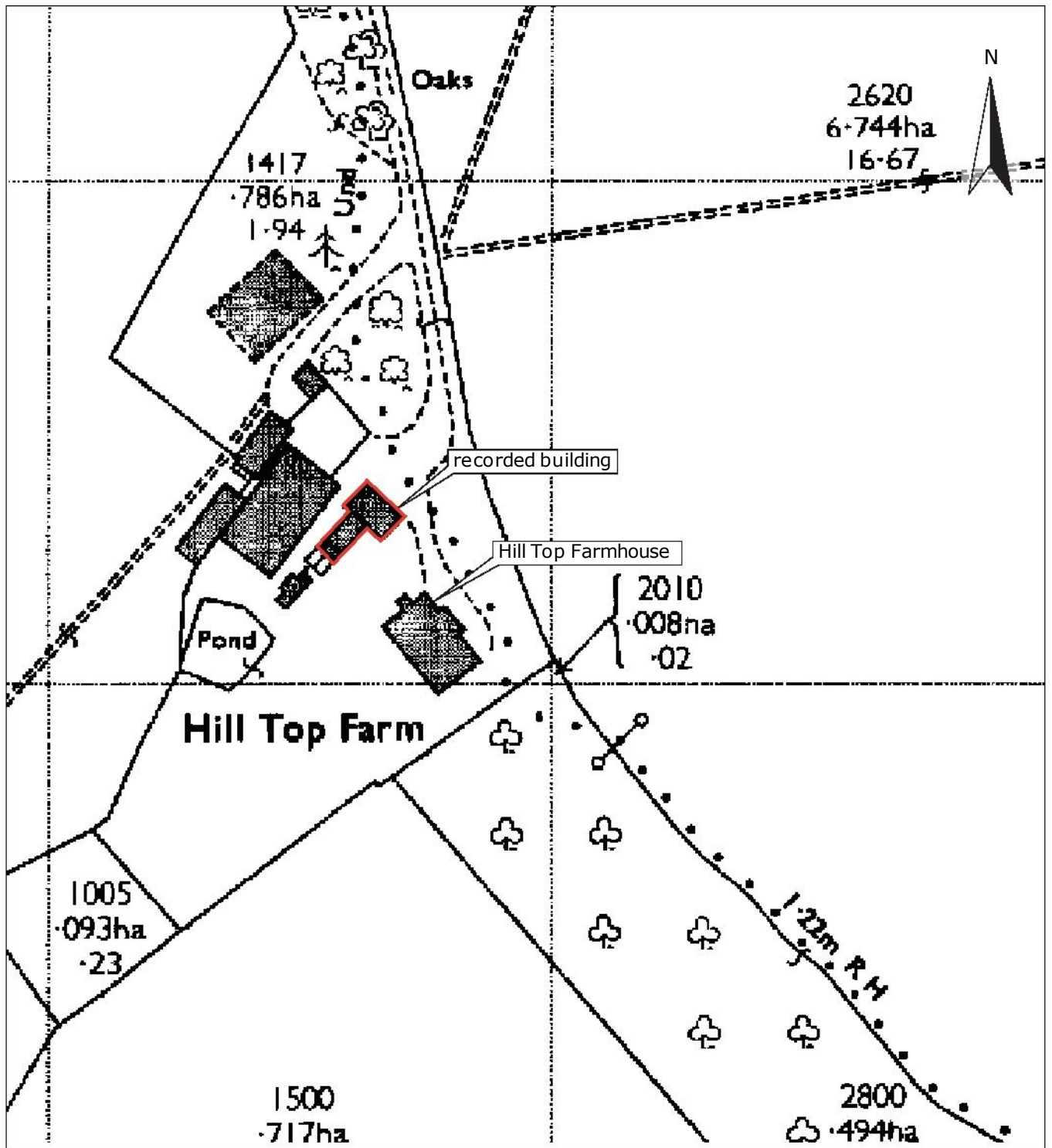


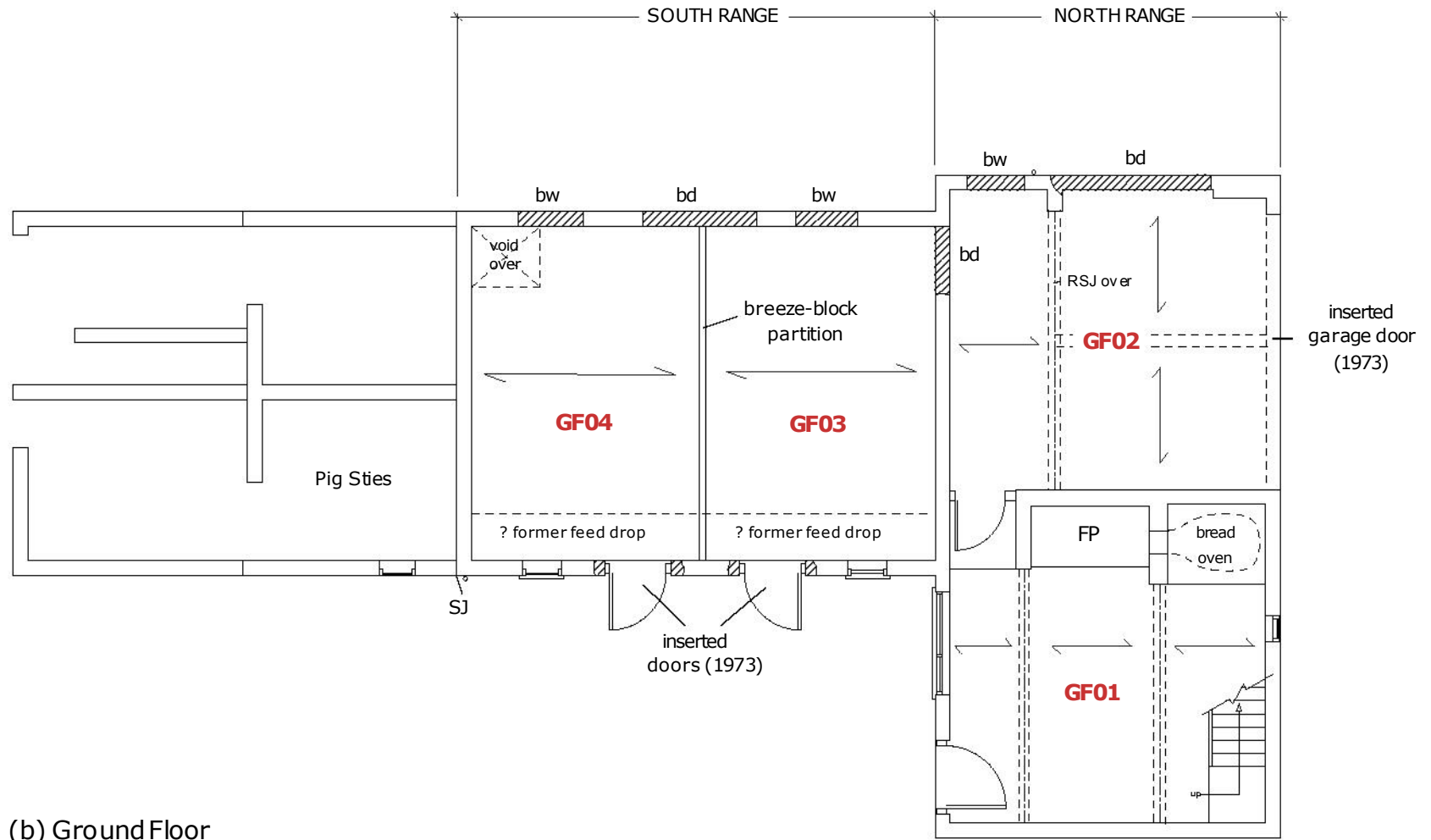


Image ©Google Earth

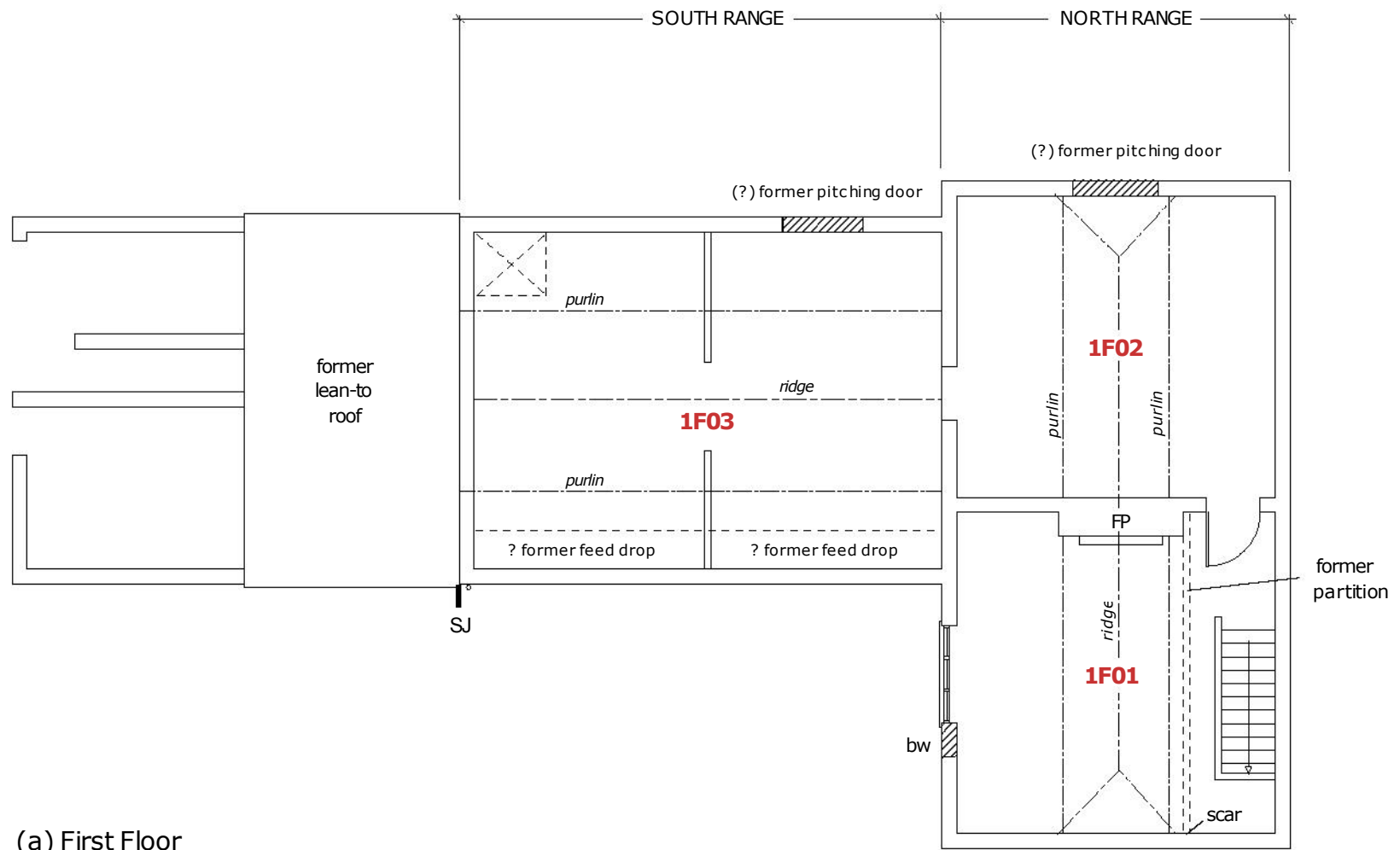
PN: 1856

