



**THE ARCHAEOLOGY CO.**

Naychurch Farm, Upper Hulme

Historic Building Survey

---

December 2020

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## **NON-TECHNICAL SUMMARY**

An archaeological building survey was required prior to the conversion of the barn at Naychurch Farm. The work was carried out on behalf of Sandy Heaney by Steven Price of The Archaeology Co.

The barn was a later addition to the farm built in the early 19<sup>th</sup> century as a cow house, typical of the location and period. Cows were kept at ground floor level and fed from behind, with the loft used for hay storage. The building was extended by the 1830's with further space of cows. The building was extended again in the 1960's and altered internally to accommodate modern feeding techniques.

## 1. INTRODUCTION

1.1 Steven Price of The Archaeology Co. has been commissioned to perform a historic building survey of the barn at Naychurch Farm, Upper Hulme. It is a requirement of condition 15 of Planning Application NP/SM/0320/0287 that:

*a) No development shall take place until a Written Scheme of Investigation for a programme of Level 2/3 building recording has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and*

*1. The programme and methodology of site investigation and recording;*

*2. The programme for post investigation assessment;*

*3. Provision to be made for analysis of the site investigation and recording;*

*4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;*

*5. Provision to be made for archive deposition of the analysis and records of the site investigation;*

*6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"*

*b) No development shall take place until the pre-start elements of the scheme have been completed in accordance with the archaeological Written Scheme of Investigation approved under part (a).*

*c) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under part (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.*

The works are for the conversion of the barn into two holiday apartments.

1.2 This procedure followed the advice of Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that "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 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” (NPPF 2019, 141).

- 1.3 Sandy Heaney has commissioned Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co., to carry out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous standard Level 2 and 3 surveys for this type of property.

## 2. SITE LOCATION

- 2.1 The barn is a part of Naychurch Farm, accessed via an unnamed track running west from Buxton Road. The postal address is Naychurch Farm, Buxton Road, Upper Hulme, Leek, Staffordshire ST13 8UE and the National Grid Reference is SK 01557 61599. Naychurch Farm lies c. 0.5 miles north of Upper Hulme and within the Peak District National Park. The land is currently in use as a farm and the site is approximately 0.4ha in size, sloping gently downward to the south and west. The site is contained by field boundaries to the south, east and north, and the end of the access track to the west. The geology comprises a swathe of Permian and Triassic sandstones and mudstones, with Carboniferous rocks which outcrop in the south-west corner of the Peak District (OUGS 2011).

### **3. AIMS AND OBJECTIVES**

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

#### 4. METHODOLOGY

- 4.1 An appropriate record has been made of the building. Floor plans are required which have been modified from those supplied by the architect after being checked on site. Annotated elevations are also required, which likewise utilised the architect's drawings. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
  - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
  - All blocked, altered or introduced openings;
  - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, Historic England 2016.
- 4.5 Photographs were taken with an Olympus E600 Digital SLR camera (12 Megapixels) in RAW format. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure, where it was safe to do so.
- 4.6 The photographic coverage includes:
- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
  - The overall appearance of principal rooms and circulation areas.



- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
  - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
  - The building's relationship to its setting, and to significant viewpoints.
  - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 A plan showing the location from which the photographs have been taken has been produced.
- 4.8 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.9 The site was visited on 2nd December 2020 when the building was surveyed. Detailed notes were made of the structural details of the buildings and photographs taken. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans and elevations to be checked and altered appropriately.
- 4.10 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2<sup>nd</sup> ed. 1991 and the Chartered Institute for Archaeologists' *Code of Conduct and Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2020.

## 5. HISTORIC BACKGROUND

- 5.1 A detailed historic background to the farm was given by Marion Barter Associates Ltd. In the Heritage Assessment for the site (Barter 2020), This shall not be duplicated here, but shall look at the wider context of the area.
- 5.2 The farmhouse dates to at least the 17<sup>th</sup> century and was likely present in the 15<sup>th</sup> century. The field boundaries also suggest this, with those around the farm appearing to be irregular, suggesting that they were in place prior to the organised statutory forms of enclosure in the late 18<sup>th</sup> / early 19<sup>th</sup> century (Baker & Butlin 1973, 32; Adkins, et al. 2008, 305). HER records other buildings in the area during the 18<sup>th</sup> century; Buttyfold Farm dates from early 18<sup>th</sup> century and lies southwest of Naychurch. No.1 Brook Cottages was also erected in the mid-18<sup>th</sup> century, to the east of Buttyfold. More farms were built in the 19<sup>th</sup> century, with six more recorded in the area from the 19<sup>th</sup> century.
- 5.3 The A53 became a toll road, with a Toll House dating to the 19<sup>th</sup> Century situated c. 200m north of the entrance to the farm track. Turnpike trusts were established in England beginning in 1706, and were ultimately responsible for the maintenance and improvement of most main roads in England and Wales (The Potteries). Turnpike trusts first stopped the rapid deterioration in the condition of main roads and slowly began to build a network of well-maintained highways that allowed road transport to move more efficiently and reliably. Later it allowed the trusts to build new sections of road to by-pass bad sections and better roads led to better vehicles which horses pulled more efficiently and at much faster speeds (Rosevear 2008). The farm was well situated to benefit from this, located close to the road and to the south of the toll both, allowing them to travel towards Leek without having to pay the additional cost.

## 6. PHYSICAL DESCRIPTION

### General Description

6.1 (Plates 1- 3) The building comprises a rectangular two-story structure built of red sandstone, aligned roughly east – west. The roof is of dark blue Staffordshire slate and double pitched. 20<sup>th</sup> century extensions have been erected to both the east and west ends. The building lies to the south of the farmhouse, with the access track between them, and downhill from the farmhouse. There are several steel pattress plates on north and south elevations, related to steel tie-bars.

### Exterior

6.2 North elevation (Plates 4 - 17). This comprises the main frontage, facing onto the track. It is of five unequal bays all constructed of shaped and coursed sandstone. The first (east) bay contains a six light timber framed casement at ground floor level, with a heavy sandstone lintel over. Below straight joints are present, showing it to be a former doorway. Bay two contains a doorway at ground floor level with heavy sandstone lintel over and simple sandstone jambs. A timber sliding door is hung on modern metal rail. Above a square pitching eye has a timber door fitted. The cill is sandstone and the lintel is formed by the eaves. Bay three contains a window at ground floor level, matching that to bay one, and was also a former doorway. Above and to the west a further square pitching eye is present. This matches the previous, with the exception that it is set slightly lower in the face and has a sandstone lintel. To the west end of the bay a straight joint rises up the face with quoins visible to the east side, showing the former end of the building. Bay four is thus the face of the first extension. A window matching the other lies at ground floor, also show to be a former doorway. The east jamb of this is formed by the straight joint and the lintel is of a paler sandstone. Above and to the west is a further square pitching eye with timber doors. This is like the aforementioned, with a sandstone cill and lintel. Finally, bay five contains a further matching window that was formerly a doorway, again with a pale sandstone lintel. To the west the later single-story extension is attached, and tied into the stonework.

