



LEVEL 2 HISTORIC BUILDING SURVEY

QUINTINS ORCHARD FARM
PIPE LANE
PIPE RIDWARE
RUGELEY
WS15 3JL

GRID REF: NGR: 408747 318484
LISTING ID: N/A
PLANNING: 12/01025/COU
OASIS ID: midlanda1-230090
SITE CODE: QUINN 15

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Summary

A Level 2 Historic Building Survey was undertaken on the 27th October of agricultural buildings at; Quintins Orchard Farm, Pipe Lane, Pipe Ridware, Rugeley, WS15 3JL, henceforth called the Site. The works comprised the written description and photographic recording of the building, making use of survey drawings independently commissioned by the client. The works were conducted as defined by a brief produced by the Staffordshire County Council.

1.0 Introduction

Planning permission has been granted by Litchfield District Council for the conversion of existing agricultural buildings into two dwellings (12/01025/COU).

Permission was subject to conditions, and by the recommendation of the County Council Planning Archaeologist (CCPA), that a programme of works for archaeological building recording (Level 2) be undertaken.

This document summarises the results of the historic building recording and the historical research undertaken. It has been prepared by the author in accordance with the agreed specification and relevant regional and national guidance.

2.0 Definition of Historic Building Recording

The definition of historic building recording is *'a programme of work intended to establish the character, history, dating, form and archaeological development of a specific building, structure, or complex and its setting, including its buried components on land or under water.'*¹

*Level 2, this is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*²

3.0 Legislation

The National Planning policy Framework (NPPF 2012) states: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance*

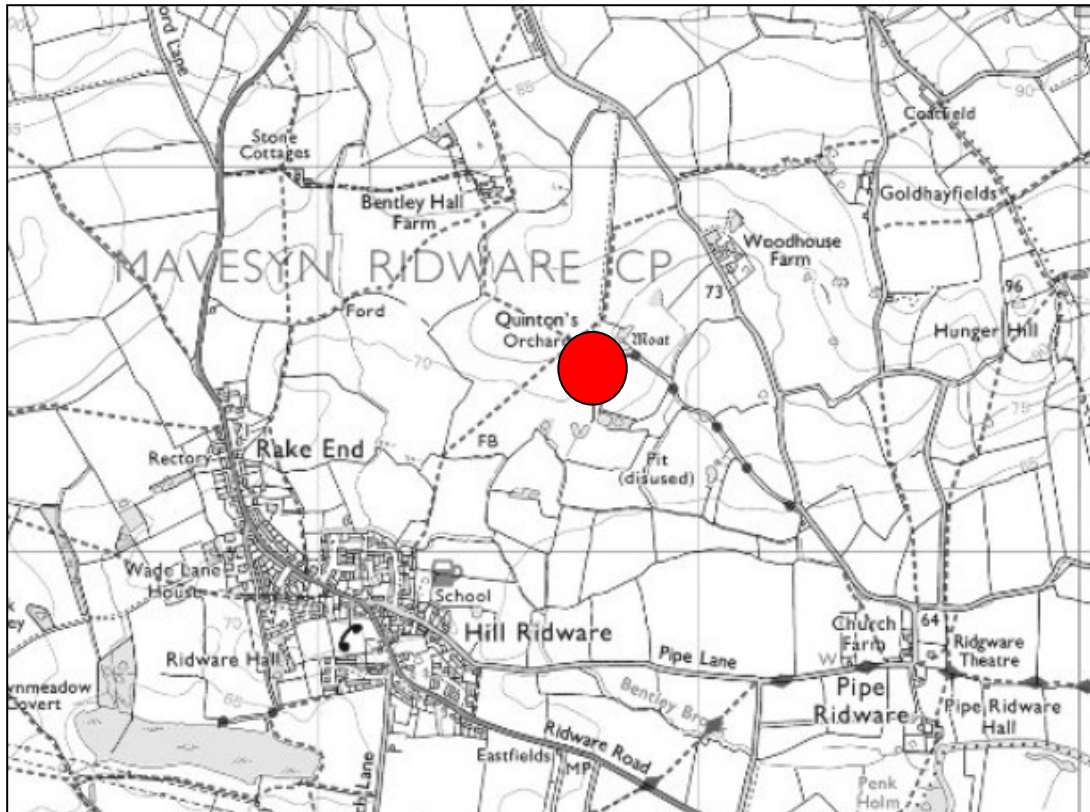
¹ Chartered Institute for Field Archaeologists 2014

² Understanding Historic Buildings A guide to good recording practice English Heritage 2006

*understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*³

4.0 Location

Pipe Ridware is located 7.9km east of Rugeley in the civil parish of Mavesyn Ridware and administrative district of Lichfield (fig.1).



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Fig.1: Location Map 1:25000

Quintins Orchard Farm lies to the north west of the village, off of Pipe Lane. The Site consists of one large agricultural building located to the south east and east of a central courtyard area, the latter consisting of various farm buildings and a farm house, NGR 408747 318484, 73m AOD. The underlying geology is Broomsgrove Sandstone Formation.⁴

