

Upper Holling Farm

Hollins Lane, Martley, Worcestershire WR6 6PU

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Historic Building Recording

SO: 75542 58376

Site code: mart19

Activity number; WSM72208

OASIS ID: 110archa1-379197

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one ten archaeology

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Contents

Summary	4
INTRODUCTION	6
Location and scope of work (figs. 1 & 2).....	6
Topography and Geology.....	7
Archaeological and historical background	7
Upper Holling Farm (fig. 3).....	8
The North-East Range (figs. 4-8).....	10
Discussion (fig. 9)	14
METHODOLOGY.....	16
Aims and objectives.....	16
Documentary search, fieldwork & recording	16
Archive Location.....	16
Bibliography	17
Plates (figs. 10 & 11).....	17
Appendix 1: C17 barn north-west of cart-shed.....	33
Appendix 2: Worcestershire map.....	34
Appendix 3: OASIS.....	34

Frontispiece South prospect of the farm buildings.

Summary

This document sets out details of a programme of historic building recording (level 3) at Upper Holling Farm, Hollins Lane, Martley, Worcestershire, WR6 6PU in advance of the conversion of part of the existing range of cow-house, originally a stable and loose-box, to form a dwelling at the request of Green Lane Design who is coordinating the project on behalf of Miss Josephine Nott.

The whole of the north-east range last functioned as a cow-house, having been reordered in the early C20 to include, in addition to the original cow-house adjacent to the threshing-barn, the former loose-box and stable. Each of these rooms step up from the stable to cow-house as do the haylofts over. In addition to the individual 'throwing' doors there is a standard doorway in the north-west gable and connecting doorways in the transverse walls. There are grids of vents in the south-east gable and over the loose-box on the fold-yard side.

On the ground-floor new openings were formed, with lintels, in the transverse walls together with passages, partly ramped, along the front and rear walls and individual stalls. The rear passage retained the original, and extant, feeding-passage partition in the old cow-house. Little of the original furniture survived the thorough early C20 work but there is enough to indicate the original functions. In addition to the original cow-house partition there is a short surviving length of beam fixed to the transverse common-joists which suggests the position of the front of the manger. In the former loose-box, since it supported the common-joist ends, the socketed beam for the hayrack survives with short additional timbers supporting the new upper floor next to the wall, the door to the foldyard was blocked and fenestrated.

In the stable a single tack-hook survives *in situ* but regularly spaced gaps in the brickwork indicates an original group of four. The positions of original doorways indicate a walkway on the south-west side. The lintel over the foldyard door is a reused wall-plate with birds' mouths and its scantling (cross-sectional dimensions) suggests a C17 date.

The timberwork throughout is notably clean, it is well made to the extent that all the principal-joists have chamfers with nicely formed scroll-stops, this detail would not be out of place in a C17 domestic setting, but these are not reused timbers. A ridge-board sits above the traditionally constructed interrupted tie-beam frames which are shorter, due to the stepped floor-levels, over the original cow-house.



Fig. 1; site location.



Fig. 2; area of study.

INTRODUCTION

Location and scope of work (figs. 1 & 2)

This document details the results of a 'level 3' historic building recording (Historic England, 2016) during 23rd December 2019 and 9th January 2020 at Upper Hollins Farm, Hollins Lane, Martley, Worcestershire, WR6 6PU in advance of the conversion of existing traditional 'cowhouse' to form a dwelling with associated landscaping at the request of Green Lane Design who is coordinating the project on behalf of Miss Josephine Nott.

Planning permission had been granted by Wychavon District Council (planning refs: 19/00925/FUL and 19/00926/LB) conditional on a programme of historic building recording in accordance with a brief issued by Aidan Smyth, Historic Environment Advisor. The development would impact on the fabric of the building and internal floor surfaces and mitigation work was undertaken in accordance with guidelines set out by the Chartered Institute for Archaeologists (CIfA, 2014) to ensure that an appropriate archaeological record was made before the development and that the results could be published.

The building was considered of historic and archaeological significance since farms, farmsteads, and agricultural buildings are an integral and significant part of the historic environment. Building recording and assessment allow us to understand and document the development of the structure, providing information on the dynamics of the farm unit and how the functions of various buildings interact with other elements of the farm. The aim of the archaeological survey is to provide a descriptive account and interpretation of the building, its context and setting as a part of a working farm.

Upper Hollins Farm was formerly known as Upper Holling Farm and labelled as such on the First Edition OS 1885, together with Lower Holling Farm, both farmsteads retained these names on the Second Edition OS 1903-4. By the time of the 1972 (OS) survey however, Lower Holling Farm had been renamed as Lower Hollins Farm whereas Upper Holling Farm kept its old name and this remained so until at least 1979 (OS). For consistency the names of the farmsteads from the OS 1885 have been used throughout the report.

Topography and Geology

The large parish of Martley with Hillhampton contains numerous hamlets, Rodge Hill, Hill Side, Prickley, Kingswood, Berrow Green, Horsham, New Town, Collins' Green and Willow Green. The land is high, rising rapidly from the Teme Valley to heights of 152m (500') and 183m (600') at Rodge Hill, Pudford Hill, Penny Hill and Berrow Hill, in the west of the parish, and falling again to the east to the Laughern Brook, which runs through this part of the parish and the River Teme forms its western boundary.

The chief crops were formerly wheat, barley, hops, beans, peas and roots, and fruit was extensively grown. Apples and pears for cider and perry were much cultivated in the C17 and remained so into the early C20 (VCH 1924).

The village of Martley lies on the Worcester road and at its southern end are St. Peter's Church and the rectory, with the pound and Martley Union workhouse to the west. Upper Holling Farm is located 1.60kms (1ml) south of Martley on Hollins Lane which meanders first southward and then south-eastward from the main settlement.

