

**Newlands Farmhouse,
Emersons Green, South Gloucestershire
Standing Building Recording**

NGR ST 67112 77647



Gareth Dickinson BA MA

Avon Archaeology Limited
Bristol: September 2018



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Abstract

Avon Archaeology were commissioned to undertake a programme of building recording on the grade II listed (HE listing ref. HE ref: 1116169) Newlands Farmhouse, located in the Emerson's Green area of South Gloucestershire. The work was commissioned in order to satisfy conditions attached to planning consent for the development of the building into an office for the University of Bath (application ref: PK18/1864/F). In accordance with this planning condition the survey was undertaken to Historic England Level 2 specifications (HE, 2006), prior to any alterations taking place.

The current building comprises the former farmhouse to the north and a series of three barns extending off the southern elevation.

The earliest phase of Newlands Farm is believed to date to the 17th century. This early farmstead appears to have consisted of an L-shaped building with a three gabled frontage and a threshing barn, detached from the farmhouse, located to the south. The building has undergone numerous phases of modification and extension since its original construction, most notably a later 19th century addition extending off the northern elevation.

The earliest cartographic depiction of the building is shown on the first edition OS map (Sheet 72.8, surveyed 1881) at which point the L-shaped farm and two barns are visible. Later modifications can be traced on subsequent editions of the OS. Census records of the 19th century indicate that the farm was used, at various points, as a dwelling for both single family occupancy and for farm labourers.

More recently the building has been unoccupied and has suffered fire damage. Despite, this many original features remain in addition to various modifications reflecting the buildings four hundred year history.

A rapid photographic survey was carried out, both internally and externally. Using existing survey drawings, in conjunction with the photographic record, plans and elevation drawings were created. This report will discuss the building's historically significant features and place them within a phased chronological narrative.



ACKNOWLEDGEMENTS

Avon Archaeology Limited wishes to acknowledge the assistance given by the following in the production of this report, Sam Cummins of the University of Bath and James Sinclair of Cushman and Wakefield. Also thanks to Paul Driscoll of South Gloucestershire Council for his help and advice.

NOTES

Avon Archaeology Limited has taken all care to produce a comprehensive summary of the known and recorded archaeological evidence. However, no responsibility can be accepted for any omissions of fact or opinion, however caused.

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CONTENTS

1. THE SITE
2. METHODOLOGY
3. HISTORICAL BACKGROUND
4. STANDING BUILDING RECORDING
5. CONCLUSION
6. BIBLIOGRAPHY AND REFERENCES

FIGURES

- Figure 1 Location of site
- Figure 2 Site Plan showing location of building to be recorded
- Figure 3 Ground floor plan and photographs (Plate numbers 1 – 38)
- Figure 4 First floor plan and photographs (Plates 39 – 50) and Elevation Key
- Figure 5 South west facing elevation of farmhouse frontage and Barn A (Elevation A) (Plate 51)
- Figure 6 North-east facing elevation of farmhouse and Barn A (Elevation B) (Plate 52)
- Figure 7 North-west facing elevation of farmhouse (Elevation C) and North-west facing elevation of Barn C (Elevation D) (Plates 53 & 54)
- Figure 8 East facing elevation of Barns B and C (Elevation E) (Plates 55 & 56)
- Figure 9 West facing elevation of Barns B and C (Elevation G) and South-east facing elevation of lean-to room G7/G8 and 17th century farmhouse room F3 (Elevation H) (Plate 57).