- 6.3 West elevation (Plates 18 & 19). This forms the gable end of the building and is mostly hidden within the later extension. Externally only the top part of the gable is visible, showing no features other than a stone coped verge on simple kneelers. Within the extension the rest of the face is visible. A large opening has been inserted to the north end with RSJ lintel. Most of the face still has concrete render, although towards the top the red stone face is visible. A small square opening lies close to the apex of the extension roof.
- 6.4 South elevation (Plates 20 - 31). This comprises the rear of the building. Six landscape windows line the face, each identical, with six light timber framed casements and concrete cills and lintels. All are later insertions. To the east, bay one contains a window and to the west of it a small blocked portrait window is visible, with sandstone lintel. Bay two contains a pair of windows, between which is a blocked doorway, likewise with a sandstone lintel. The western jamb is still visible, showing a vertical stone between a pair of large horizontal stones. The third bay contains a window with a doorway to the east of it. This has sandstone jambs and lintel and a timber sliding door hung on a modern metal rail. To the west is the straight joint showing the original end of the building, with quoins to the east side. Bays four and five each contains a window.
- 6.5 East elevation (Plates 32 & 33). This forms the other gable end of the building. The ground floor is covered by the later extension, which, when viewed internally, is shown to be featureless. At first floor level a square pitching eye is present with timber shutter hung. A stone coped verge lies on simple kneelers above.

## **Interior**

### *Ground floor*

- 6.6 (Plates 34 – 47) The interior is fitted out as a modern cattle shed, with the former internal cross walls removed, replaced by RSJ supports. One cross wall remains towards the west end, which is the former gable of the original building. This has had a large opening inserted with RSJ lintel. Concrete bays are in place for 21 cattle. The walls are fully cement rendered and the floor is concrete. The northern end shows a drainage channel running east and a feeding passage runs east – west along the southern side. There is no doorway in the existing cross wall linking these

feeding passages, although a partial hole has been made, as if an attempt to create a doorway. All of the feeding troughs, railings, water pipes etc are modern. The ceiling likewise is of modern timber joists, with simple square sections to the joinery of the timber hoppers.

#### *First floor*

6.7 (Plates 48 – 61) The first floor is divided into two sections, east and west, as the former original gable end of the building is still intact here. The east side is the original barn and comprises three bays. The central and western bay are separated by an RSJ beam, supporting what remains of the stone cross wall. An opening is located in the centre, with a timber lintel over. The purlins are modern throughout, with the exception of one to the northern side, which is flanked by a pair of modern timbers. The central and east bays are separated by the original cross wall, which has a doorway in the centre, giving access between the bays. This likewise has a timber lintel. In the eastern bay the pitching eye is visible in the gable. The whole roof structure is modern showing it to have been reroofed in the 20<sup>th</sup> century. To the west are two bays of the extension. These are linked via a frameless window in the former gable end. The roof structure of these bays is again modern and the two bays separated by an RSJ beam supporting a brick wall. This has a doorway within it, giving access between the bays. To the west, the small window in the west gable is visible, with a timber lintel.

## 7. ANALYSIS AND PHASING

Research Question: Can we elucidate changes in farm building usage over time and the impact of these upon their design and modification?

- 7.1 The building appears to have been built as a cowshed for 16 cows with hay loft over and storage room or stable to the east. The cowshed consisted of two separate rooms with central manure passage and the cows fed from behind. Agricultural writers of the 19<sup>th</sup> century recommended 14 feet (4.3m) from wall to wall for a single row of cows, as was the situation at Naychurch. The building measures 4.75m wall to wall, making this slightly on the larger side (Brunskill 1981, 64). The plan is typical of early the 19<sup>th</sup> century.
- 7.2 The building was extended by two bays to the west soon afterwards, with both parts shown on the 1839 enclosure map. A cross wall separated it into the two uneven bays, with the western being smaller. Unlike the earlier building, no doorways are present on the southern elevation suggesting that, although still used as a cow shed, the way the building was being used was different. Formerly, the cows may have been led in from one door and out of the other. By the time of the extension however, this appears to have been superfluous, with cows being led in and out of the same door.
- 7.3 The 20<sup>th</sup> century additions again changed the way the shed was used. A feeding passage was added to the southern side. This was narrow and only possible due to the generous width of the original building. The cattle were tethered facing the feeding passage with a single manure passage to the north, running east - west. The doorway linking the feeding passages through the former gable end does not appear to have been completed, so it is unknown how the feeding passage to the west extension was accessed or utilised. The removal of the internal walls allowed for this change from several individual cow shed to a single open one, and able to accommodate modern feeding practices.

## 8. CONCLUSIONS

- 8.1 The site has likely been occupied since the 15<sup>th</sup> century, with the farm house dating from the 17<sup>th</sup> century. The barn was a later addition to the farm, built in the early 19<sup>th</sup> century as a cow house, typical of the location and period. Its later extensions and alterations attest to how the building developed as farming practices changed. The building was soon extended with an extra two bays to the west by the 1830's, which attest to the lack of need of the southern doorways. The building was extended again in the 1960's and altered internally. A feeding passage was introduced, allowing the cattle to be fed from the front, rather than behind as they had been previously. It also gave a single long manure passage to clear rather than several smaller ones.

## 9. ARCHIVE

- 9.1 The results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with; "Guidelines for the Preparation of Excavation Archives for Long Term Storage" (UKIC 1990); ClfA "Standards and guidance for the creation, compilation, transportation and deposition of archaeological archive" (2009, updated 2020); "Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation (revised edition)" (Archaeological Archives Forum 2011), and the ClfA "Archive Selection Toolkit". The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct.
- 9.2 The written, drawn and photographic archive will be placed with The Potteries Museum, within a reasonable time of completion of the project, and the 'project completion form' filed. A copy of the heritage assessment is also be included. A digital copy of the report and photographs shall be deposited with Archaeological Data Service, and a digital copy of the report sent to Staffordshire Historic Environment Record and the Peak District National Park Authority.