The parish lies in a district remote from the railways, 5.5km (3.5mls) north of Knightwick station on the Worcester and Bromyard branch of the Great Western railway.

Archaeological and historical background

An Historic Environment Record (HER) search was carried out on a 500m radius centred on the site. Nine HER monuments were recorded, but no archaeological events were identified. The search area sits within an undulating landscape based on Mudstone geology with free draining brown soils and a tree cover comprising ancient woodland and dense hedgerow oaks. The land is used for mixed farming and comprises small to medium sized irregular fields which were the result of piecemeal inclosure. However, there has been significant boundary loss through field amalgamation in the modern period. There has also been almost complete loss of traditional orchards, notable on the Tithe map 1843 and the 1st Edition OS 1885. The settlement pattern is one of farmsteads, wayside dwellings and linear settlements along lanes. There are two Historic England Listed Historic buildings and two unlisted historic buildings within the search area at Upper Holling ([WSM59990](#)) and Lower Holling ([WSM59991](#)) Farms, both of which have been identified by the Historic England funded Worcestershire Farmsteads project. The

listed farm buildings at Upper Holling Farm are the C16 timber-framed farmhouse ([WSM09579](#)) and C19 barn and 'cow-house' ([WSM52340](#)) which includes the former loose-box and stable.

Berrow Camp Hillfort (Scheduled Monument) is located within a kilometre of the farm which suggests there may be unrecorded prehistoric activity in the area and early names for the settlement include Mertelai (C11); Merleia, Merlega, Martelega, Mardelega (C12); Martele, Marklegh (C13).

Upper Holling Farm (fig. 3)

The two-storey *FARMHOUSE* is located to the south-east of the farm complex and consists of a main building with a cross-wing at each end. The upper floor retains its timber-frame, albeit infilled with brick, but the lower storey is entirely of brick, this rebuild and frame-infill date to the mid C19. The main range and south-west cross-wing are early-mid C16, but the different framing pattern of the other wing may suggest a slightly later date or a lower status, since it accommodates the service rooms. In the C18 the service-wing had been extended at the rear with a one-and-a-half-storey thin-brick structure, internally there are two fireplaces which appear to be associated with a drying floor and with hop processing. In the C19 the walls were raised, to two storeys, when the wing was further extended, the internal walls of the new lower room show wear in three walls indicating the former presence of a mill, possibly a cider-press. The field opposite the front of the house, conspicuous by the handsome brick boundary-wall was formerly an orchard, each tree illustrated on the 1st Ed. OS and more trees are shown in the area to the side of the house.

The C19 working farm-buildings at Upper Holling Farm, no longer used for agricultural purposes, are located either side of the road, but mainly on the south-west, and together with Lower Holling Farm a few hundred metres to the north-west form an important pair of farmsteads.

The alignment of the working buildings differs from that of the house and is a new build entirely of brick with regularly spaced courses of headers, all the cornices are denticulated and the roofs tile clad. The ventilation panels are simple grids of omitted headers except for those in the byre gable which has a decorative diamond arrangement.

The five-bay *THRESHING-BARN*, located on the north west side of the foldyards, is constructed of brick; headers are omitted every fourth course to form a regular grid of ventilators, the cornice is denticulated and the central

doorways have basket-handle heads. The roof frames are of queen-post construction with threaded bolts through the tie-beams into the posts. The roof is clay-tile clad and hipped over the corner where it meets the shorter two-storey cow-house. The paving of the threshing floor survives with few cracks. The south doors are original to the building, but the north doors have been replaced to match. The barn connects with the south-east range via three doorways in the end wall, one at 1st floor level, another door in the adjacent wall allows access to the rick-yard beyond.