³ National Planning Policy Framework 2013

⁴ BGS 1982

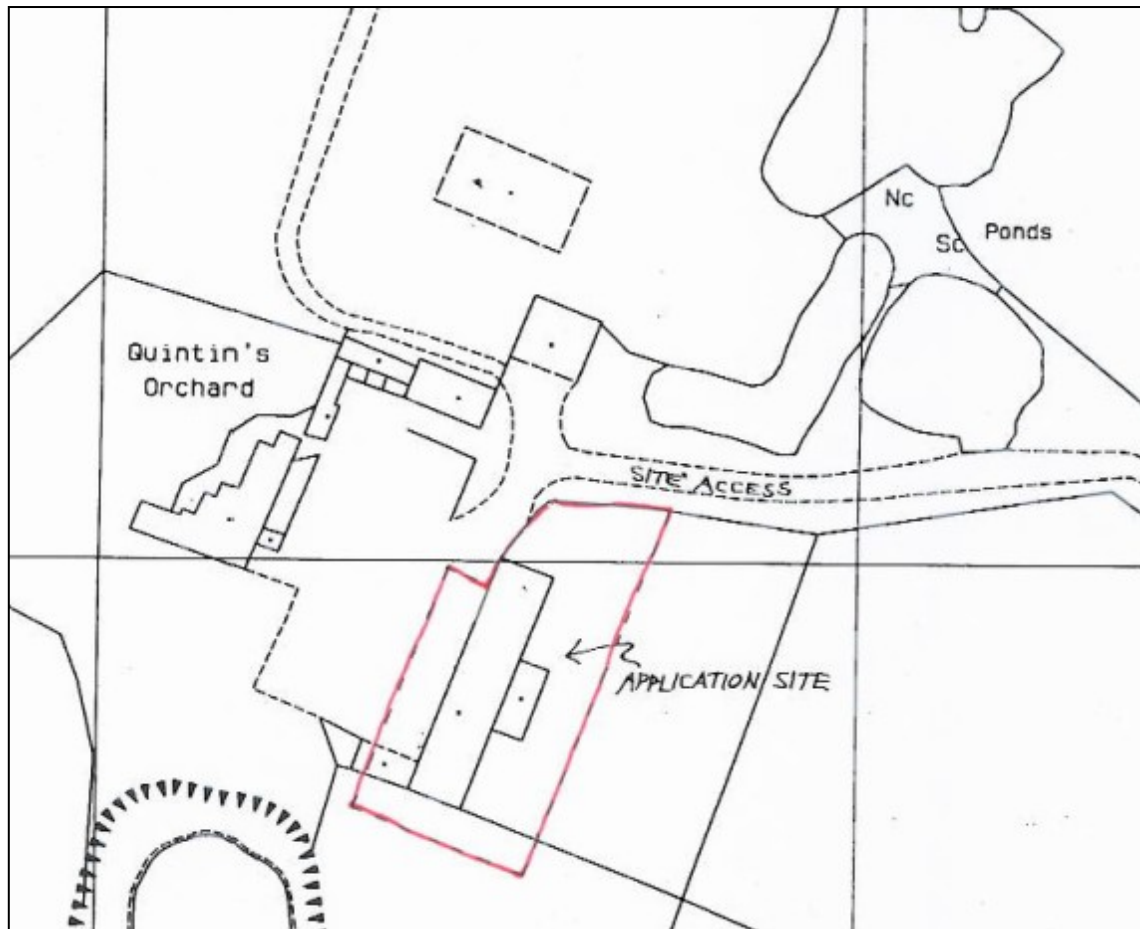


Fig.2: Location Plan 1:1250

5.0 Methodology

This document has been prepared in accordance with current best practice and with specific regard to:

- National Policy Framework, 2012 (NPPF).
- Understanding Historic Buildings: A guide to good recording practice, English Heritage 2006
- Chartered Institute for Archaeologists (CIFA) Code of Conduct (2014)
- Standard and Guidance for Archaeological Standing Building Recording (Chartered Institute for Archaeologists (CIFA), (2014)
- Management of Research projects in the Historic Environment (MoRPHE, 2008).
- Staffordshire County Council (2015) 'Specification for and Archaeological Building Recording' Quintins Orchard Farm, Pipe Lane, Pipe Ridware, Rugeley

Aims and Objectives

The aim of the project was to preserve by record the fabric and setting of the building prior to the approved alterations, by:

1. The production of a drawn record
2. The production of a photographic archive
3. The production of a written narrative

Site Recording

The Photographic record was undertaken in 35 mm format in both monochrome and, colour transparency. It included detailed shots of the elevations, interiors, significant constructional elements, and general photography placing the building in its existing landscape setting.

The drawn record was based upon drawings supplied by the client. These were checked for dimensional accuracy and amended to record architectural and constructional details where necessary. These details were further described in accordance with standard architectural and constructional terminology.

The building was inspected internally and externally where safe access was possible. Parts of the building contained stored materials which restricted access in places; one paddock and one room contained horses.

Archive creation

On completion of the fieldwork, all photographic films were processed by a specialist laboratory and scanned at a resolution of 600 dpi for selective inclusion within this report.

All field notes and drawings were checked for completeness and ordered into a documentary archive based on the requirements of the receiving museum. The basic archive includes:

1. Annotated site plans and elevations
2. 2 no photographic registers
3. 13 no building recording pro-formas
4. The Written Scheme of Investigation
5. The Report

A basic archival study was undertaken to elucidate information to place the building in its historical context. This was undertaken broadly with regard to the *Standard and Guidance for Desk-Based Assessment*.⁵

This comprised the search of published and archival material within a radius of 500m of the site, with data from further afield included where considered relevant to establishing baseline conditions. National, regional archives and collections were examined for relevant historical information, in published and unpublished sources, from the following sources:

⁵ Chartered Institute for Archaeologists 2014

- www.heritagegateway.org.uk
- www.listedbuildingsonline.co.uk
- www.british-history.ac.uk
- www.genuki.org.

6.0 Archaeological and Historical Context

Pipe Ridware is first recorded during the Domesday Survey of 1086 AD when it is known as '*Rideuuare*'. The name possibly means 'the dwelling at the ford', maybe deriving from the Celtic *riid* + *ware* and the suffix 'pipe' being the name of the local landowning family.

The settlement and its surrounding environs has a diverse archaeological record, spanning from the prehistoric to the post-medieval periods and later. Much of this has been recorded over the years by chance discoveries, research projects, stray finds and during or ahead of development.

Closer to the Site, to the north west is the Pipehalle medieval Moated Site (HER 00970), while there are also Ridge and Furrow earthworks in this area of medieval date (HER 58296).

The farmhouse at the Site is believed to date from the late 18th century, the building of this survey is depicted on the 19th and early 20th century Ordnance Survey mapping for the Site (figs.3, 4, 5).

7.0 Description

Setting

The building helps to form an open courtyard area comprising of open fronted structures, an office building and the farm house (fig. 2, plates 1-6).

8.0 Results

This section summarises the observations of the fabric record illustrated in the (figures 6-8, plates 1-21, 23-29, 31-36, 38,39,41).

General Description of Exterior

The building is rectangular in plan north east to south west, built of (23x7.5x12cm) red brick with lime mortar in stretcher bond. The roof is gabled under grey clay tiles, the rainwater goods are in a traditional style cast in aluminium, there are ventilator holes in a diamond pattern in the NW, SE and SW elevations. Windows and doors are dispersed throughout the structure and explained in more detail below. There is also a single storey range of buildings attached to the north east and also along the south east elevation (1 Cart Store, 11 Stable and 7 Store, (figs. 2, 6, 7, 8, plates

2, 3, 4, 5, 6, 7). Each room of the building is labelled in relation to its original function.

Threshing Barn 4 (figs. 2, 6, 7, 8, plates 1, 24, 26)

Central to the NW elevation is a tall double-span entrance under a segmented brick arch with inset stone jambs. This has later been blocked up with brick and has a heavy timber lintel inserted below, along with a fixed casement window of 4 lights and a single-span entrance hung with a traditional planked door, this leads into the central threshing area of the barn (figs. 2, 6, 7, 8, plates 1, 24, 26)

Inside this area is rectangular in plan, with a boarded timber ceiling and Staffordshire Blue brick floor, the walls are a mixture of painted and unpainted red brick. Leading from this area, to the right, there are two single-span entrances, both of these giving access to Cow Housing (8). To the immediate right is a timber staircase leading to the upper storey.