Hill Top Farm, Grafton Flyford, Worcestershire

Figure 9 : Modern aerial view of farm complex



(b) Ground Floor

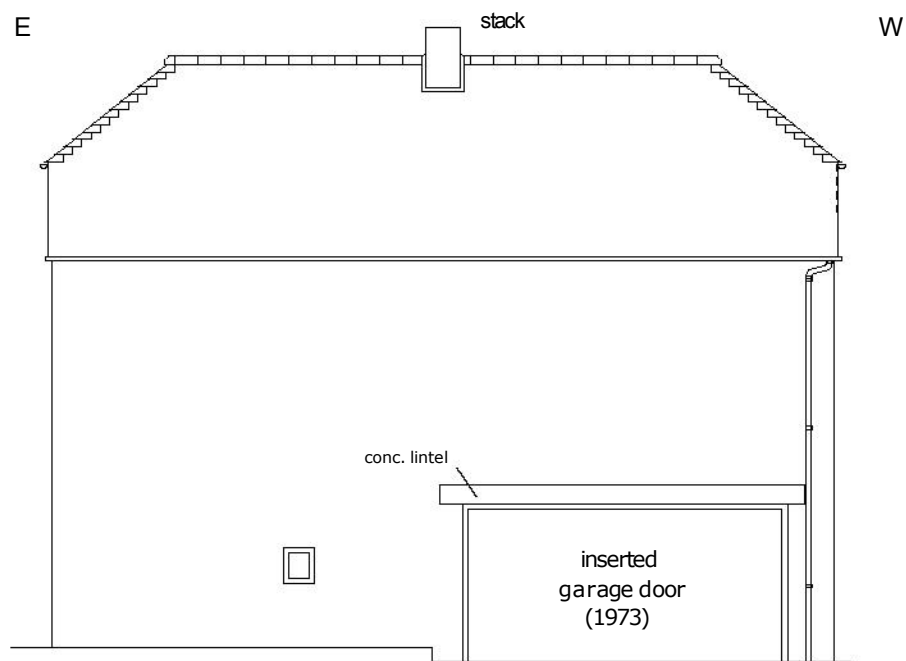


(a) First Floor