PLATES

- Cover:** Drone image of Newlands Farmhouse looking south
- Frontispiece:** Looking south-east at farmhouse frontage
- Plate 1:** North-west facing internal elevation of room G10
- Plate 2:** South-west facing internal elevation of room G10
- Plate 3:** Looking north-west along corridor in room G10
- Plate 4:** North-east facing internal elevation of room G10
- Plate 5:** South-east facing internal elevation of room G10
- Plate 6:** North-east facing internal elevation of room G9
- Plate 7:** Looking north-east in room G9
- Plate 8:** North-west facing internal elevation of room G9
- Plate 9:** South-west facing internal elevation of room G5
- Plate 10:** North-east facing internal elevation of room G5
- Plate 11:** Looking south in room G5
- Plate 12:** South-west facing internal elevation of room G6
- Plate 13:** North-west facing internal elevation of room G6
- Plate 14:** North-east facing internal elevation of room G6
- Plate 15:** South-east facing internal elevation of room G6
- Plate 16:** South-east facing internal elevation of room G1
- Plate 17:** North-east facing internal elevation of room G1
- Plate 18:** North-west facing internal elevation of room G1
- Plate 19:** South-west facing internal elevation of room G1
- Plate 20:** Looking south-west in room G2
- Plate 21:** Looking south-east in room G4
- Plate 22:** Looking south-east in room G3 towards room G4
- Plate 23:** South-east facing internal elevation of room G7
- Plate 24:** South-west facing internal elevation of room G7
- Plate 25:** North-east facing internal elevation of room G7
- Plate 26:** Looking south-east in rooms G7 and G8
- Plate 27:** Looking south-west along east facing elevation in Barn C
- Plate 28:** Looking south-east along west facing elevation in Barn C
- Plate 29:** South facing internal elevation of Barn C
- Plate 30:** North facing internal elevation of Barn C
- Plate 31:** North-east facing internal elevation of Barn A
- Plate 32:** South-east facing internal elevation of Barn A
- Plate 33:** North-west facing internal elevation of Barn A
- Plate 34:** South-west facing internal elevation of Barn A
- Plate 35:** Looking north-east in Barn B
- Plate 36:** Looking north-west in Barn B
- Plate 37:** East facing internal elevation of Barn B
- Plate 38:** North facing internal elevation of Barn B
- Plate 39:** North-west facing internal elevation of room F5
- Plate 40:** North-east facing internal elevation of room F5
- Plate 41:** Looking north-west in room F5
- Plate 42:** North-east facing internal elevation of room F4
- Plate 43:** South-east facing internal elevation of room F4
- Plate 44:** North-east facing internal elevation of room F2
- Plate 45:** Looking north-west in room F2
- Plate 46:** South-west facing internal elevation of room F3
- Plate 47:** North-east facing internal elevation of room F3



- Plate 48:** South-east facing internal elevation of room F1
- Plate 49:** North-west facing internal elevation of room F1
- Plate 50:** North-east facing internal elevation of room F1
- Plate 51:** Composite photograph of south-west facing elevation of farmhouse and Barn A frontage (Figure 5, Elevation A)
- Plate 52:** Composite photograph of north-east facing elevation of farmhouse and Barn A frontage (Figure 6, Elevation B)
- Plate 53:** Oblique photograph of north-west facing elevation of farmhouse (Figure 7, Elevation C)
- Plate 54:** Oblique photograph of south facing elevation of Barn C (Figure 7, Elevation D)
- Plate 55:** Composite photograph of east facing elevation of Barns B and C (Figure 8, Elevation E)
- Plate 56:** North-west facing elevation of Barn B (Figure 8, Elevation F)
- Plate 57:** West facing elevation of Barns B and C (Figure 9, Elevation G)
- Plate 58:** Drone image showing various structural elements of Newlands Farmhouse
- Plate 59:** Detail of 17th century stub wall adjoining 19th century extension on south-west facing elevation.
- Plate 60:** Detail of lintel over former stairway entrance adjacent to the fireplace in room G10
- Plate 61:** View of curved wall of former staircase in first floor room F5.
- Plate 62:** Showing multiple phases of brickwork repair on the partition wall between rooms F4 and F5. Note original beam structure with modern ply roof covering. Looking north-west
- Plate 63:** Detail of splayed base in Barn C. Looking north at western doorway
- Plate 64:** Looking north-east at cobble floor and drain in Barn A.
- Plate 65:** Looking south-west at cobble floor in Barn B.