Cow Housing 8 (figs. 2, 6, 7, 8, plate 25)

Entrance to this is to the right of the central barn area, via a large single-span entrance hung with a traditional plank door within the NW elevation. To the right a fixed casement with 3 lights, 1 top opening and at 1st floor level a series of ventilators in a triangular pattern. (figs. 2, 6, 7, 8, plate 25).

The room is rectangular in plan, with a timber planked ceiling with exposed heavy timber joists and a red brick floor. Full recording of this building due to access being restricted and currently in use.

Hackney Stable 12 (figs. 2, 6, 7, 8, plates 1)

Exterior and interior not accessible.

Cow Housing 3 (figs. 2, 6, 7, 8, plates 18, 19, 20, 21, 23)

This room is accessed by a large single-span entrance, hung with a traditional style stable door under a segmented brick arch. To the right of this, at ground and first floor level is a fixed casement window, each of 4 lights, the bottom window having a top opener under a segmented brick arch, the top window being plain and at eaves level.

The room is rectangular in plan with a poured concrete floor and a lath and plaster ceiling, the walls are a mixture of painted and unpainted red brick and cement render. Some alteration is clearly evident inside, as you enter and to the immediate right and left are two blocked up entrances, these lead through to Cow House (2) and the Threshing Barn (4). These entrances would have once helped to form a feeding passage. To the south east is a corridor, this is formed with temporary boarding and would have originally also been a feeding passage.

Cow Housing 2 (figs. 2, 6, 7, 8, plates 14, 15, 16, 17)

Accessed via a large single-span entrance in the NW elevation and hung with a traditional stable door. To the right of this at ground floor level is a fixed casement window comprising of 4 lights under a segmented brick arch. At first floor level, picked out in Staffordshire Blue bricks are the initials WL and may relate to the person who either built or commissioned the building.

The room inside is identical to Room 3, albeit for an exposed timber ceiling.

Cart Store 1 (figs. 2, 6, 7, 8, plates 8, 9, 10, 11, 12, 13, 38)

This part of the building complex is built off of the NE gable of the main structure at a later date. It is apparent on inspection that this elevation once comprised of three bays supported on brick piers, these are now bricked up. Set within this central bricked up area is a large single-span entrance, this is hung with a traditional planked stable door, while either side of this is a fixed casement window, each of 3 lights with a top opener and Staffordshire Blue brick sill.

The inside space is rectangular in plan with a poured concrete floor, with an exposed timber ceiling of king Post construction. The walls are a mixture of painted and unpainted red brick, whilst the interior space has been divided up with temporary ply boarding. At roof height within the NE gable is a single-span entrance with a traditional planked door which leads to storage bay (6).

Store & Stable 7, 11 (figs. 2, 6, 7, 8, plate 27)

This lean to has been built off of the SE elevation of the main building and obscures the SE double-span threshing entrance. Built of red brick in stretcher bond with a mixture of lime mortar and Portland cement. The roof is single pitch under asbestos corrugated sheeting, there is a single-span door with traditional planked door at both the SW and NE elevation, there are two fixed casement single light windows which both have Staffordshire Blue brick sills within the SE elevation.

Inside Store (7) is square in plan and with a poured concrete floor, the walls are of exposed red brickwork and there is an exposed timber ceiling comprising of simple rafters and sill plate.

The Stable (11) was not accessible.

Upper Floor

The upper floor is divided into four areas, a central landing/access area (10), a large storage bay (9) to the SW and two smaller storage bays (5, 6). The roof is through purlin King Post construction, the walls are exposed red brick and the floors are timber boarded.

Storage Bay 5 (figs. 2, 6, 7, 8, plates 28, 29, 39)

This area is rectangular in plan and leads to storage bay (6) through a single-span entrance which has a timber lintel above and hung with a traditional planked door.

Storage Bay 6 (figs. 2, 6, 7, 8, plates 31, 32)

This room is identical to storage bay (5), except that it has a single-span entranceway in the NE gable of elm which is hung with a traditional planked door also in elm. This door would have originally giving access to the outside area, acting as a pitch hole.

Storage Bay 9 (figs. 2, 6, 7, 8, plates 35)

Rectangular in plan and leading off of area (10).

Landing/Access Area 10 (figs. 2, 6, 7, 8, plates 33, 34, 41)

Rectangular in plan with exposed timber ceiling, timber boarded floor and unpainted red brick work. Timber stair leading down to (4).

9.0 Discussion and Conclusions

This building represents a mid to late 19th century combination barn.

The building as a whole has evolved over time to meet the changes and demands of agricultural practices leading into the early 20th century. The earliest Ordnance Survey mapping shows the building in an L shaped plan, a form which it clearly no longer holds (figs. 3, 4, 5). The original layout and function of the building is that the building focused on the central threshing area (4), with animal housing, probably for cows (5, 9) located either side of this central area, along with two parallel feeding passages. The storage bays for the threshing barn were located at upper storey level (5, 6, 9) and originally accessed by ladders inside or via one of the external upper storey openings in the SW and NE gables. The wooden staircase in (4) was presumably a later addition, as this would have restricted the original function of (4). The build quality of (7, 11) and its awkward placing over the original SE threshing double entrance suggests that this structure is later and when hand threshing was no longer being practice. This is backed up by the buildings first appearance on post 1900^s Ordnance Survey mapping (fig.5). Further alterations have been undertaken although not depicted on the map evidence. The cart store 1 and cow housing 2 look as if they have been 'stuck on' the end of the original building range, there being a clear break in the brick work here, as well as a slight difference in the build quality and architectural style above the openings. There is also the fact that within (2) there is an entrance with door located within the NE gable and which one assumes originally gave outside access. Interestingly, this gable shows the line of a former roofline. Final more extensive alterations are evident and probably made in the early 20th century with the 'bricking' up of the cart store (1). There are also numerous repairs of early post-war date throughout the building in Portland cement and with re-purposed materials.

10.0 Acknowledgements

Midland Archaeological Services would like to thank Mr & Mrs Froggatt for this commission. Thanks also go to Steve Pierce for the provision of drawings and Stephen Dean, County Council Planning Archaeologist for the provision of the brief.

11.0 References

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www.britishlistedbuildings.co.uk

www.genuki.org.uk

www.heritagegateway.co.uk

12.0 Site Archive

The site archive of written, drawn and photographic elements is in preparation and will be deposited by the 20th October 2016 at the Potteries Museum and Art Gallery, Hanley, Stoke-on-Trent.

Appendix 1: Colour Plates



Plate 1: Front elevation NW.



Plate 2: Front elevation NW.



Plate 3: Side elevation NE.



Plate 4: Rear elevation SE.



Plate 5: Side elevation SW.



Plate 6: Side elevation NE.



Plate 7: Side elevation SW.



Plate 8: Cow Housing 1 looking NE.



Plate 9: Cow Housing 1 looking N.