## **10. COPYRIGHT**

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

## BIBLIOGRAPHY

### Abbreviations

ADS	Archaeological Data Service
CifA	Chartered Institute for archaeologists
NPPF	National Planning Policy Framework
OS	Ordnance Survey
OUGS	Open University Geological Society

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## Appendix 1: Figures

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Figure 7: Ground and First floor plan

Figure 8: Elevations

Figure 9: Photo location plans

Figure 10: Photograph Register



Figure 1: Location Plan (OS Licence Number: 100057911)

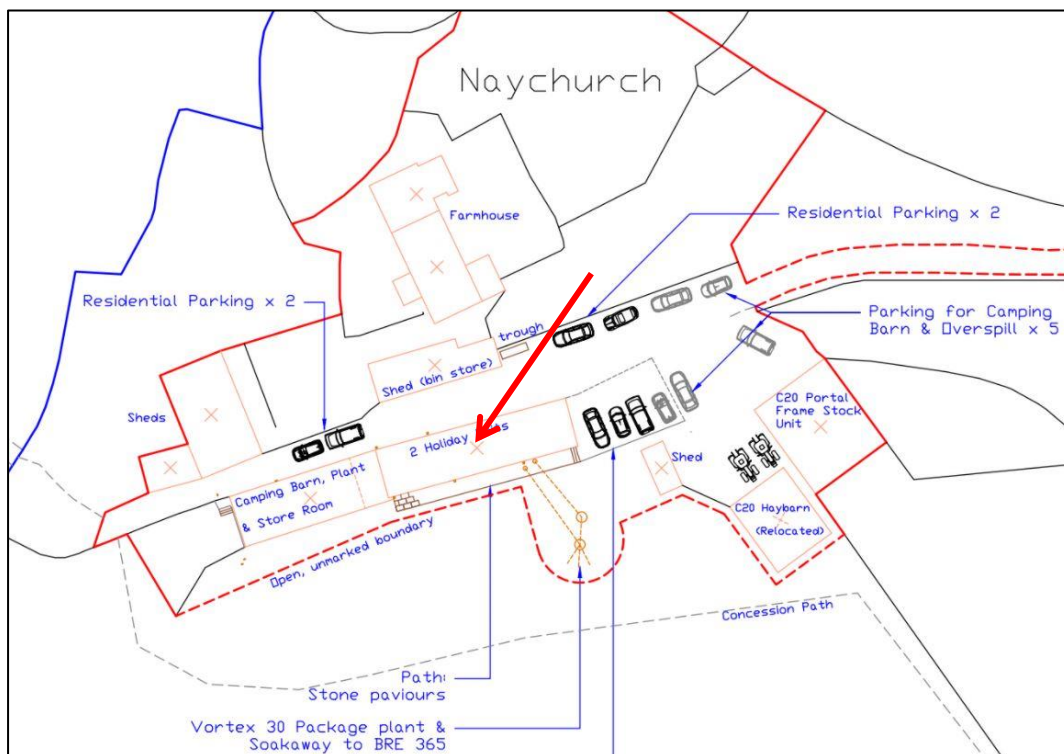


Figure 2: Site Plan (Courtesy of client)