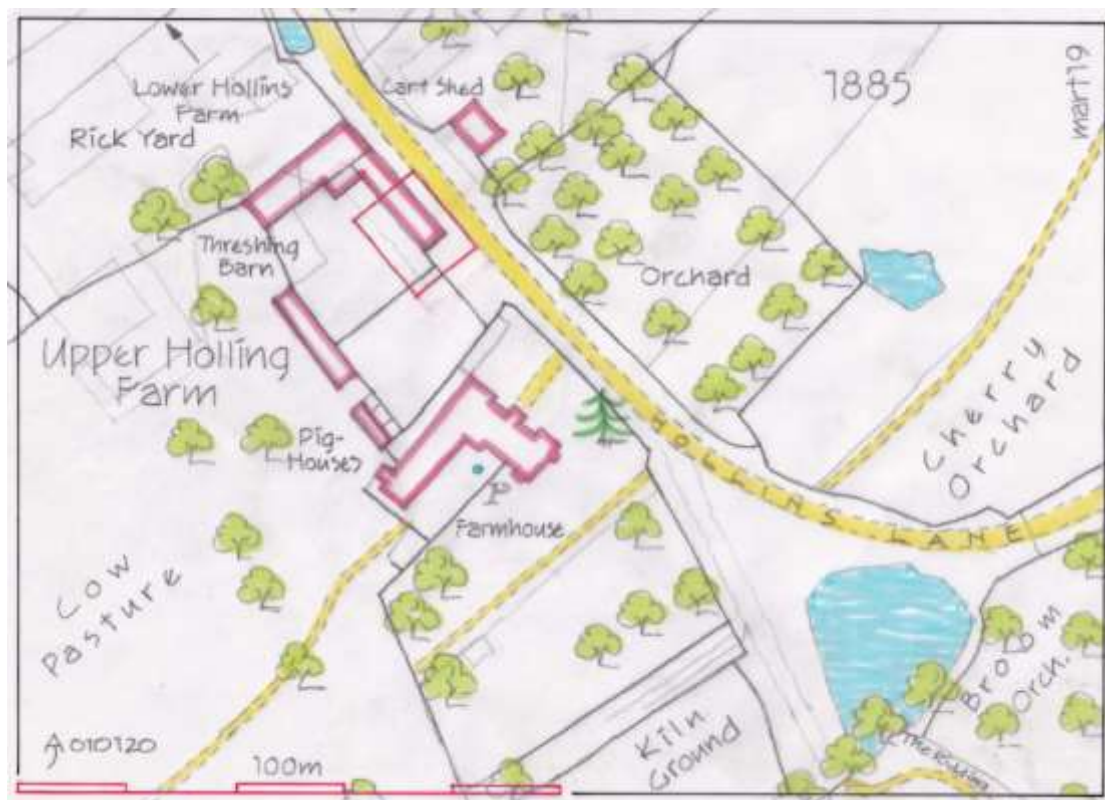


Fig 3; Sketch plan of Upper Holling Farm in its 1885 setting, the field names are taken from the Tithe map 1843.

The north-east range, part of which forms the proposed development, is divided into three parts and originally consisted of a four-bay *COW-HOUSE* adjacent to the barn, a one-bay *LOOSE-BOX* and a three-bay *STABLE* at the end.

The South-West Range consists of a pair of three-bay *BYRES*, either side of the masonry-wall separating the foldyards, now lost, and an enclosed *LOOSE-BOX* at the north-west end. The king-post roof-frames have threaded bolts through the tie-beams into the posts, the gable vents are arranged diamond fashion.

Beyond the byres is a gateway, providing access to 'Cow Pasture', and a pair of *PIG-HOUSES*. Attached to these is another bay under the same roof, but here the room is only accessed via a doorway from the field, the small yard in front may have formed a connecting element between the foldyard and the passage along the service side of the house. This little yard was already covered over by the time of the 2nd Ed. OS. One of the lintels over a pig-house door is reused, having two mortices (Note also reused timber with birds'-mouths in the former stable).

The three-bay brick-built *CART-SHED* is located on the other side of Hollins Lane, opposite the North-East Range. The front wall-plate is supported on square brick-piers with quarter-round corners and the the king-post roof, with threaded-bolts, is hipped.

The North-East Range (figs. 4-8)

The whole of the north-east range last functioned as a cow-house, having been reordered in the early C20 to include, in addition to the original cow-house adjacent to the threshing-barn, the former loose-box and stable. Each of these rooms step up from the stable to cow-house as do the haylofts over, in addition to the individual 'throwing' doors there are standard sized doorways in the north-west gable and connecting doorways in the transverse walls. There are grids of vents in the south-east gable and over the fold-yard side of the loose-box.

On the ground-floor new openings were formed, with concrete lintels, in the transverse walls together with passages, partly ramped, along the front and rear walls and individual stalls were constructed. The rear passage retained the original, and extant, feeding-passage partition in the old cow-house. Concrete lintels were inserted under the existing segmental window heads and new iron window-frames inserted, two completely new windows were inserted at the end of the stable and toward the foldyard. A new doorway with lintel, was inserted at the back of the former stable allowing access to the feeding-passage from the road.