Plate 10: Cow Housing 1 looking N.



Plate 11: Cow Housing 1 looking SW



Plate 12: Cow Housing 1 looking SW.



Plate 13: Corridor/feed passage ground floor looking SW.



Plate 14: Cow Housing 2 looking NE.



Plate 15: Cow Housing 2 looking SE.



Plate 16: Cow Housing 2 looking NW.



Plate 17: Cow Housing 2 looking SW.



Plate 18: Cow Housing 3 looking SW.



Plate 19: Cow Housing 3 looking E.



Plate 20: Cow Housing 3, plastered ceiling looking SE.



Plate 21: Cow Housing 3 looking NW.



Plate 23: Cow Housing 3 looking NE.



Plate 24: Threshing Barn 4 looking NW.



Plate 25: Cow Housing 8 looking SW.



Plate 26: Threshing Barn 4 looking SE.



Plate 27: Store 7 looking SE.



Plate 28: Storage Bay 5 looking N.



Plate 29: Storage Bay 5 looking SE.



Plate 31: Storage Bay 6 looking N.



Plate 32: Storage Bay 6 looking NE.



Plate 33: Landing/access area 10 looking SE.



Plate 34: Landing/access area 10 looking NW.



Plate 35: Storage Bay 9 looking W.



Plate 36: Storage Bay 9 looking NE.



Plate 38: Cow Housing 1 looking NE.



Plate 39: Storage Bay 5 looking NE.



Plate 41: Landing/access area 10 stairs looking NW.

Appendix 2: Oasis**OASIS ID: midlanda1-230090****Project details**

Project name	Quintins Orchard Farm
Short description of the project	Level 2 historic building survey of 19th century agricultural building prior to conversion into housing.
Project dates	Start: 27-10-2015 End: 27-10-2015
Previous/future work	No / Not known
Any associated project reference codes	QUINN 15 - Sitecode
Any associated project reference codes	12/01025/COU - Planning Application No.
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	FARM BUILDING Post Medieval
Monument type	FARM BUILDING Modern
Significant Finds	NONE None
Significant Finds	NONE None
Methods & techniques	"Photographic Survey","Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	STAFFORDSHIRE LICHFIELD MAVESYN RIDWARE Quintins Orchard Farm
Postcode	WS15 3JL
Study area	396 Square metres
Site coordinates	SK 408747 318484 52.882220271693 -1.392523259659 52 52 55 N 001 23 33 W Point
Lat/Long Datum	Unknown
Height OD / Depth	Min: 74m Max: 75m

Project creators

Name of Organisation	Midland Archaeological Services
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project director/manager	S.L.W Williams
Project supervisor	S.L.W.Williams
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Potteries museum and Art Gallery
Digital Contents	"Survey"
Digital Media available	"Survey"
Paper Archive recipient	Potteries museum and Art Gallery
Paper Contents	"Survey"
Paper Media available	"Survey "

Project bibliography**1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Level 2 Historic Building Survey Quintins Orchard Farm, Pipe Lane, Pipe Ridware, Rugeley, WS15 3JL.
Author(s)/Editor(s)	S.Williams
Other bibliographic details	MAS/423/15
Date	2015
Issuer or publisher	MAS Lincolnshire
Place of issue or publication	MAS Lincolnshire

Description Level 2 Historic Building Survey. A mid/late 19th century combination barn, including cow housing, feed passages, central threshing floor area with storage bays at first floor level. Some late 19th century additions and alterations and early 1900s lean to extension.

Entered by Steve Williams (info@midarch.co.uk)

Entered on 12 November 2015

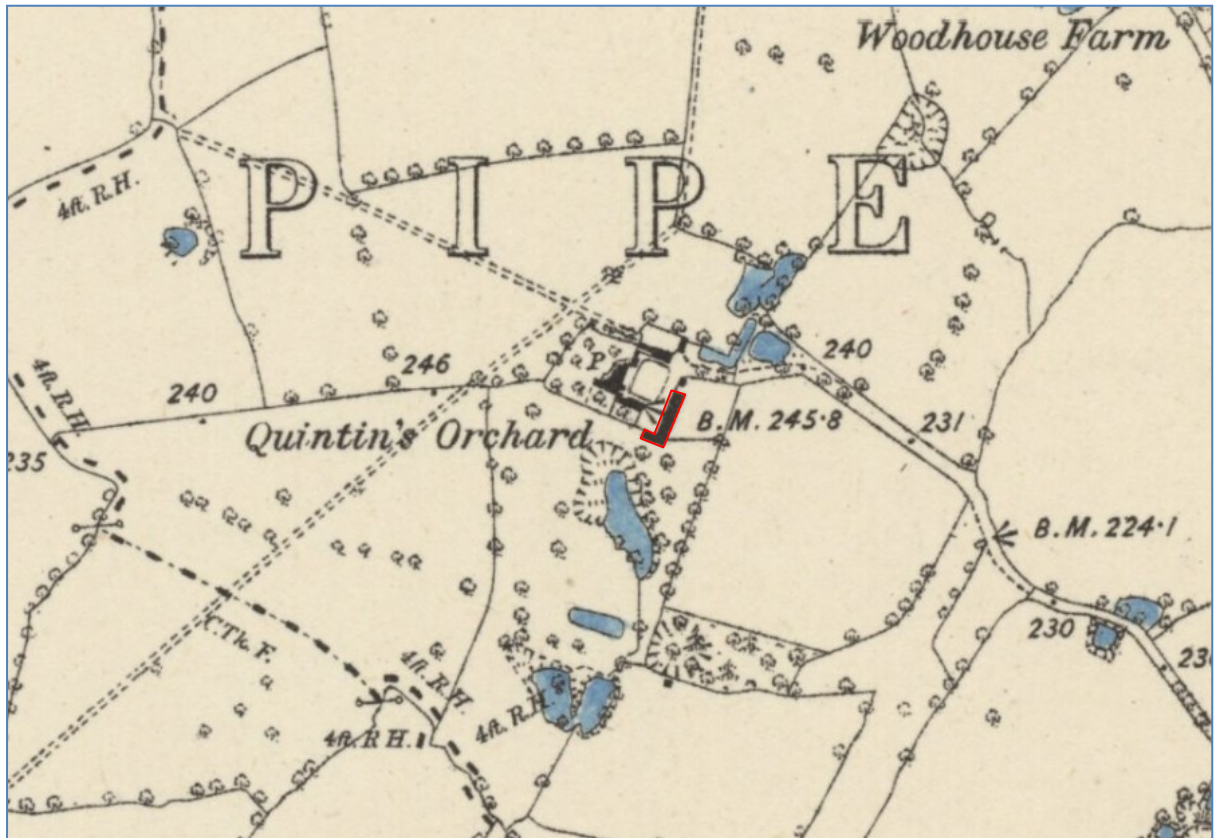


Fig. 3: 1881 Ordnance Survey 6". Not to scale.