Figure 3: 1769-74 Yates Map of Staffordshire



Figure 4: 1887 OS map Staffordshire Sheet IV.SE

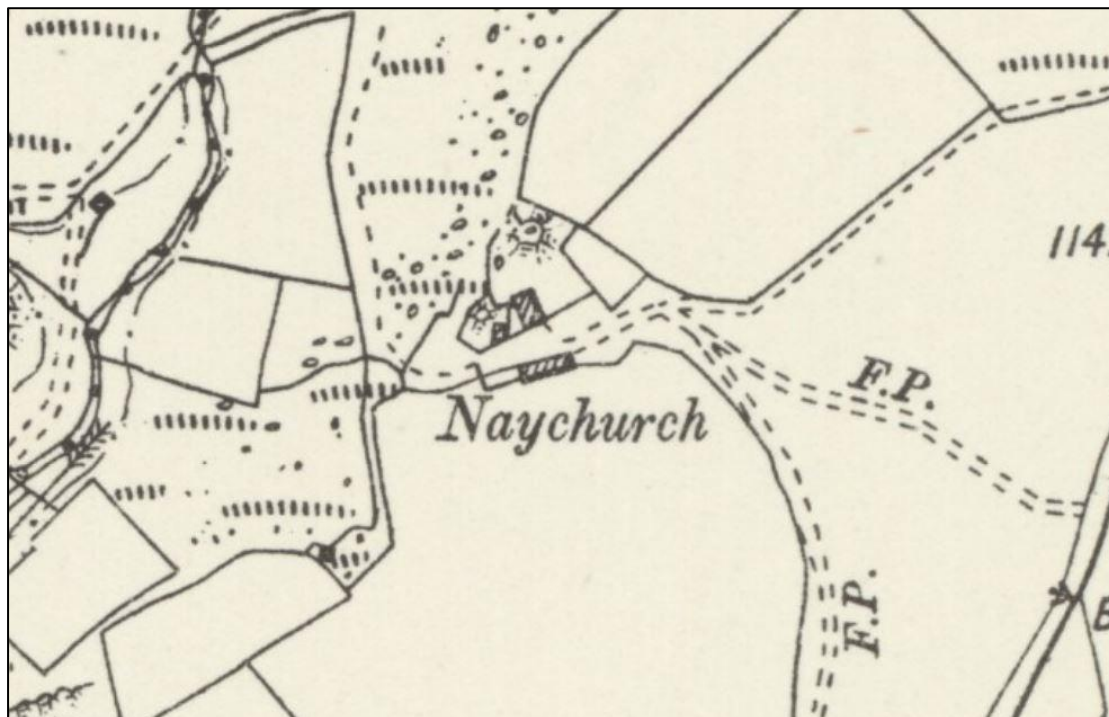


Figure 5: 1900 OS map Staffordshire Sheet IV.SE

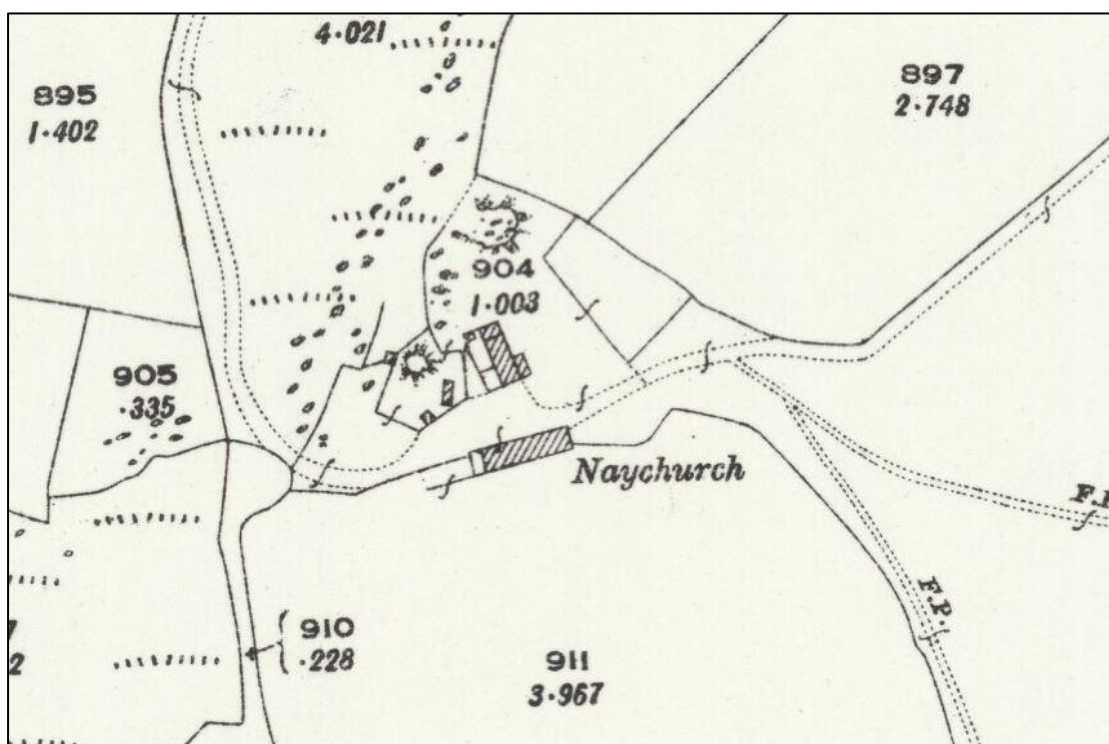
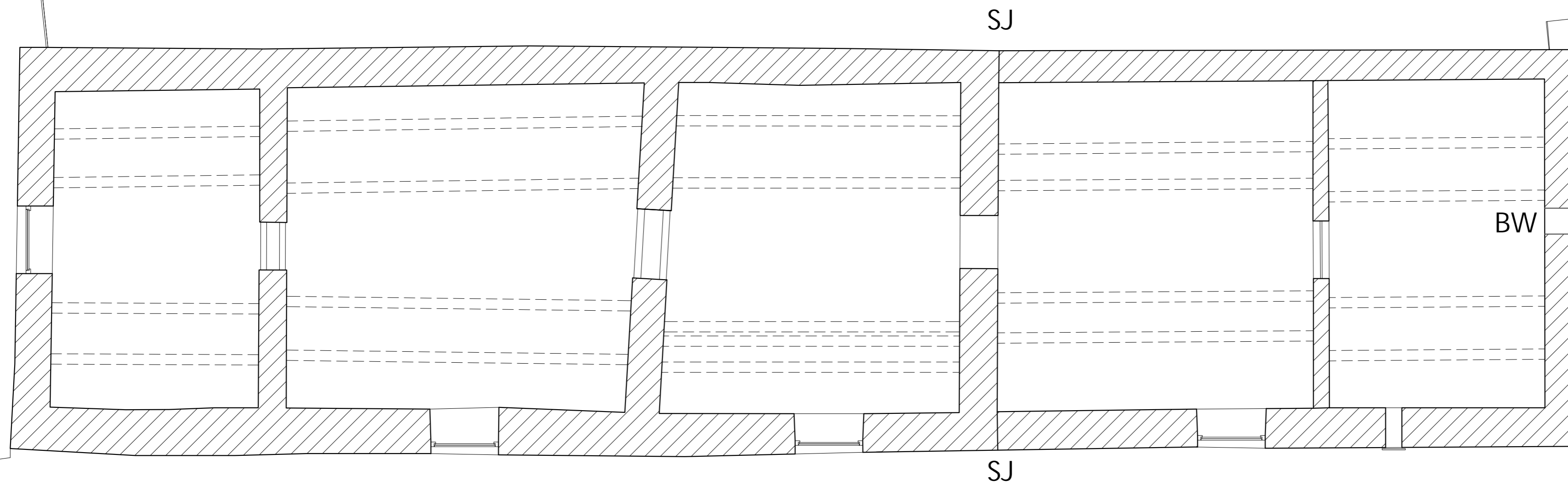
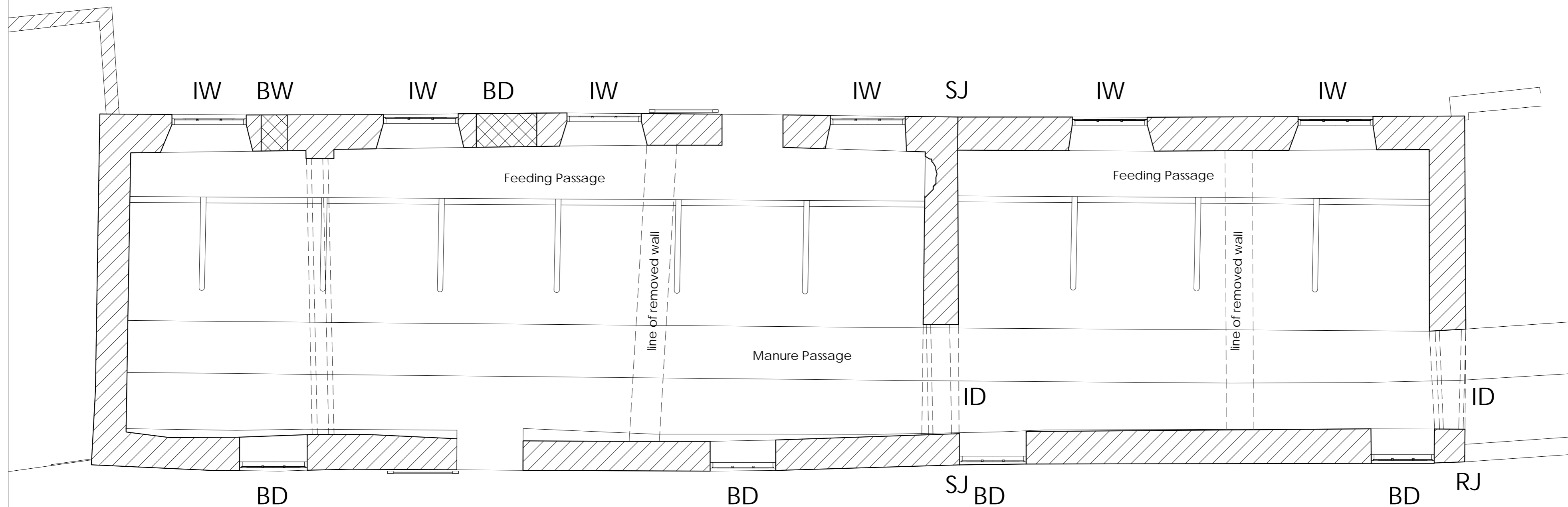