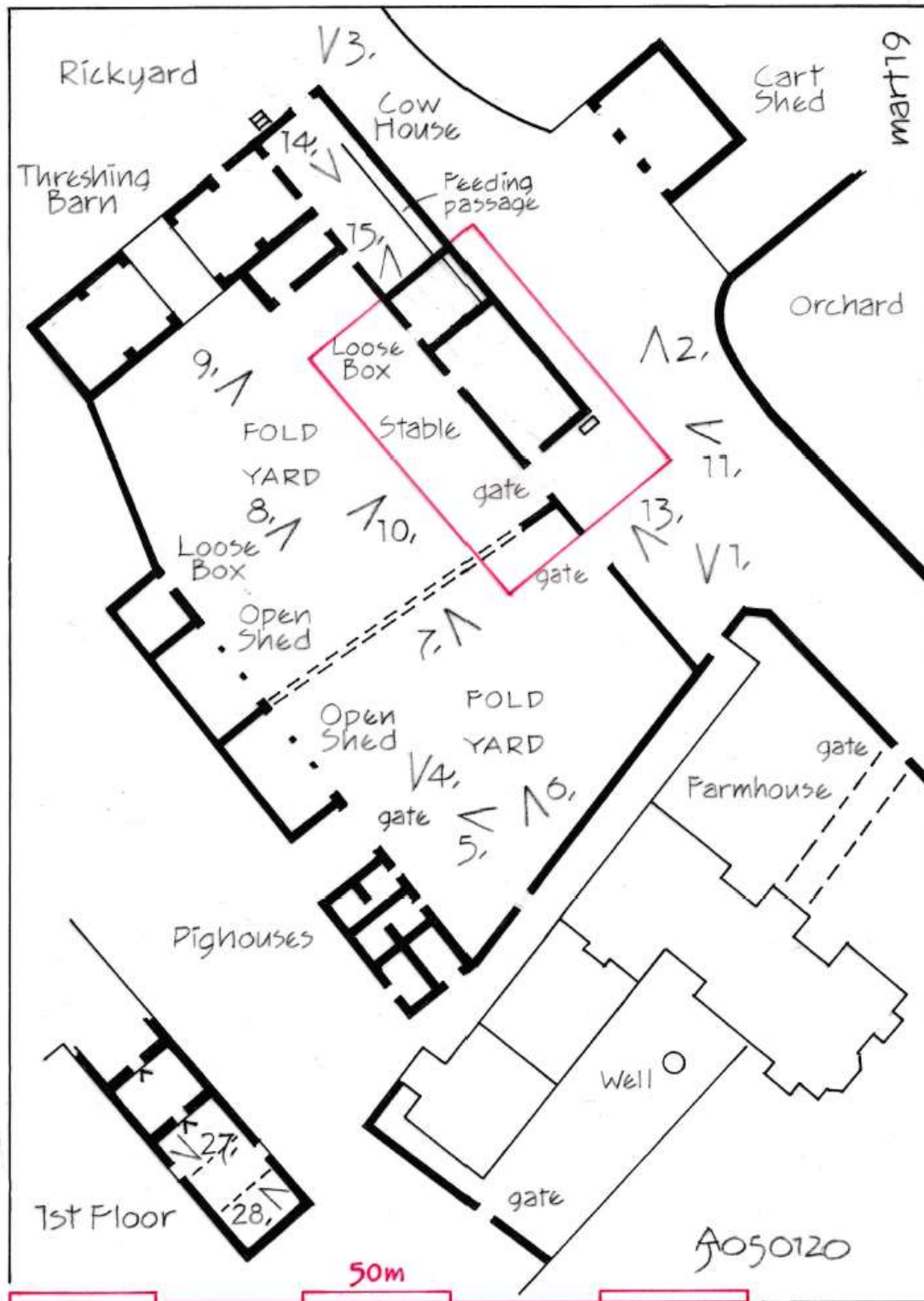


Fig.4; Plan of the farm buildings; their original functions with photo locations.

Little of the original furniture survived the thorough early C20 work and no evidence was found to indicate the former locations of original fittings, there is however, enough to indicate the original functions of the rooms. In addition to the

original cow-house partition there is a short surviving length of beam fixed to the transverse common-joists which suggests the position of the front of the manger.

In the former loose-box, since it supported the common-joist ends, the socketed beam for the hayrack survives with short additional timbers to support the new upper strip of hayloft flooring next to the wall. No longer necessary, the door to the foldyard was blocked and fenestrated. In the stable a single tack-hook survives *in situ* but regularly spaced gaps in the brickwork indicates an original group of four. The positions of original doorways indicate a walkway along the south-west. The interior timber lintel over the foldyard door is a reused length of wall-plate with birds' mouths and its scantling (cross-sectional dimensions) suggests a C17 date.

The timberwork throughout is notably clean, it is well made to the extent that all the principal-joists have chamfers with nicely formed scroll-stops, this detail would not be out of place in a domestic C17 setting but these are not reused timbers. The timbers of the feeding-passage partition in the original cow-house are also neatly finished with narrow stopped-chamfers.

A ridge-board sits above the traditionally constructed interrupted tie-beam frames which are shorter, due to the steps, over the original cow-house.

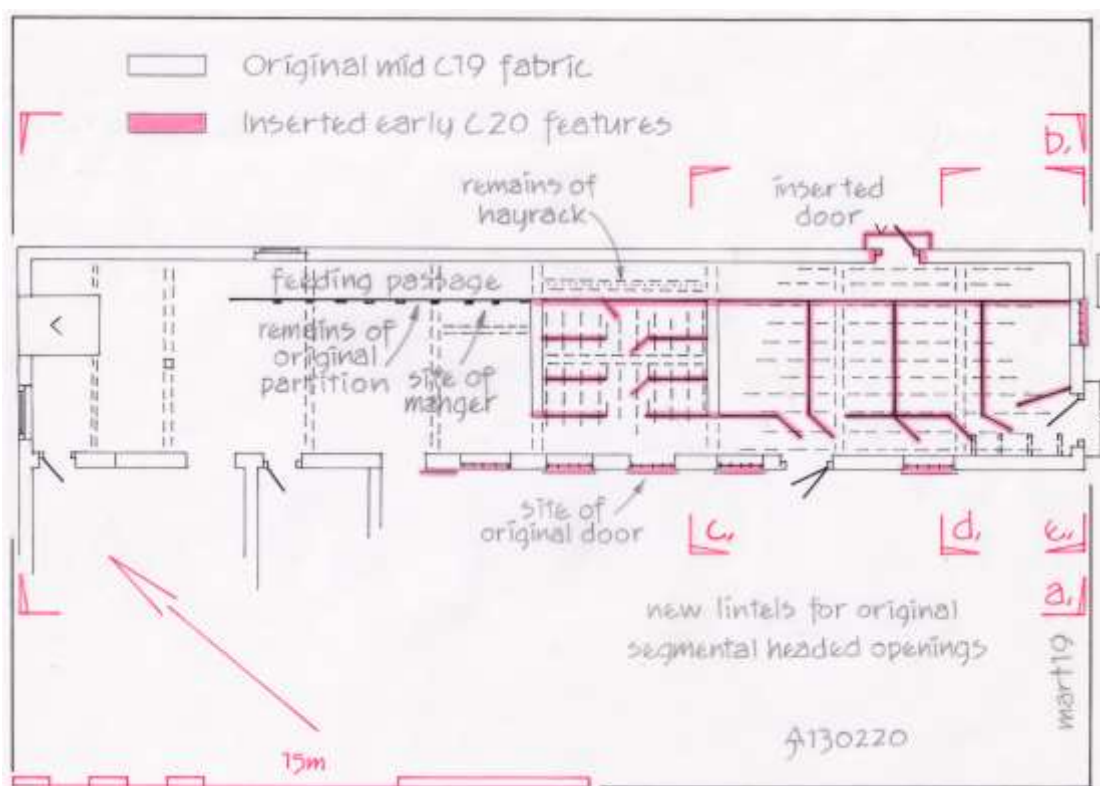


Fig 5; The North-East Range; plan.