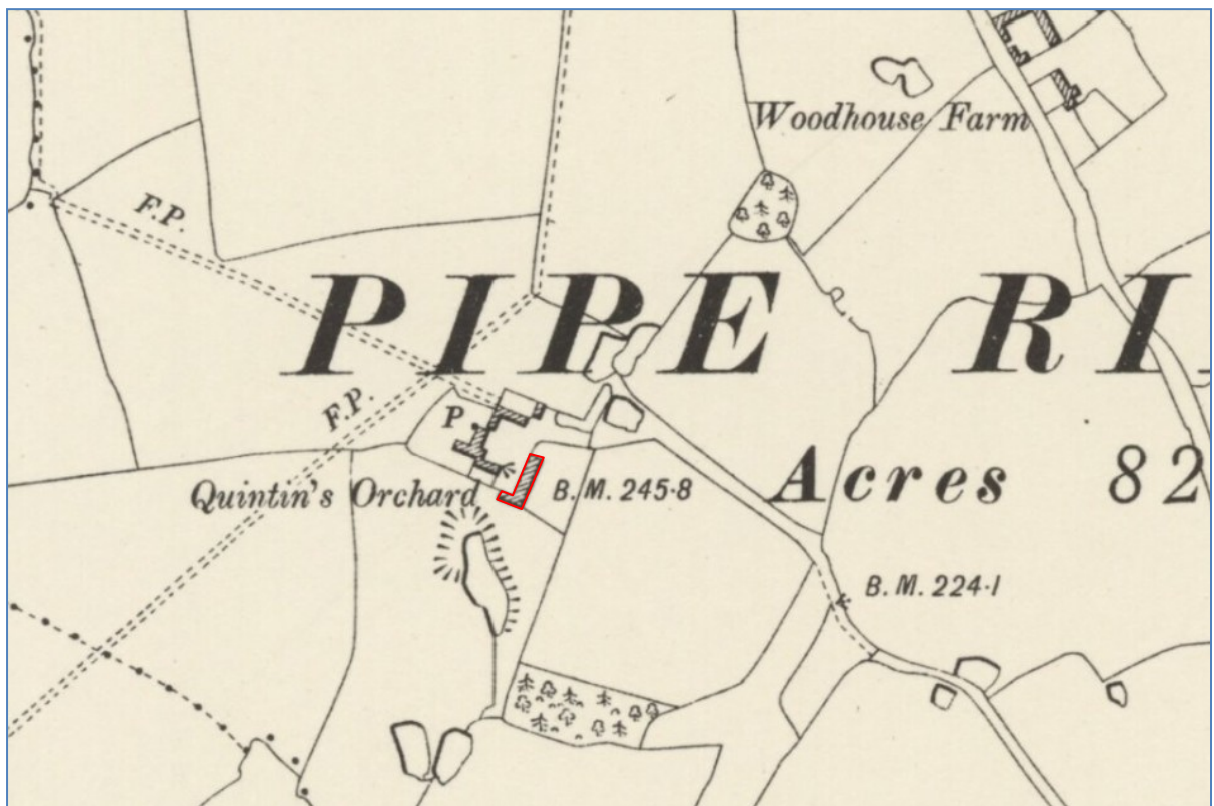


Fig.4: 1900 Ordnance Survey 6". Not to scale.

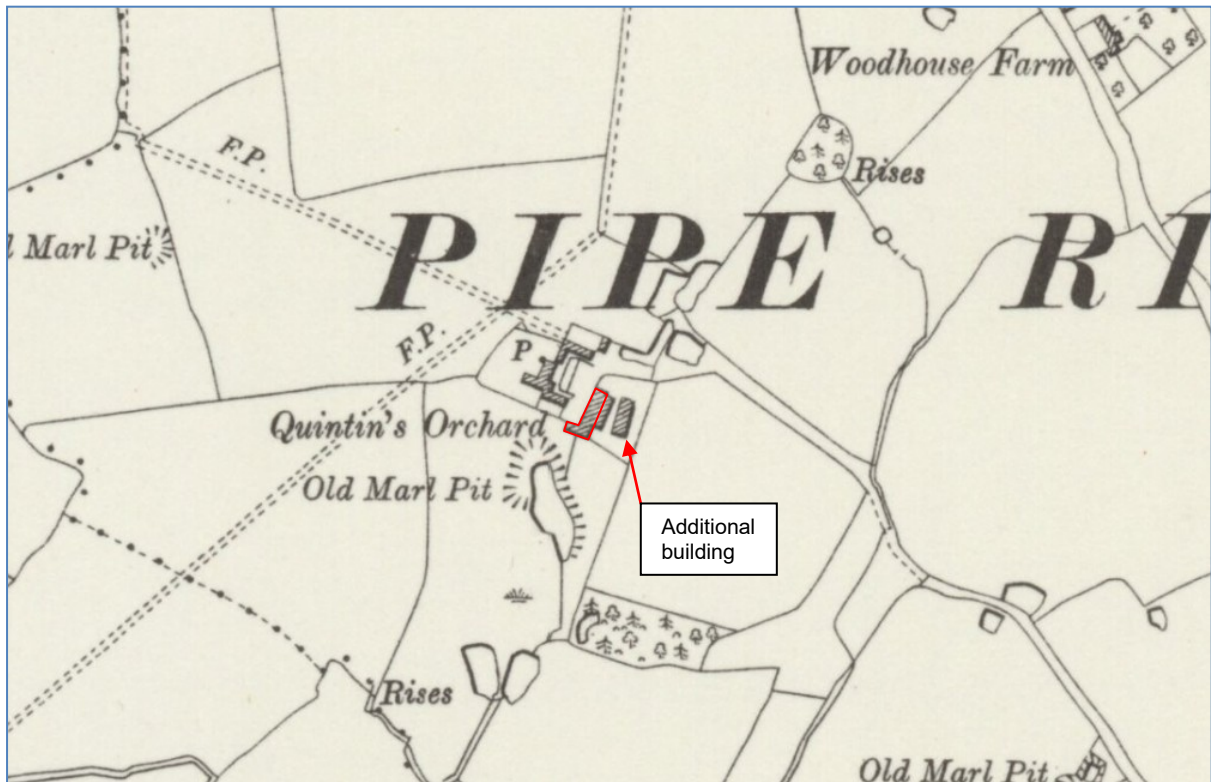
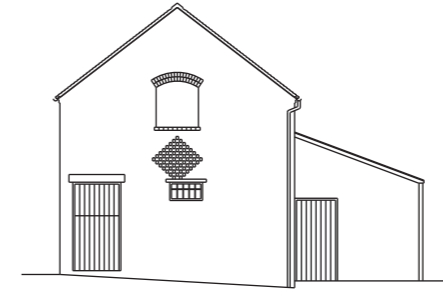