Figure 6: 1925 OS map Staffordshire Sheet IV.11




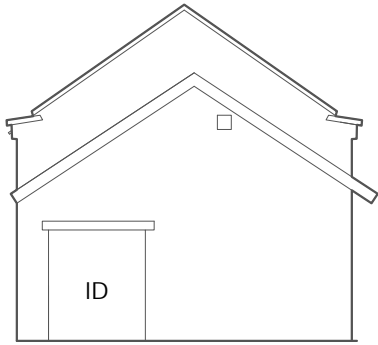


First floor plan

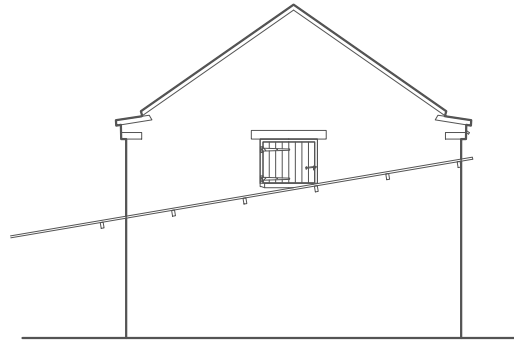


Ground floor plan

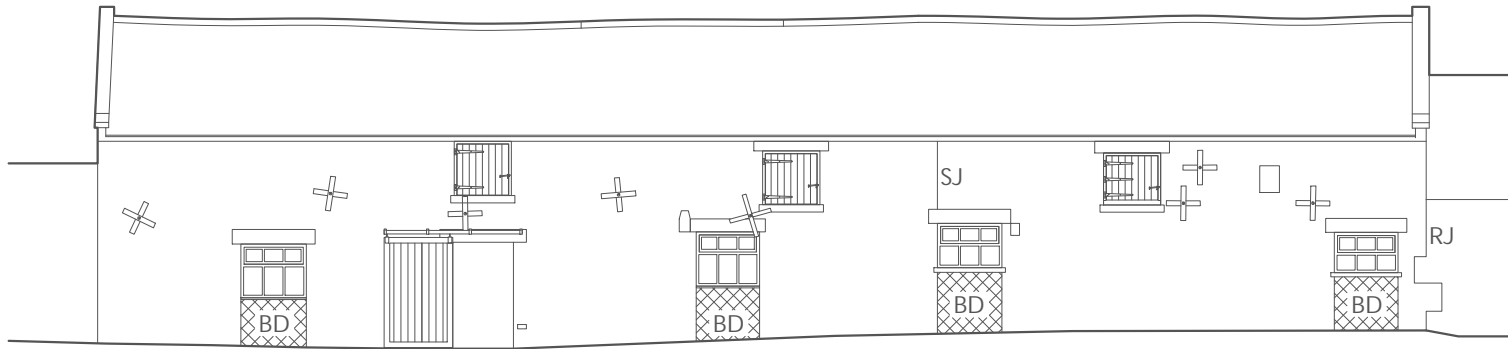
  
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 Naychurch Farm Barn  
 Upper Hulme  
 Figure 7: Ground and first  
 floor plan  
 Key  
 BD - Blocked Door  
 BW - Blocked Window  
 IW - Inserted Window  
 SJ - Straight Joint  
 RJ - Rough Joint  
 Scale: 1:50 @ A2  
 Date: December 2020



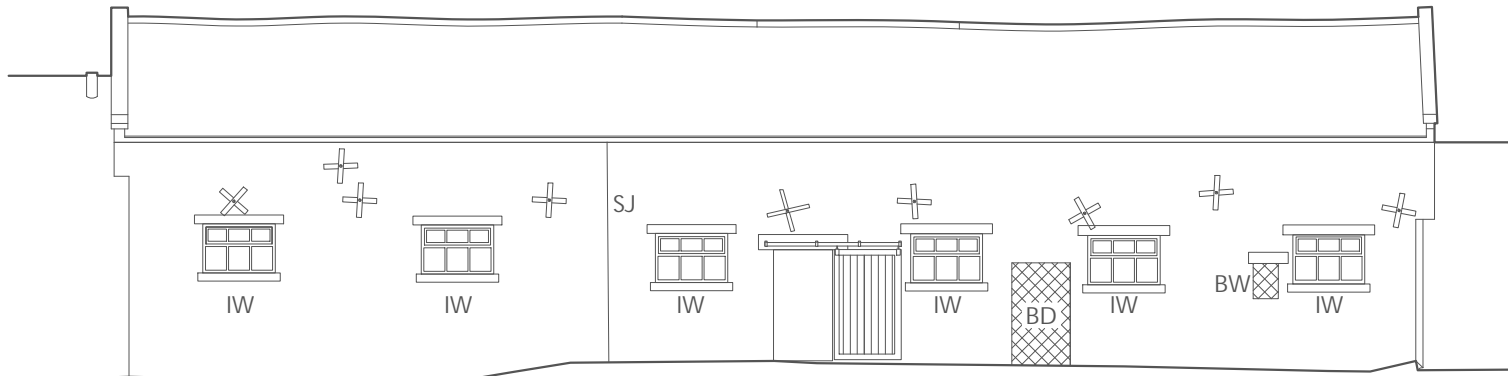
West Elevation



East Elevation



North Elevation



South Elevation



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Naychurch Farm Barn  
Upper Hulme