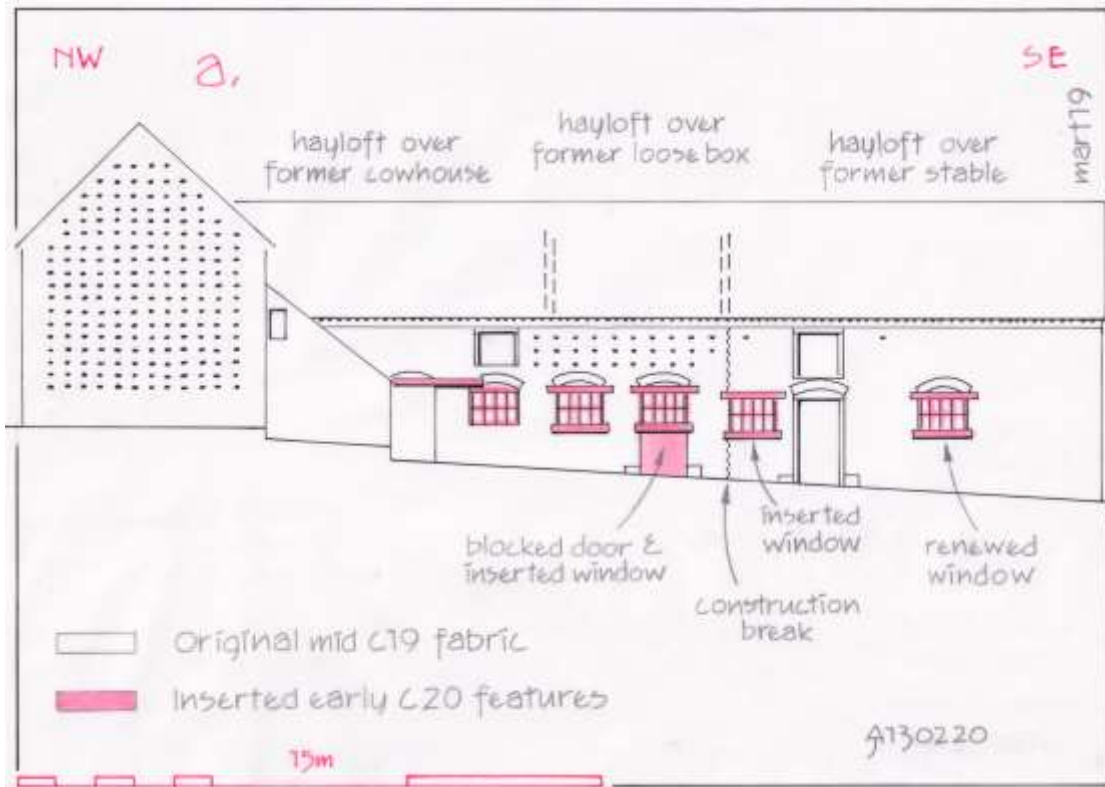


Fig 6; The North-East Range; south-west elevation.

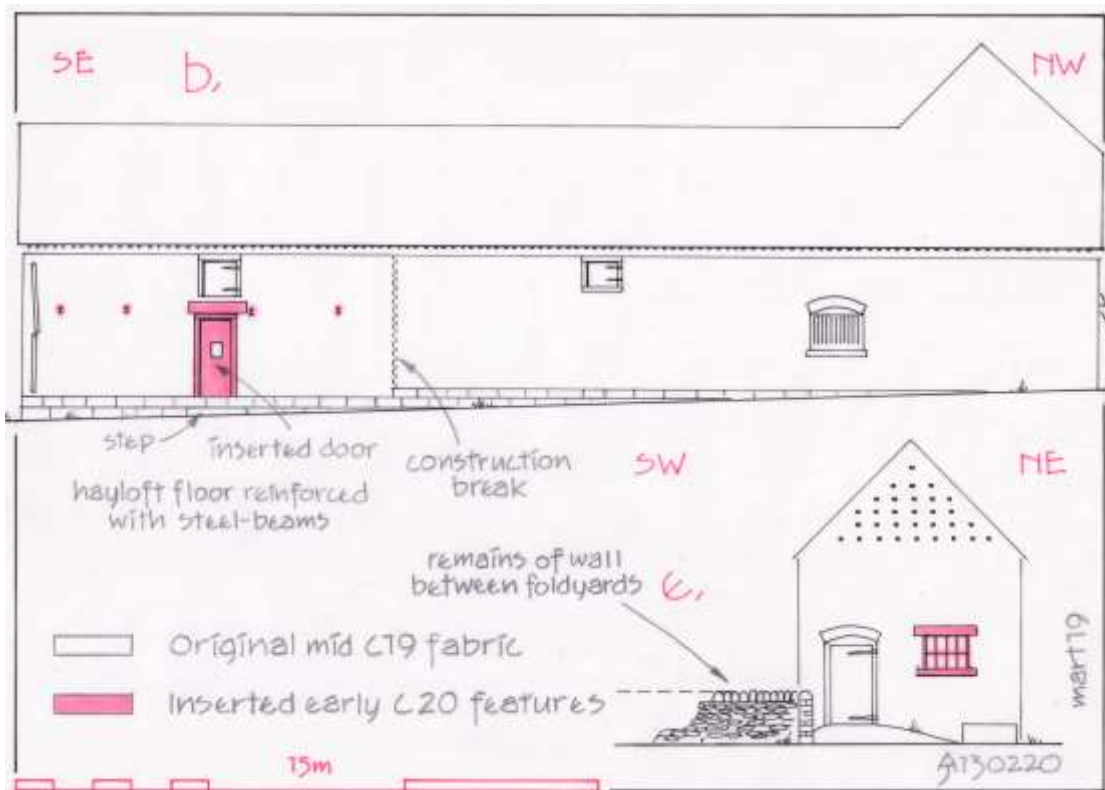


Fig 7; The North-East Range; north-east and south-east elevations.



Fig 8; The North-East Range; sections to south-east.