1 THE SITE

The Newlands Farmhouse (centred on NGR ST 67112 77647) is located in the Emerson's Green area of South Gloucestershire, on the north side of Bristol (**Figures 1 & 2**). It occupies the north-western corner of a sub-rectangular field known as Newlands. It is bounded to the south and west by the A4174 Bristol Ring Road, to the north and west by the Bristol and Bath Science Park and by Newlands to the north and east. It is accessed via a trackway, known as Dibden Lane, which connects to Howsmoor Lane, to the north-west.

The underlying geology of the site consists of Mangotsfield Member Sandstone described by the British Geological Survey as 'Sedimentary Bedrock formed approximately 310 to 315 million years ago in the Carboniferous Period. Local Environment previously dominated by rivers' (BGS, 2018). No superficial geology is recorded.

2 METHODOLOGY

The building survey site work was conducted over the course of two days in September 2018. The work followed the criteria for a Historic England Level II survey, which is described as follows:

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is 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.

The survey was undertaken prior to any alterations associated with the current proposals taking place. However the building has undergone some alterations in the recent past, including removal of the ceilings and replacement of floor joists and lintels and the roof. Access to the first floor was not possible due to the absence of floorboards, however a limited photographic survey was undertaken using ladders.

Plans and elevations (**Figures 3 – 9**) were adapted from existing drawings provided by the client. All rooms and elevations were photographed and detailed photographs were taken of features of specific interest. For ease of reference alphanumeric designations have been given to each of the rooms.

Phasing

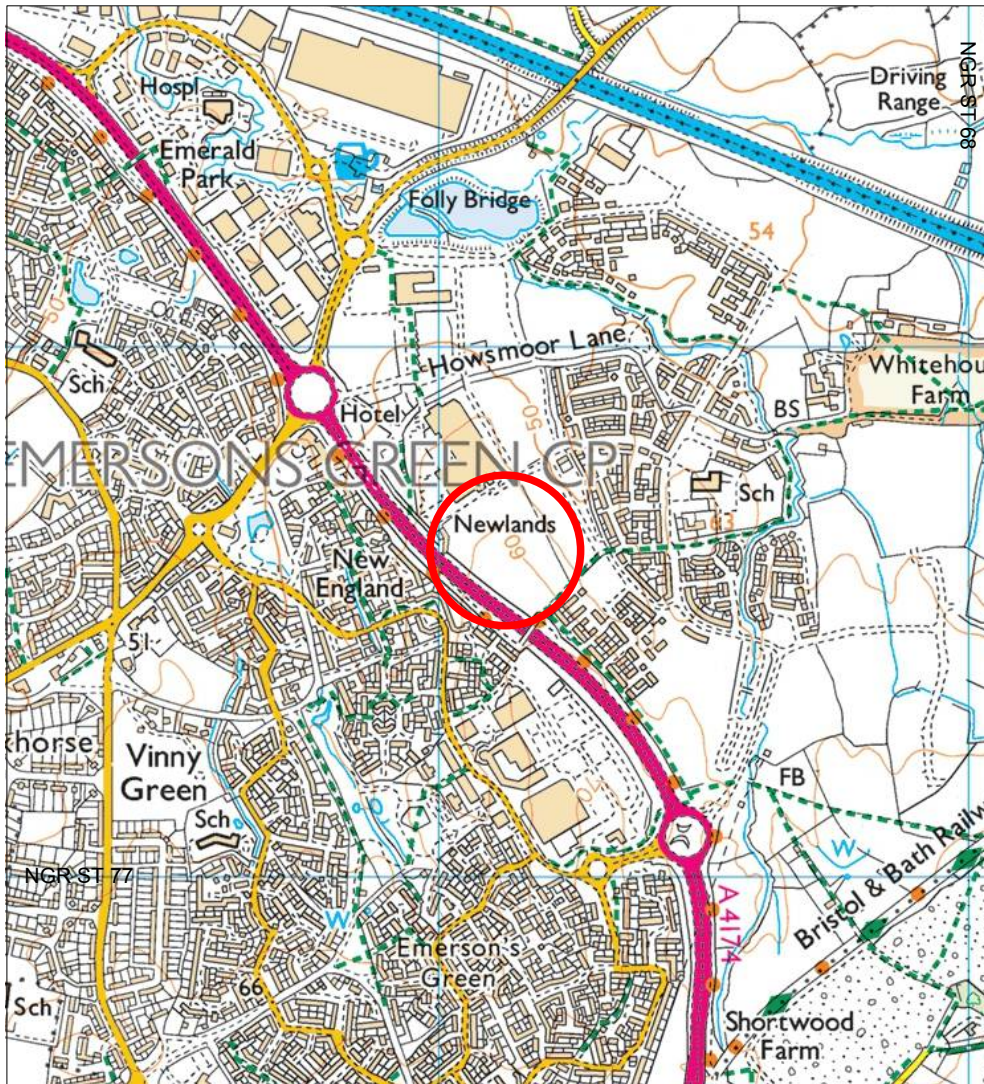
Several phases of extension and modification were recorded during the building survey project, reflecting the building's four hundred year history. The following phasing outlines the key construction episodes and should not be treated as an exhaustive account.