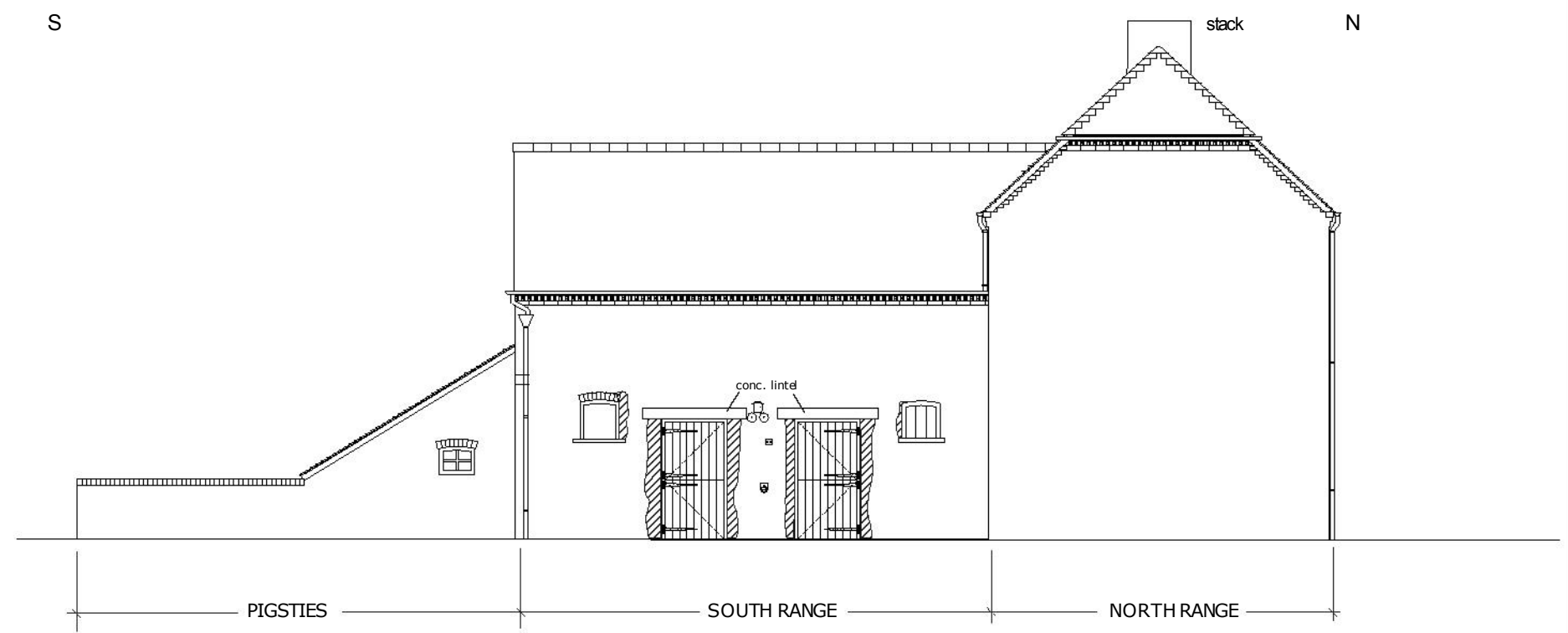
KEY

- bd blocked door
- bw blocked window





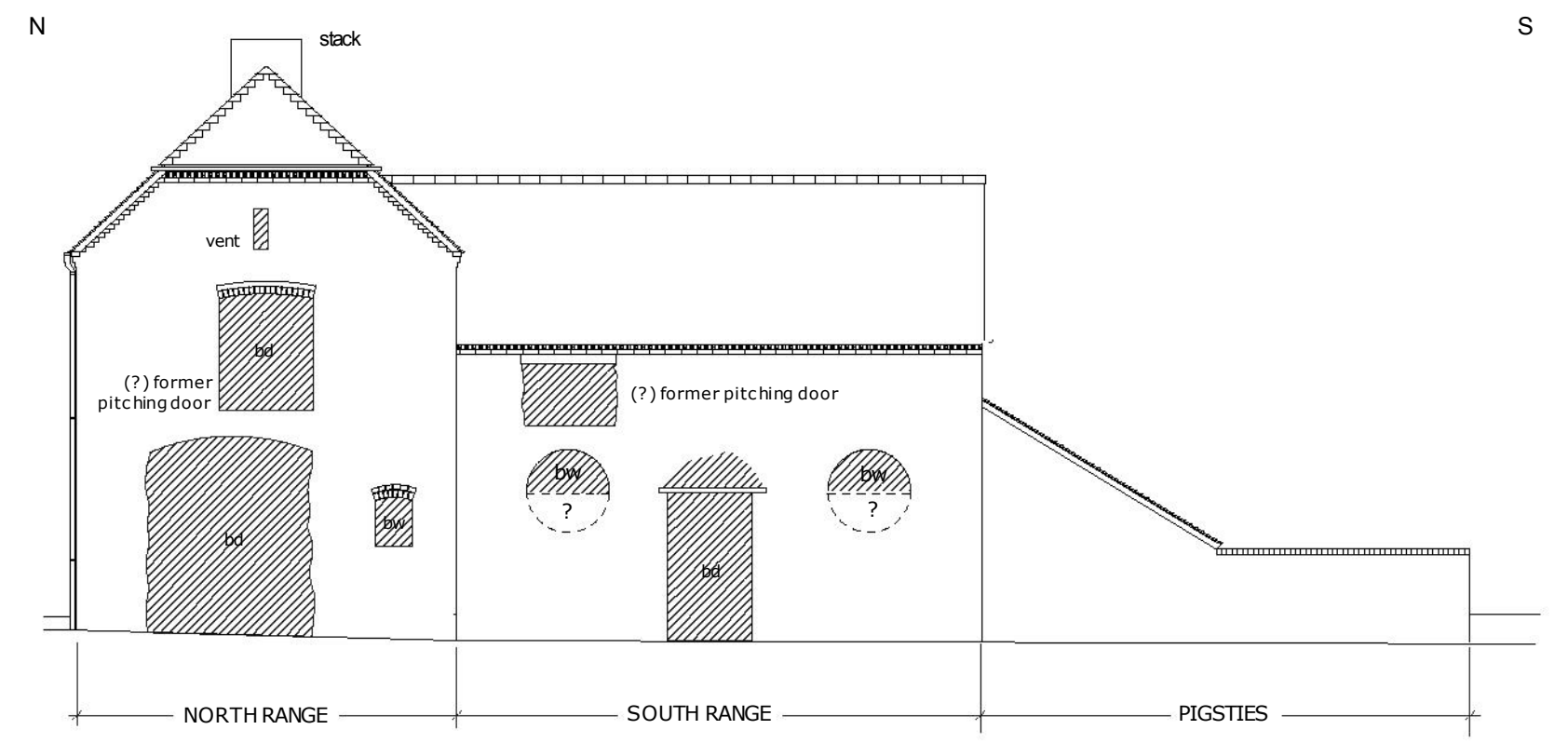
(a) North Elevation



(b) East Elevation