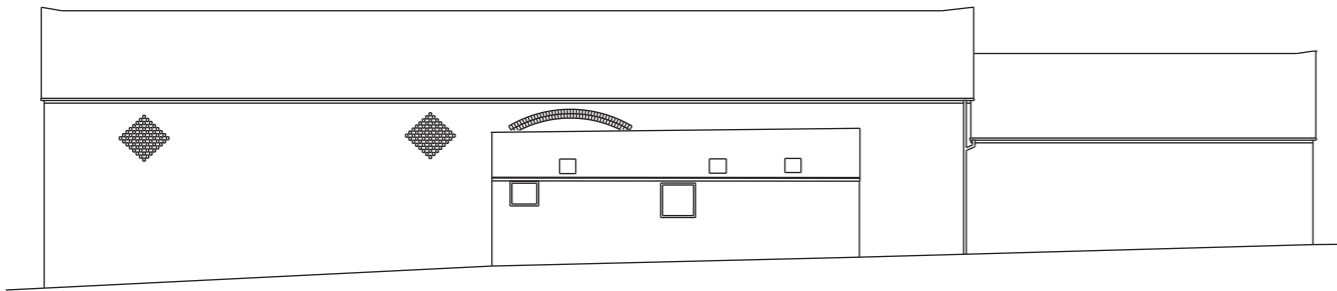
Fig.5: 1920 Ordnance Survey 6". Not to scale.



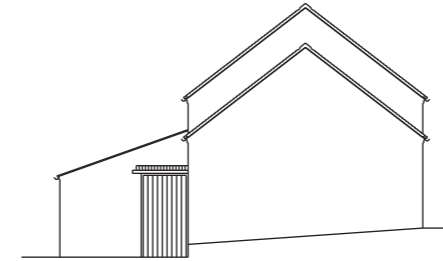
Front Elevation - NW



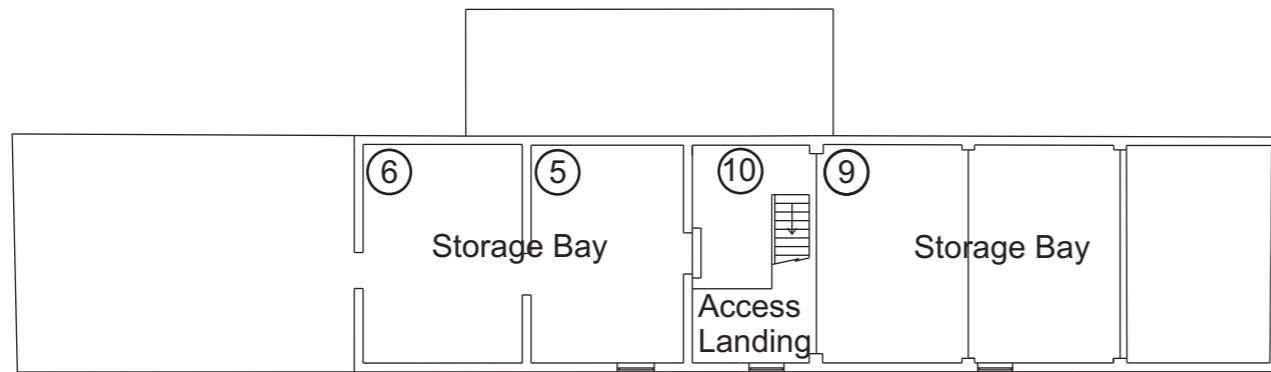
Side Elevation - SW



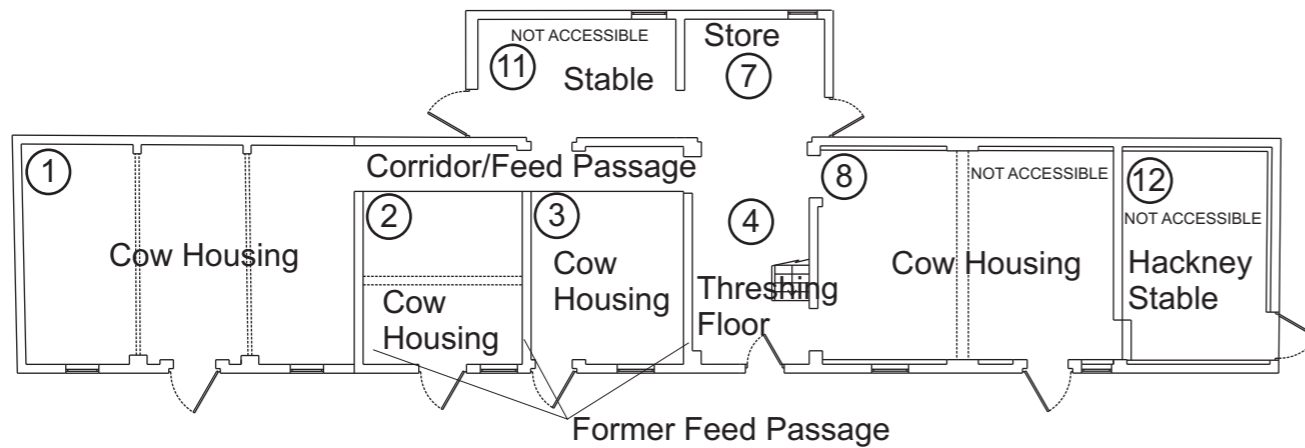
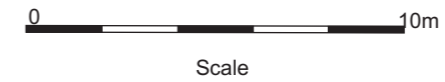
Rear Elevation - SE



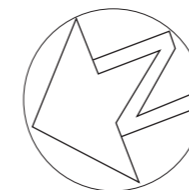
Side Elevation - NE




First Floor Plan



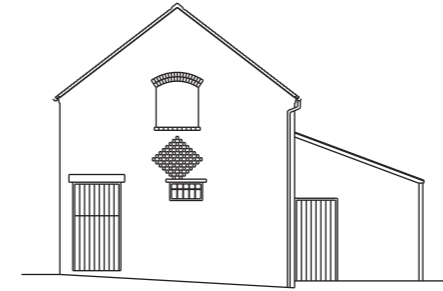
Ground Floor Plan



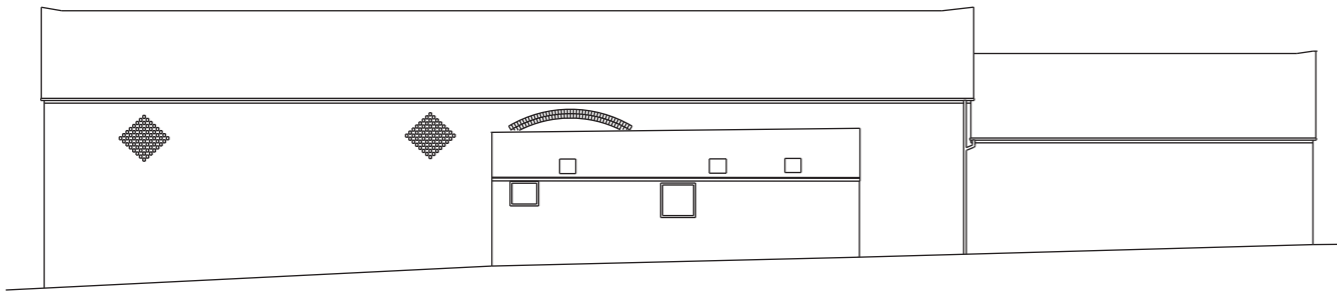
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Project: Quintins Orchard Farm.	
Fig. 6: Plans and Elevations	
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Date 09/11/2015	
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk	
	