Discussion (fig. 9)

To understand the development of the mid C19 farm-buildings the surviving elements of the historic fabric were compared with Lower Holling Farm, a neighbouring example, using both the extant fabric and cartographic information. This assists greatly in showing how Upper Holling Farm developed to become a good extant example of a modest mid C19 model farm, a considerable investment and part of an important national trend at this time.

Lower Holling Farm provides significant information for the Upper Holling farm buildings, lost when they were replaced by the new brick structures in the C19. The new brick farm had already been built before the 1st Ed. OS, 1885 however, extant C19 brick buildings at Lower Holling Farm are not shown until the 2nd Ed. OS, 1904, the old irregular plan is shown and typical C17 timber-framing is also extant. The character of the brickwork of the house, the denticulated-cornice and segmental arches are consistent with the Upper Holling farm buildings but the footprint, the proportions and the irregular fenestration suggest that earlier fabric may remain inside.



Fig 9; Historic Environment as shown on OS 1885 and 1903-4 (green), the field names are taken from the 1843 Tithe Map.

Not far away, toward Upper Holling Farm is a small C17 timber-framed barn ([WSM52341](#)), on a masonry wall, currently boarded but with a little of the original stave and split-lathe infill for ventilation. This building is an example of the buildings lost when the farm was rebuilt in brick.

An interesting period little represented is the C18 brick extension at the service end of the farmhouse, provided with the internal chimneys and the row of vents at floor level for a drying floor and is consistent with the documented hop production in the area (VCH).

What little is visible of reused timbers in the C19 work; mortices in the pig-house and birds' mouths in the stable, is consistent with a C17 date.

The quality of the brickwork is of a high order, generally headers every fourth course which is can easily provide a grid of ventilation by omitting every fourth header. The brickwork of the barn lean-to, the byres and the pig-houses have fewer headers since the courses have intervening stretchers. A notable exception to the gridded vent-panels is the diamond motif used on the byre gable.

The variety of roof trusses is associated with function; the queen-post frames in the barn, the king-post frames in the byres and cart-shed and the interrupted tie-beams in the north-east range.

There are several staddle-stones at the site, but it is unclear whether they belong to a lost timber-framed granary or C19 hayrick bases.

METHODOLOGY

Aims and objectives

The objective of the historic building recording was to obtain a detailed analysis and description of the history, character, and date, techniques of construction, phasing and significance of the structure. Primary and secondary sources relating to the building were consulted and relevant information included in this report.

Documentary search, fieldwork & recording

The project was undertaken in compliance with the Chartered Institute for Archaeologists Standards and Guidance for Archaeological Building Recording (CIfA, 2014).

The Worcestershire Historic Environment Record (HER) was consulted with a search carried out over a 500m radius centred on the site and significant aspects of the data within the HER that is relevant to the site, including an analysis of historical mapping was used in this report.

The site survey comprised a systematic internal and external perambulation of the property, observing, discussing and noting features including structural, functional and chronological aspects, this was accompanied by the creation of a photographic and drawn record.

Archive Location

A digital copy of the report (pdf) will be deposited with the Archaeology Data Service (ADS) through the online portal OASIS.

Bibliography

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Plates (figs. 10 & 11)

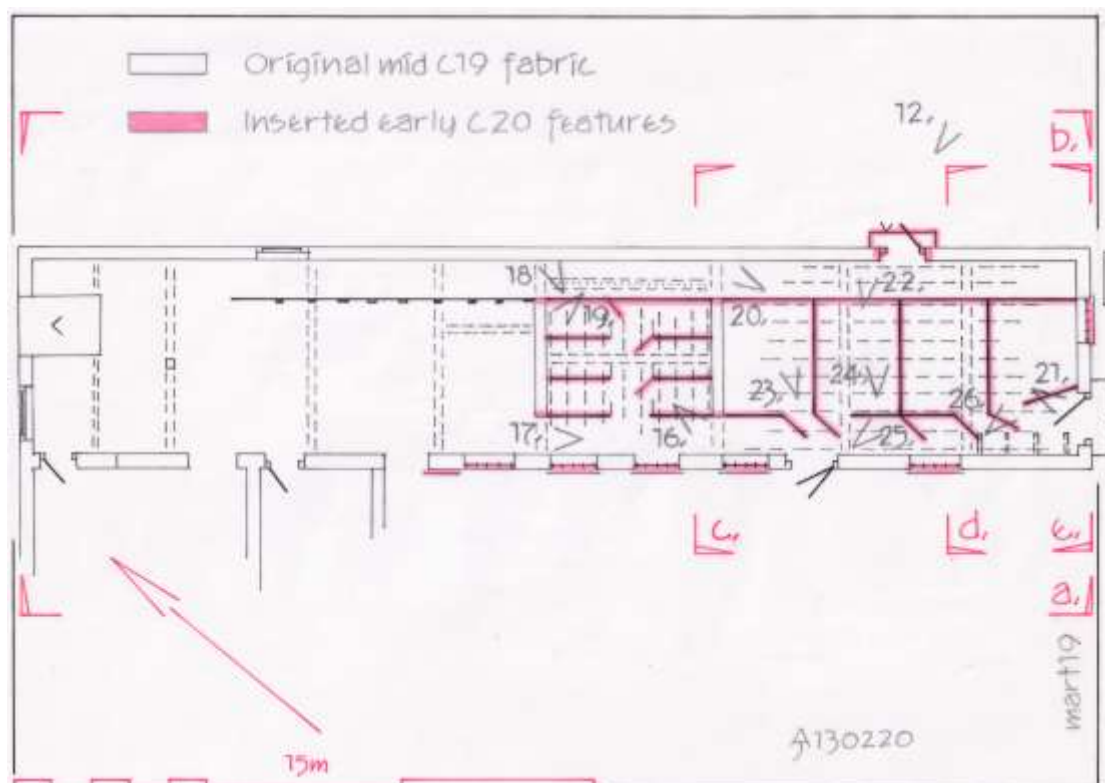


Fig 10; Photo location plan; interior views of development area.