(c) South Elevation



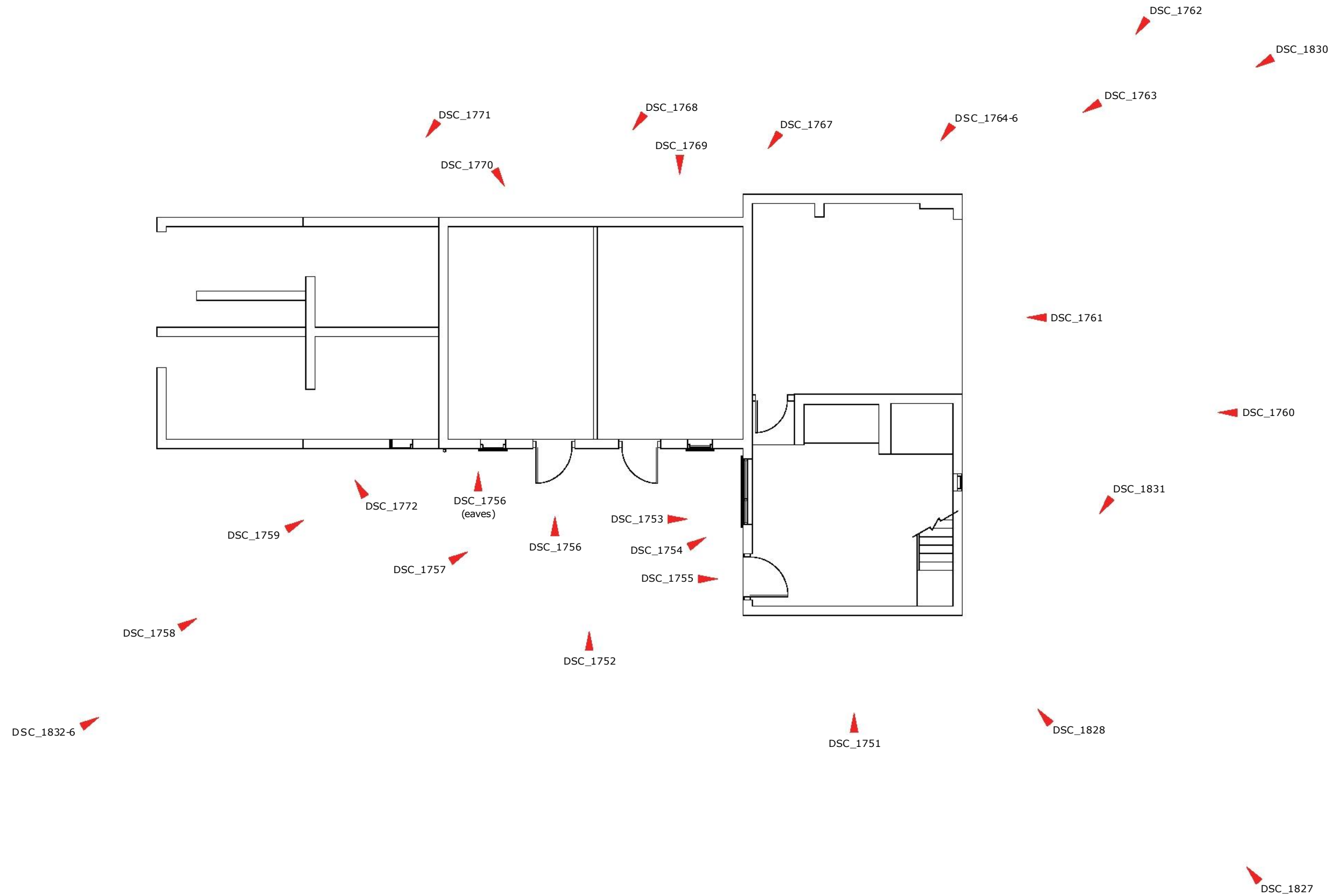
(d) West Elevation

KEY

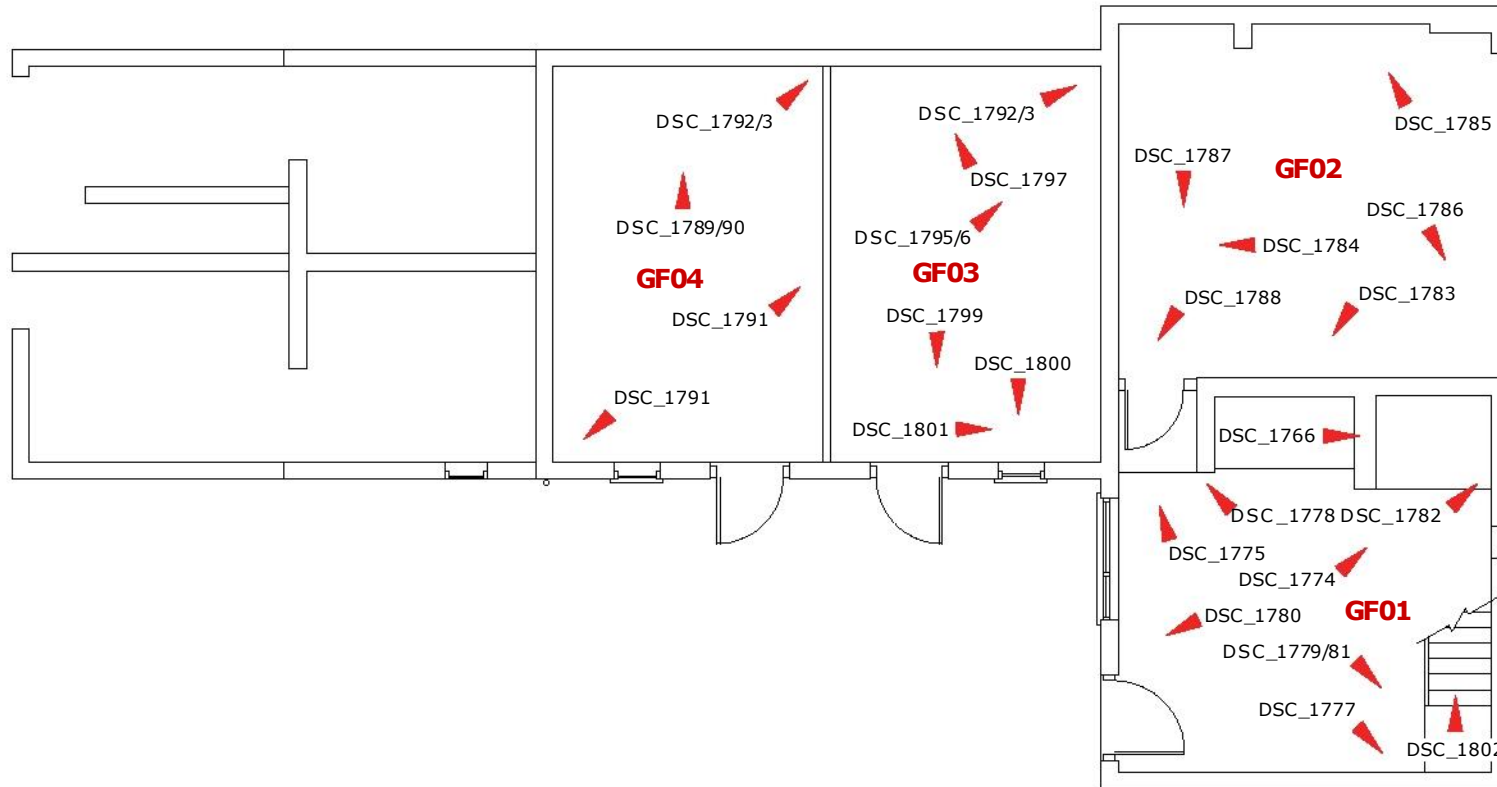
- bd blocked door
- bw blocked window



NB: Photos annotated with digital image reference
Concordance of digital/B&W refes included in Appendix D



NB: Photos annotated with digital image reference
Concordance of digital/B&W refs. included in Appendix D



NB: Photos annotated with digital image reference
Concordance of digital/B&W refs. included in Appendix D