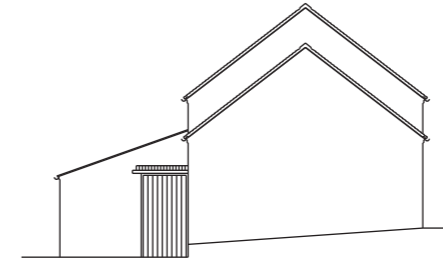
Front Elevation - NW



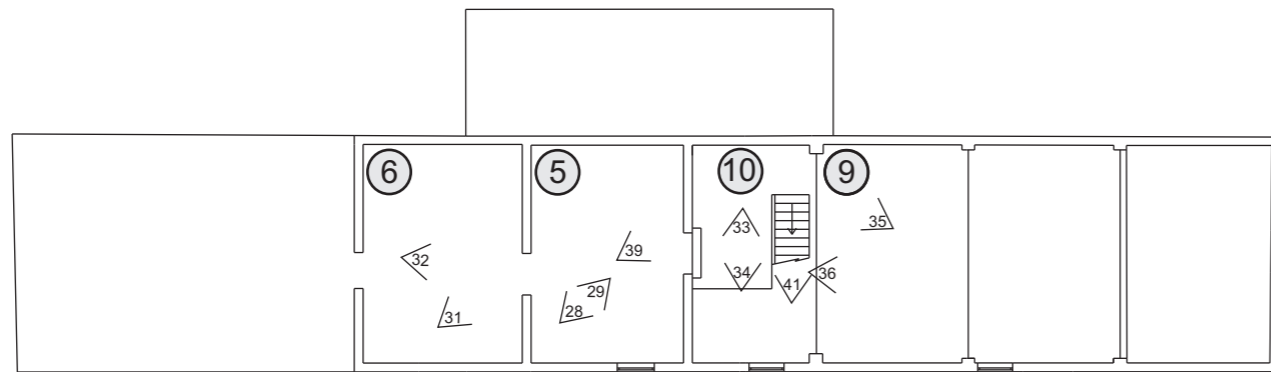
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Rear Elevation - SE



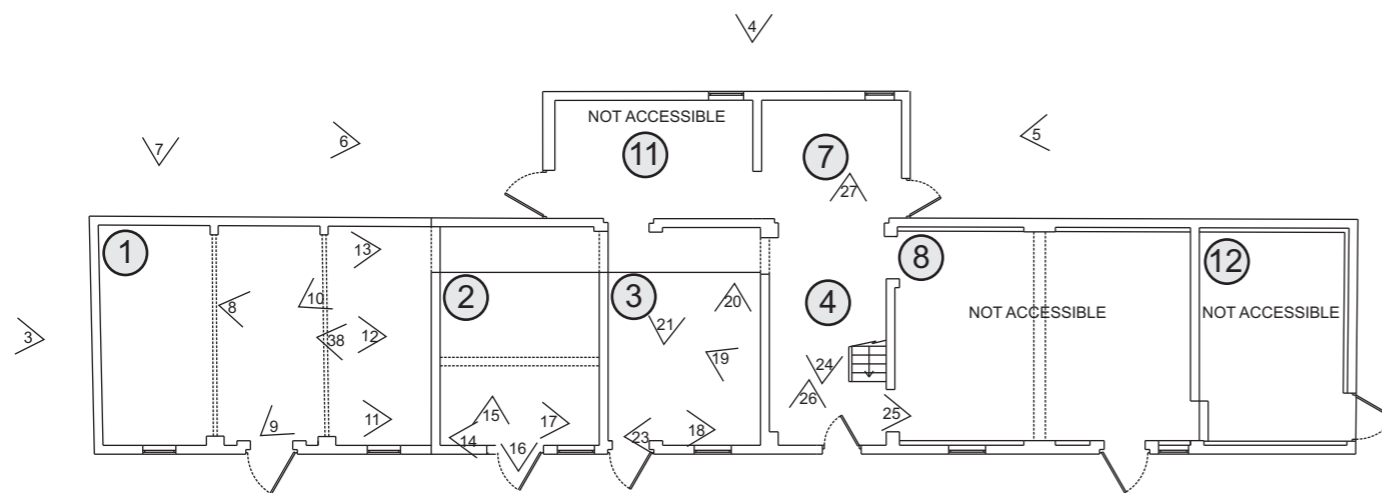
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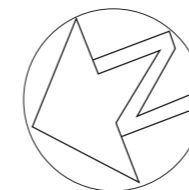
First Floor Plan




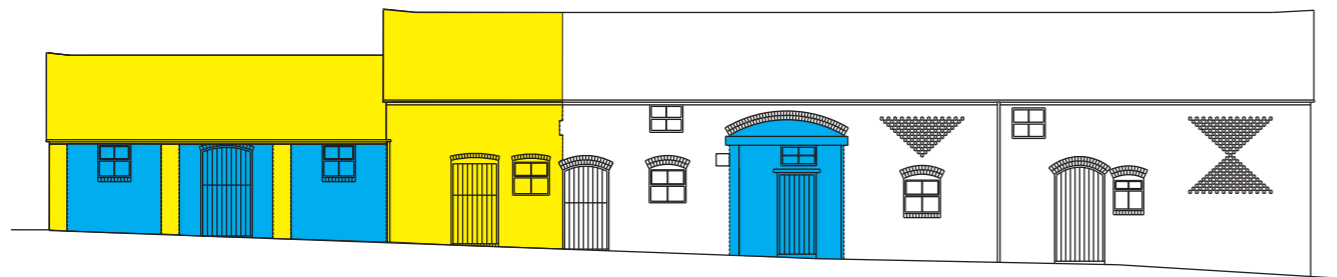
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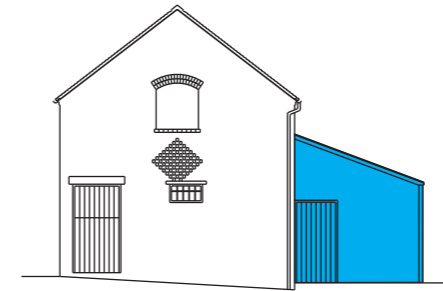
Ground Floor Plan