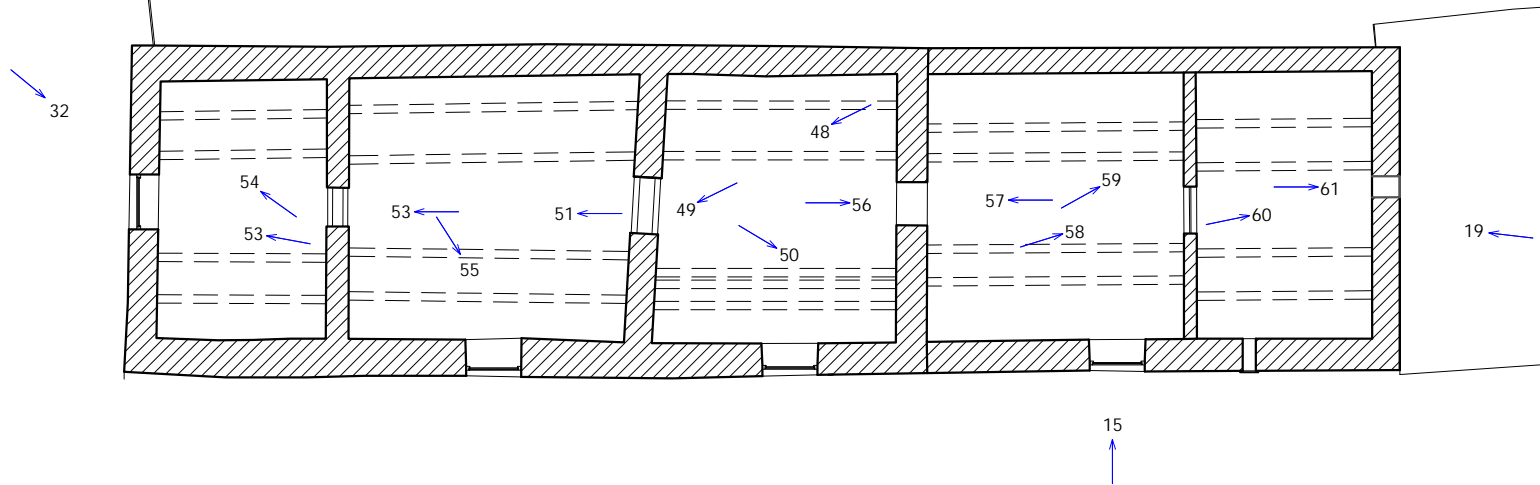
Figure 8: Elevations

Key  
BD - Blocked Door  
BW - Blocked Window  
IW - Inserted Window  
SJ - Straight Joint  
RJ - Rough Joint

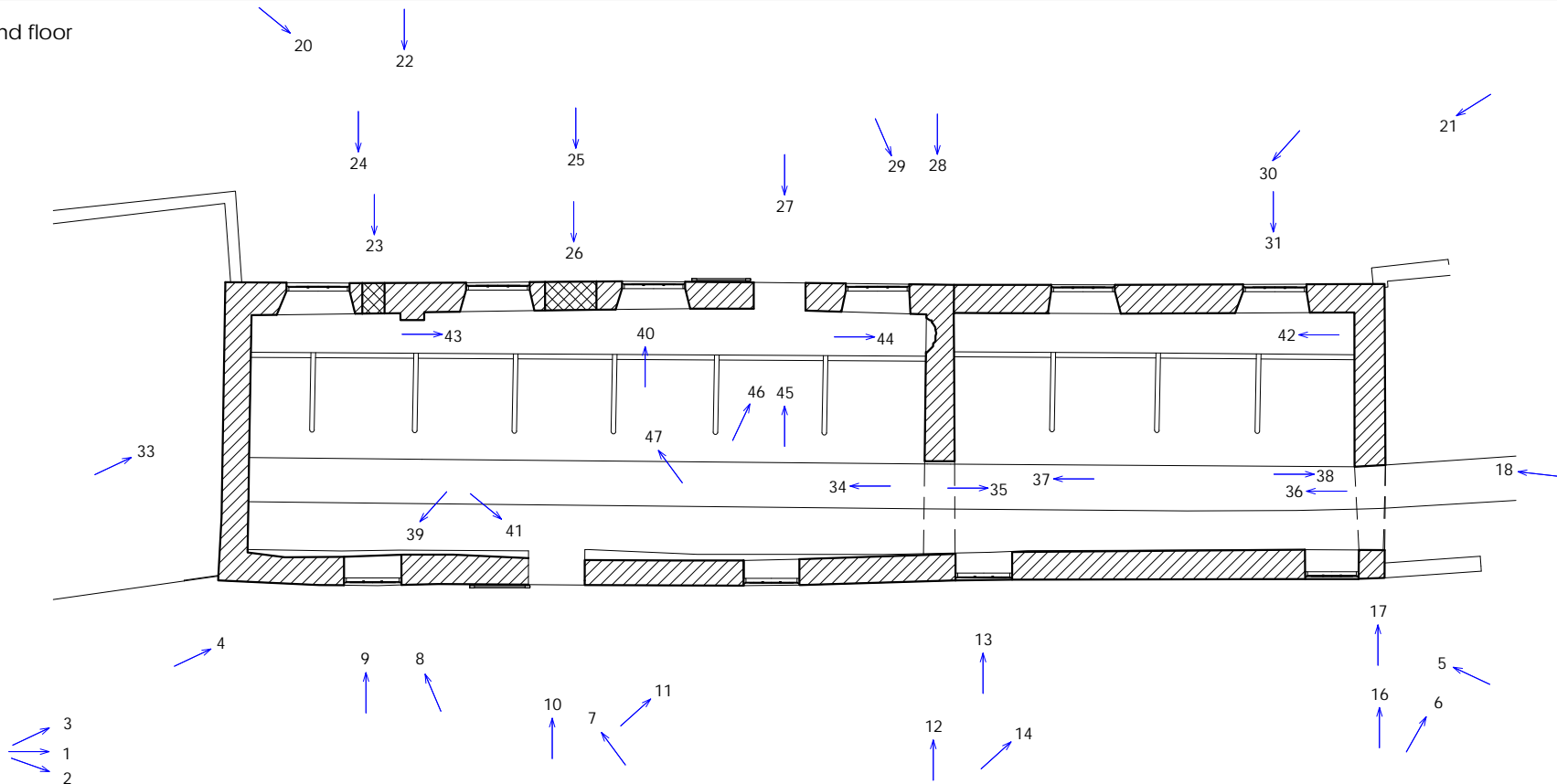
Scale: Not to scale

Date: December 2020

First floor



Ground floor



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Naychurch Farm Barn  
Upper Hulme