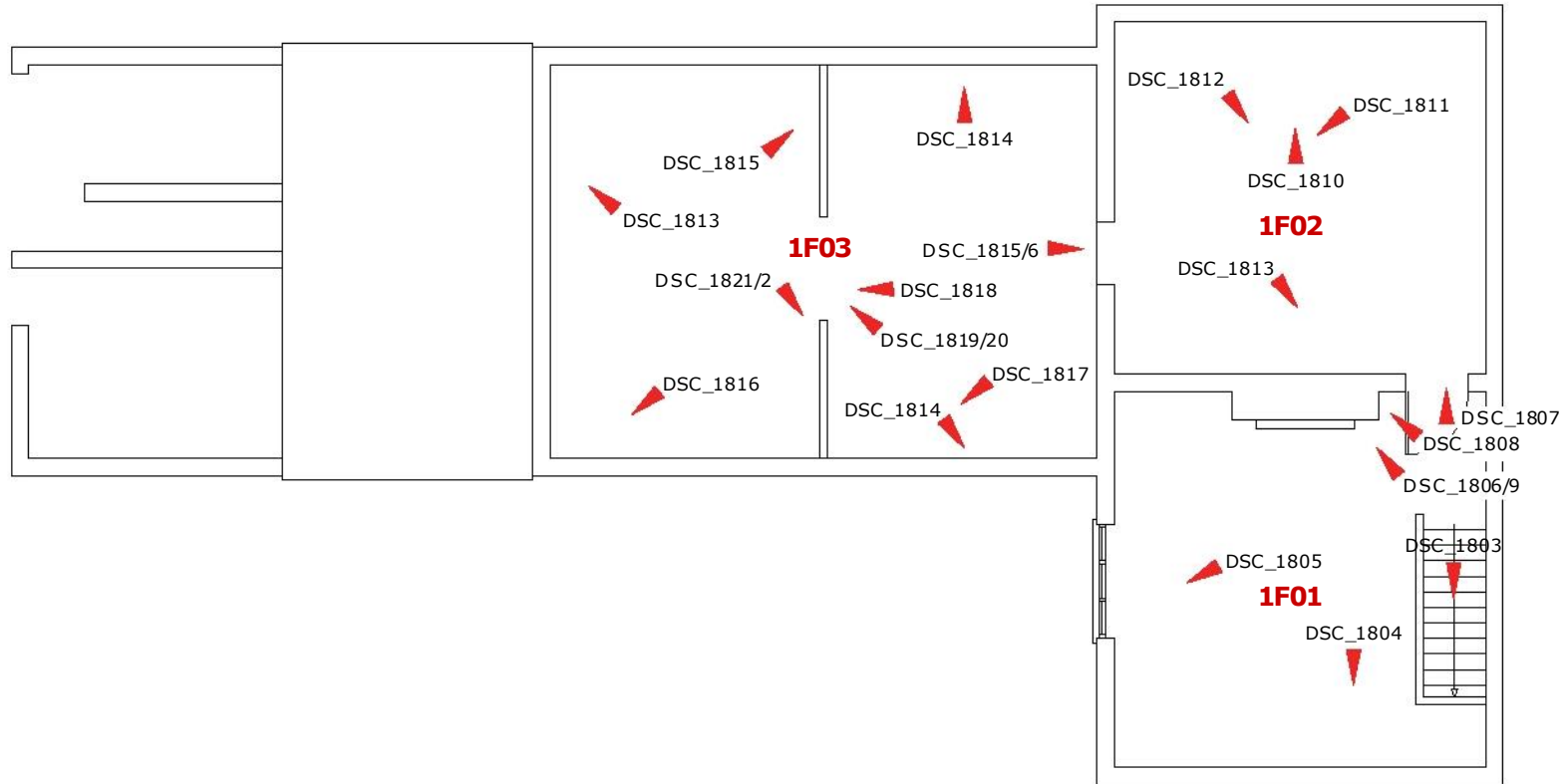




Plate 1: Contextual view from the south-east, Hill Top Farmhouse to right.



Plate 2: General view from the south-east.



Plate 3: General view from the east.



Plate 4: Contextual view from the north-west, Hill Top Farmhouse to left.



Plate 5: North range, north elevation.



Plate 6: North range, east elevation.



Plate 7: North range, southern return.



Plate 8: South range, east elevation.



Plate 9: South range, south elevation.



Plate 10: North range, west elevation.



Plate 11: North range, west elevation; blocked door and window.



Plate 12: South range, west elevation blocked windows and central door.