Phase 1: This phase reflects the primary construction stage of the farm, which consists of an L-shaped farm house with a three gabled frontage and a separate threshing barn (Barn C) to the south. Within the farm house, fireplaces in rooms G5 and G10 are believed to be original, although later infill has occurred in both, reflecting the former kitchen and parlour areas

Figure 1



Site Location Plan



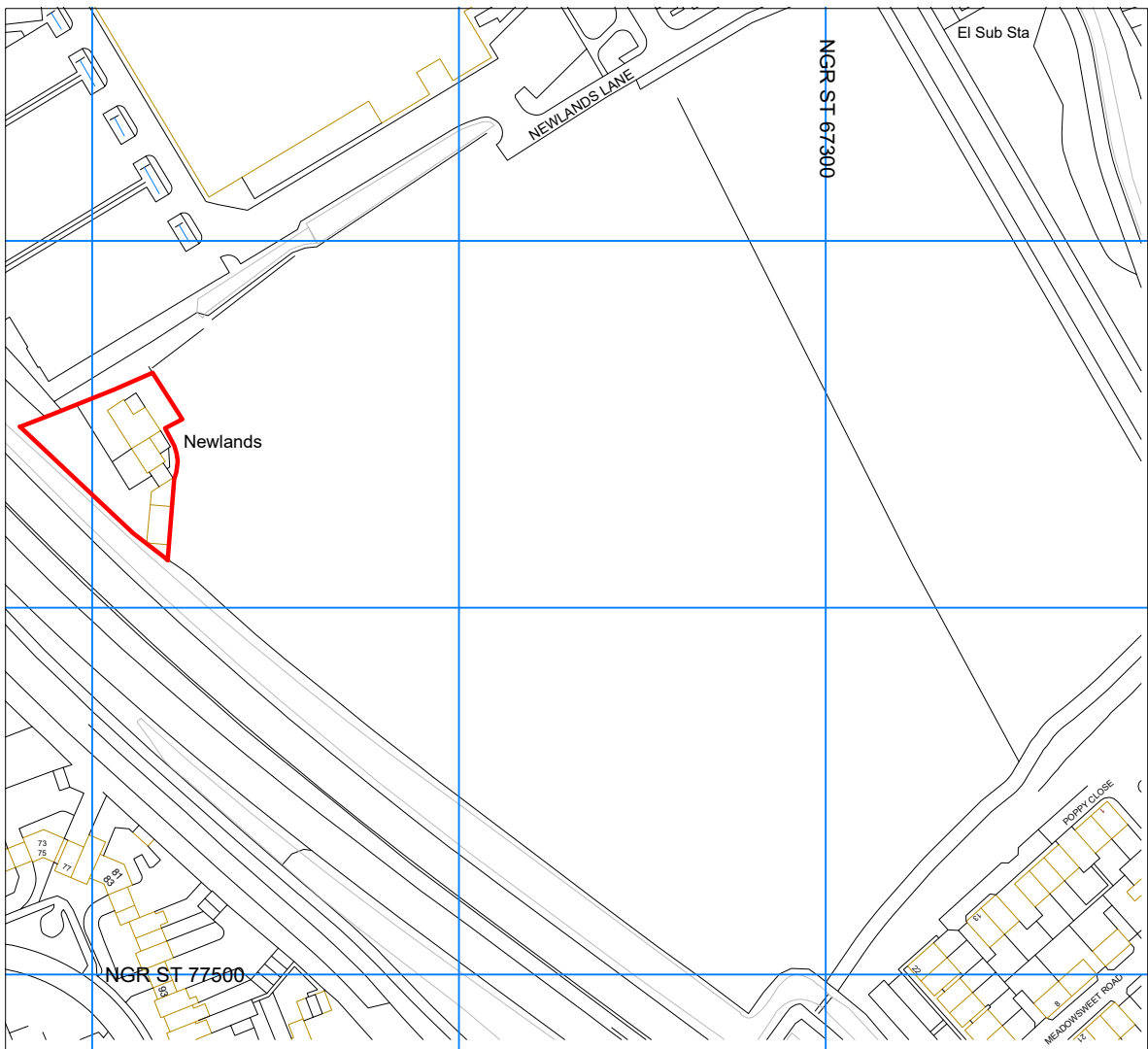
Not to scale



Figure 2



Site Plan showing location of building to be recorded



respectively. The original stairway, located in the southern gable of room G10 is no longer present, having been removed in Phase 2 or 3.

Phase 2: The second observable phase reflects a broad period of time between the 17th century and the later 19th century. As such it undoubtedly represents a number of sub-phases which cannot be more firmly dated. During this phase it appears that the farmhouse building was sub-divided into smaller living areas, probably to accommodate farm labourers, in addition to the principal farmer's family. Rooms G9/F4 and the associated fireplaces were probably created during this stage. Barn B can also be attributed to this phase as it appears on the First Edition OS map (surveyed 1881).

Phase 3: This phase represents a significant extension to the farmhouse extending off the northern elevation. It essentially represents the construction of a new farmhouse for the principal farmer's family, which also appears to have incorporated rooms G5, G6, F1 and F2 of the original building. Cartographic evidence indicates that this phase can be dated to the later 19th century. In addition to the farmhouse extension Barn B, can also be placed within this stage.

Phase 4: The final phase recorded incorporates a number of smaller changes which can be clearly attributed to the 20th century. It primarily consists of the two lean-to structures to the rear of the building, rooms G3, G7 and G8, in addition to some internal partitions and very modern refurbishments. Like Phase 2, it is an amalgam of numerous sub-phases which have been grouped together.

3 HISTORICAL BACKGROUND

Newlands Farm has previously been the subject of a Heritage Statement Report by Bailey Partnership in 2018 and a Structural Survey and Feasibility Report carried out by WSP in 2018. In addition, numerous archaeological investigations have been undertaken in association with the nearby developments. In 2001, Avon Archaeological Unit carried out an evaluation, which encompassed the study area and the site of what is now the National Composites Centre which was followed by an excavation in 2010. In addition to a Saxon industrial complex, a 17th to 18th century farmstead was also recorded. Between 2006 and 2013, Wardell Armstrong Archaeology undertook a number of archaeological investigations, including three excavations, to the south and east of Newlands Farm which revealed the remains of structures and features of Romano-British date as well as medieval and post-medieval features.

The site lies with the civil parish of Emerson's Green, formerly Mangotsfield Rural, which was created from the eastern half of Mangotsfield ancient parish.