Figure 9: Photo Location  
Plans

Key  
1 - Plate Number

Scale: Not to scale

Date: December 2020

Figure 10: Photograph Register

Plate No.	Digital No.	Description	View to
1	P1018875	General shot of farm showing barn (left) and farmhouse (right)	
2	P1018877	Farmhouse	
3	P1018876	Barn	
4	P1018878	General shot of north elevation of barn	
5	P1018882	General shot of north elevation of barn	
6	P1018881	Modern west extension	
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9	P1018896	Detail of above showing blocking beneath	
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13	P1018888	Detail of window with blocking below	
14	P1018885	Bay 5	
15	P1018886	Detail of pitching eye	
16	P1018883	Detail of window with blocking below	
17	P1018884	As above showing rough joint to modern extension	
18	P1018960	Western gable showing rendered face	
19	P1018964	As above showing small window to first floor	
20	P1018943	South elevation	
21	P1018956	South elevation	
22	P1018944	Inserted windows to bays 1 and 2	
23	P1018946	Detail of small blocked window to bay 1	
24	P1018947	As above in relation to inserted window	
25	P1018948	Blocked doorway to bay 2	
26	P1018950	Detail of blocked doorway	
27	P1018951	Doorway to bay 3	
28	P1018952	Straight joint between bays 3 and 4	
29	P1018953	Straight joint between bays 3 and 4	
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60	P1018985	Gable end of extension showing small window	
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## Appendix 2: Plates



Plate 1: General shot of farm showing barn (left) and farmhouse (right)



Plate 2: Farmhouse



Plate 3: Barn



Plate 4: General shot of north elevation of barn





Plate 5: General shot of north elevation of barn



Plate 6: Modern west extension



Plate 7: East end of north elevation showing bays 1 and 2



Plate 8: Window to bay 1



Plate 9: Detail of above showing blocking beneath



Plate 10: Doorway to bay 2 with pitching eye over



Plate 11: Bay 3



Plate 12: Straight joint between bays 3 and 4 with window to bay 4



Plate 13: Detail of window with blocking below



Plate 14: Bay 5



Plate 15: Detail of pitching eye



Plate 16: Detail of window with blocking below



Plate 17: As above showing rough joint to modern extension



Plate 18: Western gable showing rendered face



Plate 19: As above showing small window to first floor



Plate 20: South elevation





Plate 21: South elevation



Plate 22: Inserted windows to bays 1 and 2



Plate 23: Detail of small blocked window to bay 1



Plate 24: As above in relation to inserted window



Plate 25: Blocked doorway to bay 2



Plate 26: Detail of blocked doorway



Plate 27: Doorway to bay 3



Plate 28: Straight joint between bays 3 and 4



Plate 29: As above



Plate 30: Western extension, bays 4 and 5



Plate 31: Detail of inserted window



Plate 32: East gable showing pitching eye



Plate 33: Lower part of east gable



Plate 34: General shot of ground floor interior showing manure passage and concrete boskins