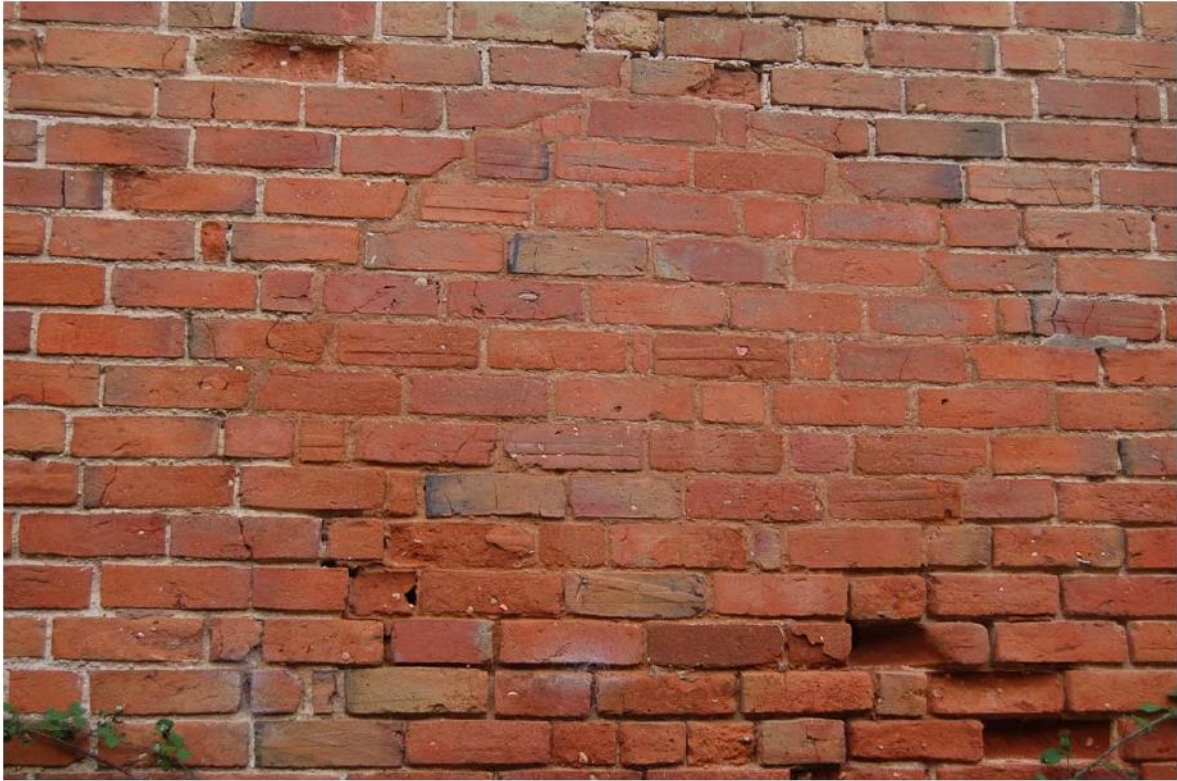


Plate 13: South range, west elevation; detail of blocked window (?semi-circular arch).



Plate 14: Detail of projecting string and dog-tooth eaves band.



Plate 15: North range, interior; Room GF01 looking west.



Plate 16: North range, interior; Room GF01 looking south.



Plate 17: GF01; detail of bread oven.



Plate 18: GF01; stair rising at NE corner.



Plate 19: North range, interior; Room GF01 ceiling structure.



Plate 20: North range, interior; Room GF02, east wall.



Plate 21: North range, interior; Room GF02, south wall.



Plate 22: North range, interior; Room GF02, west wall.



Plate 23: North range, interior; Room GF02 ceiling structure.

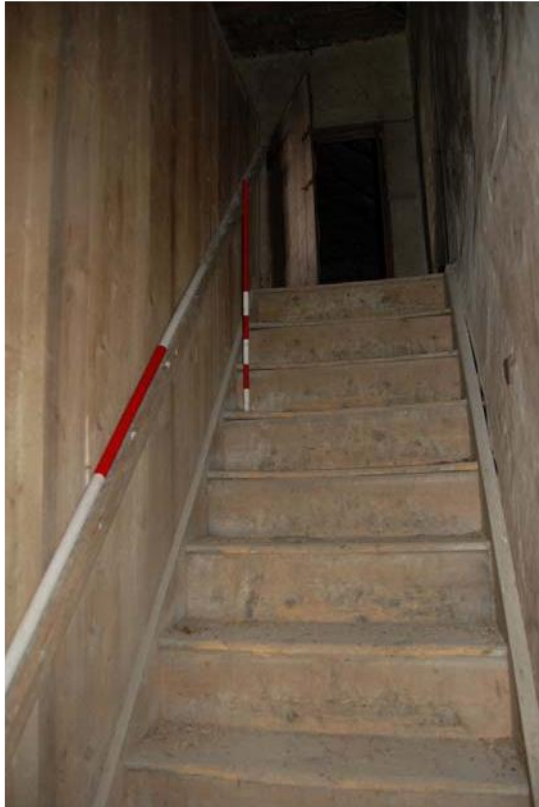


Plate 24: GF01 - 1F01 stair detail.



Plate 25: 1F01 - GF01 stair detail.



Plate 26: North range, interior; Room 1F01 looking east; note scar of former partition.



Plate 27: North range, interior; Room 1F01 looking south.



Plate 28: Room 1F01; fireplace.



Plate 29: Room 1F01; door to 1F02.



Plate 30: North Range, interior; Room 1F02 looking west; note central window/pitching door.



Plate 31: 1F02 looking south-east.



Plate 32: 1F02 looking north-east.



Plate 33: South range, interior; Room GF03 looking north-west, NB. blocked window (left) and door (right).



Plate 34: South range, interior; Room GF03 looking east.



Plate 35: South range, interior; Room GF04 looking west, NB blocked window and door.



Plate 36: GF04 Breeze-block 'trough' to NE corner.



Plate 37: GF04; possible rebuild at SE corner.



Plate 38: North range, interior; Room 1F03 looking north.



Plate 39: North range, interior; Room 1F03 central truss looking south-west.



Plate 40: North range, interior; Room 1F03, west wall; blocked window/pitching door.



Plate 41: North range, interior; Room 1F03 lath and plaster render to east wall/roof slope.



Plate 42: Room 1F03, interrupted tie.



Plate 43: Room 1F03; detail of wedged joint.



Plate 44: North range, interior; Room 1F03, floor to east side of range (? former feed drop).



Plate 45: Contemporary or slightly later threshing barn to west.



Plate 46: Contemporary range to north: four bay cart shed with granary over.



Plate 47: Surviving stub of single-storey north courtyard range.