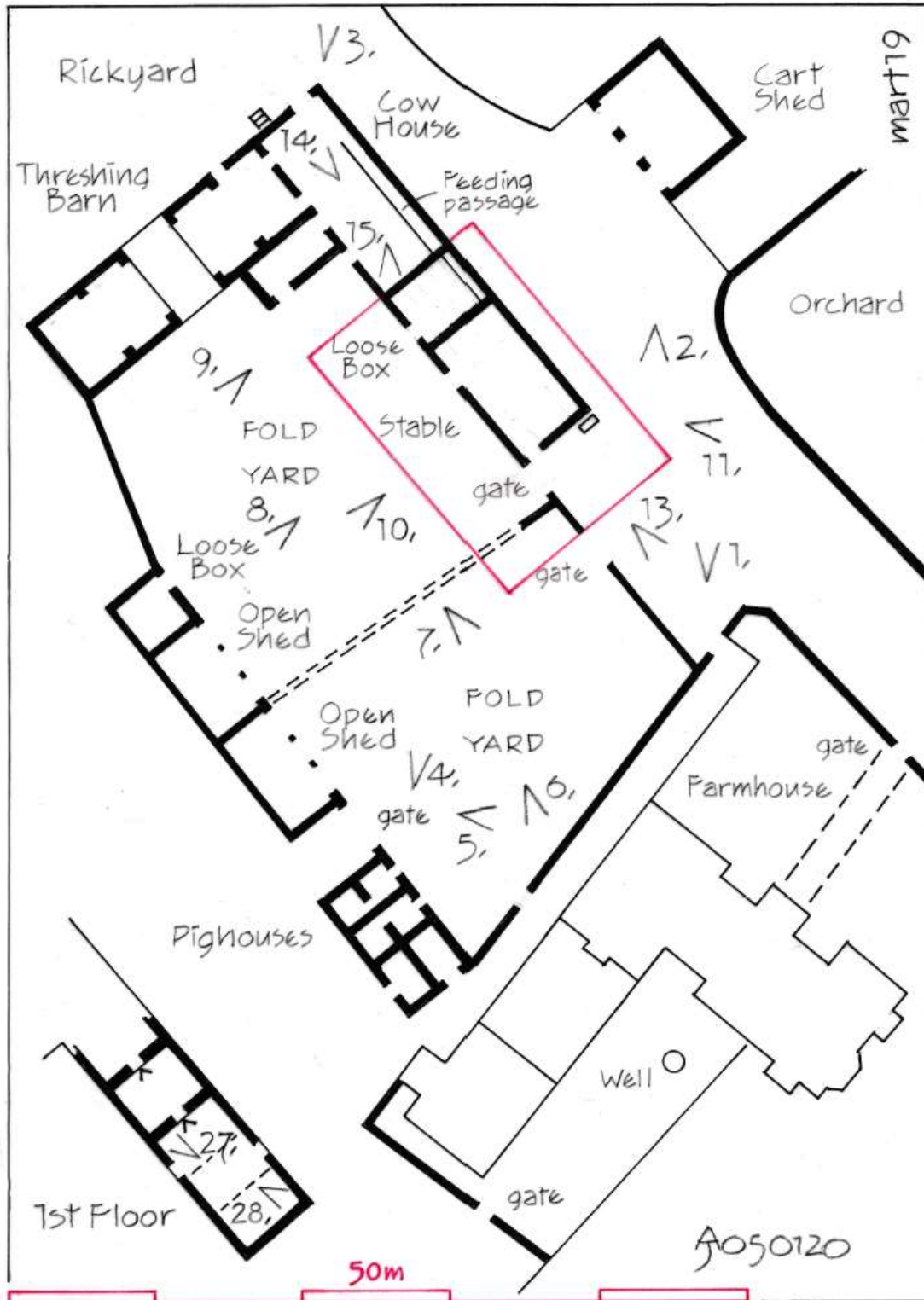


Fig 11; Photo location plans; exterior views of development area and farmyard.



Plate 1; The farmhouse and masonry wall with brick dressings in the foreground.



Plate 2; The cart-shed.



Plate 3; West prospect of barn and north-east range.



Plate 4; The pig-houses.



Plate 5; The byres.



Plate 6; The south prospect of the barn and north-east range.



Plate 7; Foldyard elevation of threshing-barn.



Plate 8; Foldyard elevation of north-east range.



Plate 9; Foldyard elevation of loosebox.



Plate 10; East prospect of the north-east range.



Plate 11; Detail of hayloft door and inserted door below.



Plate 12; The gable end and remains of brick-dressed stone rubble foldyard walls.



Plate 13; The former Cow-house, and remains of original feeding-passage.



Plate 14; The former Cow-house, and remains of original feeding-passage.



Plate 15; Former loosebox; inserted doorways, stalls and passages.



Plate 16; Former loosebox; inserted doorways, stalls and passages.



Plate 17; Former loosebox; inserted stalls, passages and blocked door.



Plate 18; Former loosebox; remains of hayrack.



Plate 19; Former stables; with inserted cattle stalls and feeding-passage.



Plate 20; Former stables;



Plate 21; Former stables;



Plate 22; Former stables; Reused wall-plate displaying birds' mouths.



Plate 23; Former stables; Scarph in reused wall-plate, note birds' mouth to left.



Plate 24; Former stables; neatly cut scroll-stops to chamfers on principal-joist.



Plate 25; Former stables; tack-hook, evidence for three more to left.