Plate 35: As above looking west

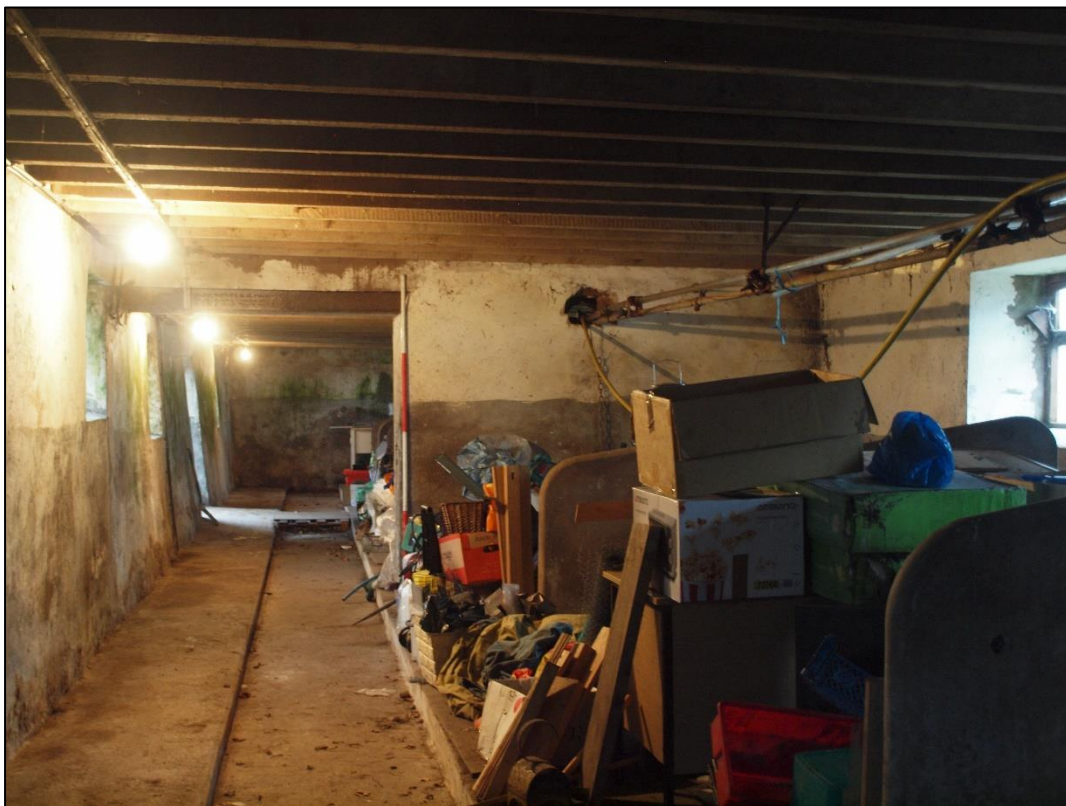


Plate 36: West extension looking east





Plate 37: Inserted opening in cross wall

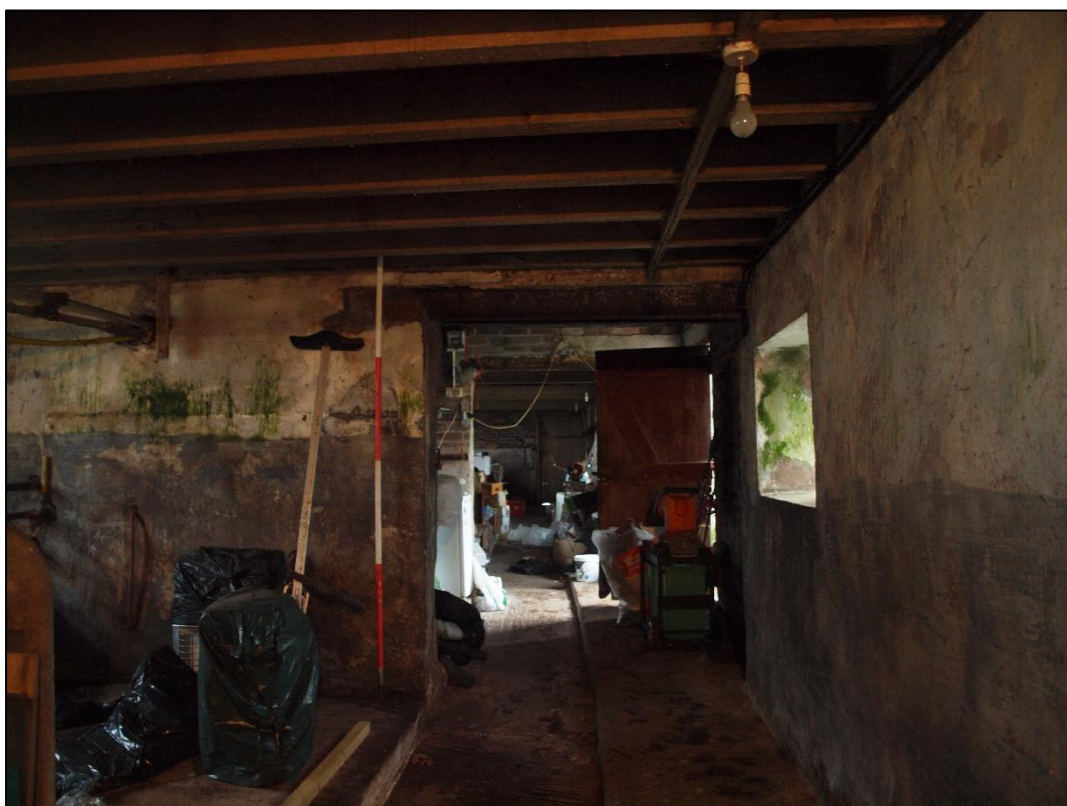


Plate 38: Inserted opening in gable end



Plate 39: Detail of inserted window to north wall

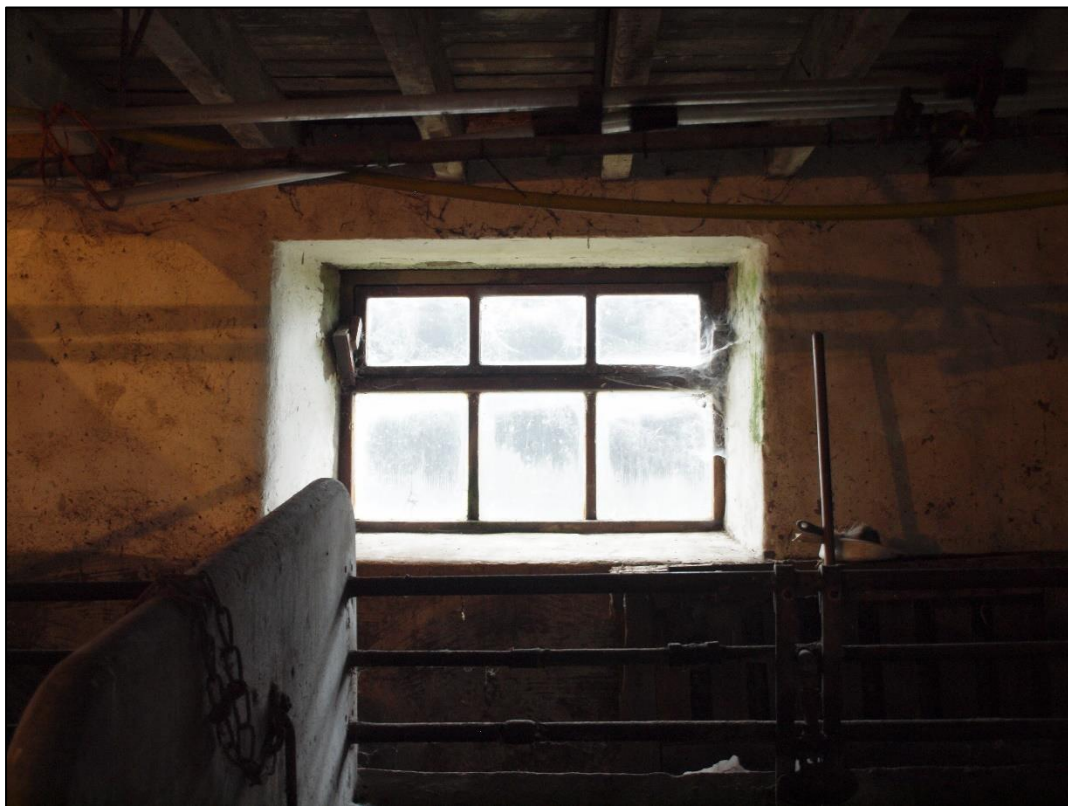


Plate 40: Detail of inserted window to south wall



Plate 41: Detail of doorway to bay 2



Plate 42: View down feeding passage in west extension



Plate 43: View down feeding passage in main barn



Plate 44: Detail of partially removed wall in cross wall where doorway would be expected



Plate 45: Doorway in south wall to bay 2



Plate 46: Modern feeding trough



Plate 47: Modern timber ceiling



Plate 48: East end of first floor showing inserted beam carrying the remains of former cross wall



Plate 49: Detail of beam carrying wall



Plate 50: Detail of purlins



Plate 51: Surviving cross wall at first floor level between bays 1 and 2



Plate 52: Detail of doorway





Plate 53: Pitching eye in east gable



Plate 54: Purlins to bay 1



Plate 55: Pitching eye to north elevation from the inside



Plate 56: Former end gable wall with pitching eye to bay 4



Plate 57: As above from bay 4 in west extension



Plate 58: Modern supporting wall on beam supporting roof



Plate 59: Detail of purlins



Plate 60: Gable end of extension showing small window



Plate 61: Detail of window above