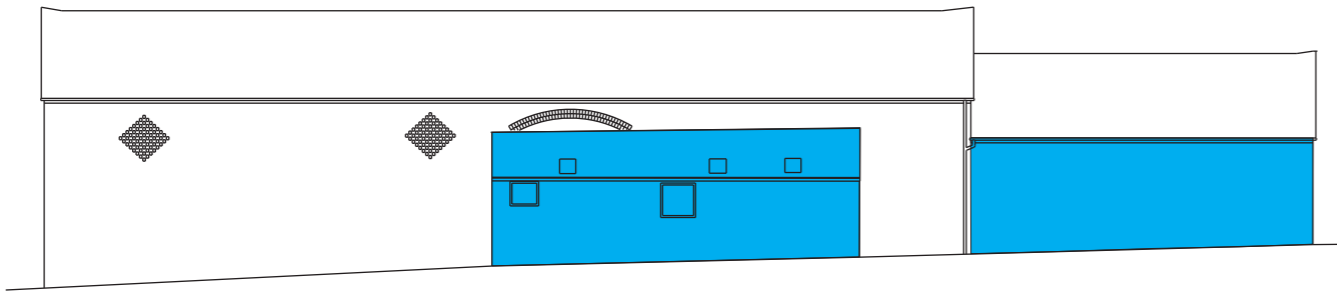
Drawing No: 423/7/15	
Project: Quintins Orchard Farm.	
Fig. 7: Photo Direction Plan	
Scale: 1:200@A3	Site Code: QUIN 15
Drn SLW	Chk
Date 09/11/2015	
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk	
	



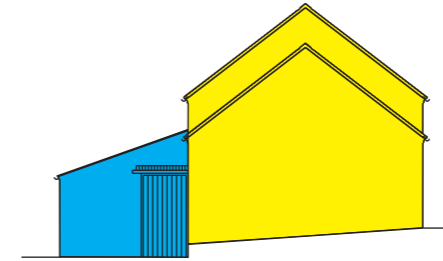
Front Elevation - NW



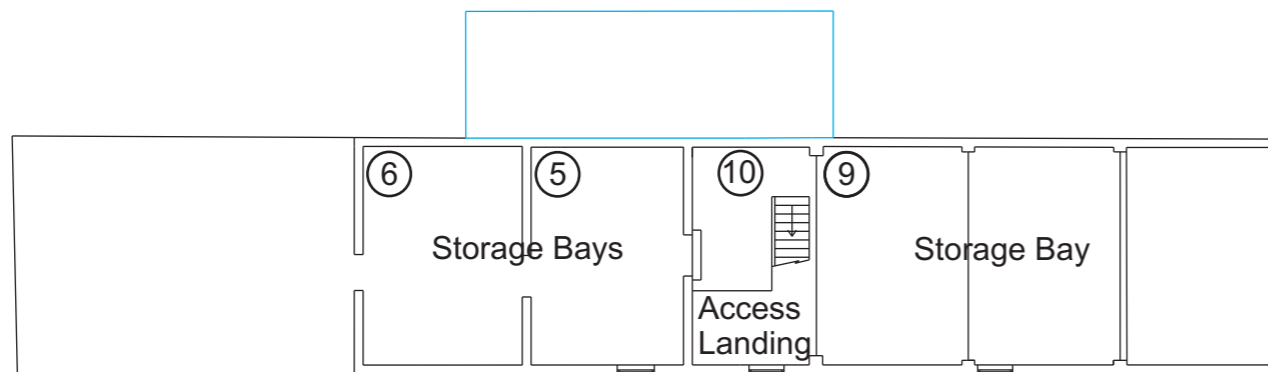
Side Elevation - SW



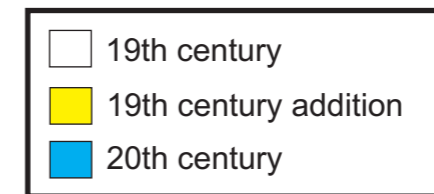
Rear Elevation - SE



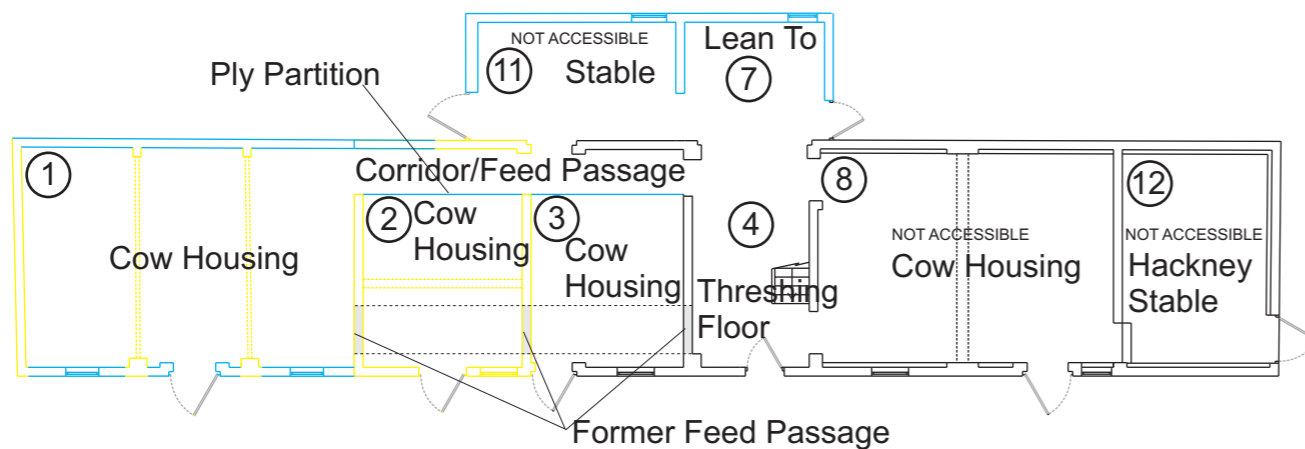
Side Elevation - NE



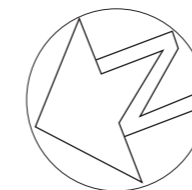
First Floor Plan




Scale



Ground Floor Plan



Drawing No: 423/8/15	
Project: Quintins Orchard Farm.	
Fig. 8: Phased Plans and Elevations.	
Scale: 1:200@A3	Site Code: QUIN 15
Drn SLW	Chk
Date 09/11/2015	
Midland Archaeological Services Old House 59 Church Street Digby Lincoln LN 4 3LZ Telephone: 01526 321 966 info@midarch.co.uk	
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