Plate 26; Former stables; Hayloft over



Plate 27; Former stables; Hayloft over

Appendix 1: C17 barn north-west of cart-shed



Fig 1; The timber-framed barn, late C17, north-west of the cart-shed.



Fig 2; The barn interior showing the outshot beyond, late C17/early C18.

Appendix 2: Worcestershire map

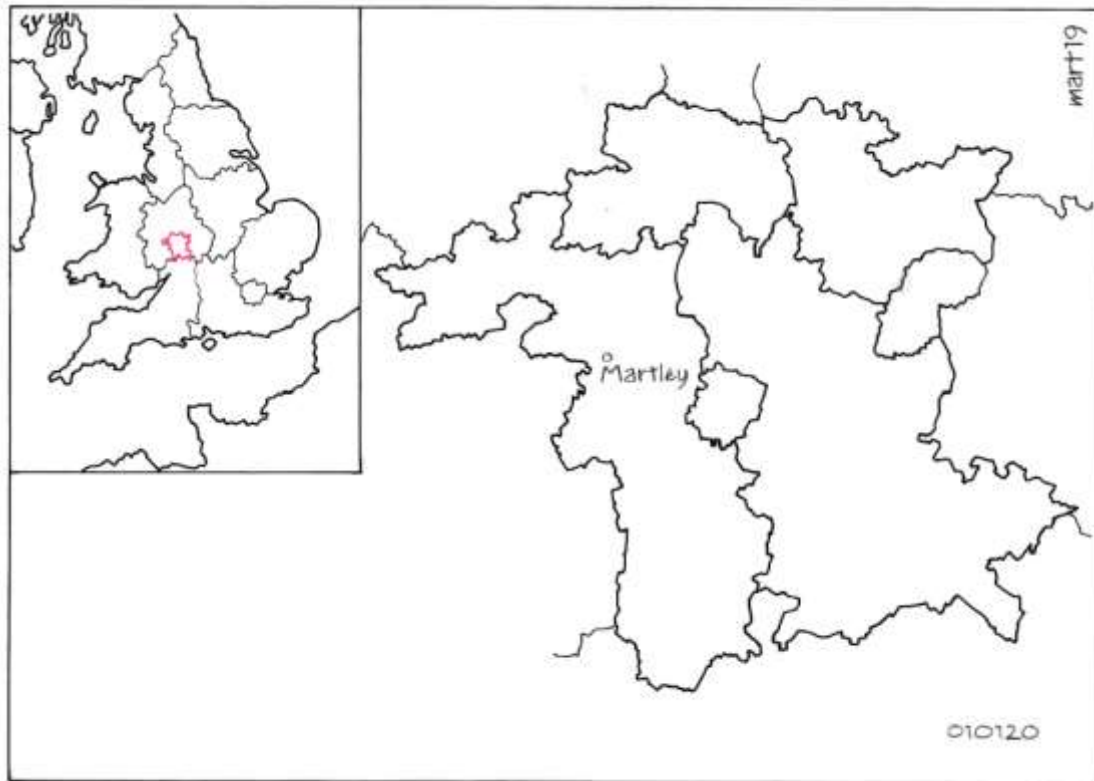


Fig 1; Worcestershire map.

Appendix 3: OASIS

Project details

Project name Upper Holling Farm

Short description of the project This document sets out details of a programme of historic building recording (level 3) at Upper Holling Farm, Hollins Lane, Martley, Worcestershire, WR6 6PU in advance of the conversion of part of the existing range of cow-house, originally a stable and loose-box, to form a dwelling. The north-east range last functioned as a cow-house, having been reordered in the early C20 to include, in addition to the original cow-house, the former loose-box and stable. In the haylofts over, there are individual 'throwing' doors and a standard doorway in the north-west gable and the transverse walls. There are grids of vents in the other gable and over the fold-yard side of the loose-box. On the ground-floor new openings were formed, with lintels, in the transverse walls, passages along the front and rear walls and individual stalls. The rear passage retained the original extant, feeding-passage partition in the old cow-house. Little of the original furniture survived early C20 work but there is enough to indicate original functions. In addition to the

original cow-house partition there is a short surviving length of beam above which suggests the position of the manger front. In the former loosebox the socketed beam for the hayrack survives with short additional timbers supporting the new upper next to the wall, the door to the foldyard was blocked and fenestrated. In the stable a tack-hook survives in situ out of an original group of four. The positions of original doorways indicate a walkway along the south-west. The lintel over the foldyard door is a reused wall-plate with birds' mouths and its scantling suggests a C17 date. The timberwork throughout is well made and all the principal-joists have chamfers with scroll-stops, not out of place in a C17 domestic context but these are not reused timbers. A ridge-board sits above the traditionally constructed interrupted tie-beam frames which are shorter over the original cow-house, due to the stepping of floor levels

Project dates Start: 23-12-2019 End: 09-01-2020

Previous/future work No / No

Any associated project reference codes mart19 – Site code

Type of project Building Recording

Site status Listed Building

Monument type BUILDING Post Medieval

Methods & techniques "Survey/Recording Of Fabric/Structure"

Prompt Planning condition

Project location

Country England

Site location WORCESTERSHIRE MALVERN HILLS MARTLEY Upper Holling Farm

Postcode WR6 6PU

Study area 140 Square metres

Site coordinates SO 75542 58376 52.222647983368 -2.358082154994 52 13 21 N 002 21 29 W Point

Project creators

Name of one ten archaeology

Organisation

Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)

Project design originator Jill Atherton

Project director/manager Jill Atherton

Project supervisor Jill Atherton

Type of sponsor/funding body Developer

Name of sponsor/funding body Green Lane Design

Entered by Jill Atherton (jillatherton.mcifa@btinternet.com)

Entered on 4 January 2020