Mangotsfield is not historically attested until the Domesday Book, which records it as a member of the manor of Barton, at the centre of which lay the city of Bristol (Smith 1964, 98-100). At the time of Domesday, Barton and the subsidiary estates from which it was composed, lay in Swinehead hundred, but by the late 13th century at the latest, Bristol and a number of surrounding estates, including Mangotsfield, had been assigned to a 'new' hundred of Barton Regis, the intention probably being to put the increasingly important city of Bristol at the head of its own hundred (Smith 1964, 83). The place-name Mangotsfield is first attested in 1086 as *Man(e)godesfelle* (Moore 1982), with slightly later spellings making it clear that the second element is OE *feld*, while the first element is probably a personal name, *Mangod* (Smith 1964, 98-99]. On this basis, Smith attributes a meaning of 'Mangod's stretch of open country', and



this is indeed a reasonable inference given that, as later evidence attests, the settlement of Mangotsfield appears to have lain at the centre of an extensive area of open, commonable land, part of which was later the subject of a parliamentary Enclosure Act (see further below). It is worth noting, however, that a more recent perspective on the toponym *feld*, suggests that “as a term employed in the naming of villages *feld* probably means ‘open land previously used for pasture’, and it may be an indicator of areas which were converted from rough pasture to arable in the Anglo-Saxon period” (Gelling and Cole 2000, 269-278, at 271). What the place-name certainly suggests, anyway, is that whatever woodland that had existed in this part of the later Kingswood Forest, had already been removed – and it may not be coincidence that the Domesday Book entry for Mangotsfield contains no reference to woodland of any kind as belonging to the manor.

The Historic England listing of the Newlands Farmhouse records the building as being c17th century in origin, later extended in the 19th century.

The 1840s tithe map (KYP, 2018) does not feature a building or even the property boundary at the location of the present farmhouse. Rather, it falls within an area of the tithe map which has been left blank, one of several in Mangotsfield Parish. The reason(s) for the large gaps in the tithe map are not entirely certain, but at least a part of the answer comes from within the tithe records themselves. These show that at the time of the survey, the whole of Mangotsfield parish ran to some 2,591 acres (just over 1,048 ha), of which just under 1,600 acres (647 ha) were arable, and 836 acres (326 ha) were meadow and pasture, with 10 acres (4 ha) of woodland; although significantly, even at this relatively late date, the survey still recorded the presence of 148 acres (just under 60 ha) of ‘commons and waste’. However, of that total figure, only 765 acres (310 ha) were subject to tithe, and the preamble to the enclosure award explicitly states that the remaining area, some 1,826 acres (739 ha) were not subject to tithe, as the liability on those lands had *already* been commuted (or ‘merged’) to a fixed money payment. This is why they do not appear on the tithe map, and they account for just over 70% of the total parish area in the mid-19th century. Part of this apparently very large total was almost certainly accounted for within the 262 acres (106 ha) dealt with under the terms of the 1787 Enclosure Act, since in many (although not all) cases such statutory instruments carried with them the automatic commutation of tithes on the lands being enclosed. But this still leaves some 1,564 acres (633 ha) unaccounted for in terms of our knowledge of when, and by what means, prior tithe commutation had taken place.

Therefore the earliest known cartographic appearance of Newlands Farmhouse is on the First Edition OS (Sheet 72.8, surveyed 1881). It is depicted at that date with the extensions and later buildings, with the exception of Barn ‘B’, in place. This would lend weight to the argument that the farm did indeed exist at the time of the tithe, as the intervening 40 years between the two maps would have constituted a relatively short period for the site to have developed considerably from its comparatively small nucleus, although this remains a possibility.

The place name ‘Newlands’ appears to be a relatively modern creation. At the time of the First Edition OS the area is recorded as “New England”, a name, indeed, which it retained on historic maps until well after the Second World War; and it seems likely that ‘Newlands’ is a contraction of this place name.

The 1881 census records Samuel Ford and family as occupants and ‘farmer of 20 acres’ of Newlands Farm (named New England at this period). The following entry of the 1881 census records a number of farm labourers in a property known as ‘Old England’. It is unclear if Old

England is part of the Newlands Farm complex; however it is possible that the two entries indicate that the original farm has been partitioned into the principal farmhouse, called New England, and a labourers' accommodation, named Old England. By 1891 things get more confusing with four separate entries for New England occupied by no less than twenty people. It is unlikely that the New England reference refers to the single Newlands Farm which is the subject of the current study, instead it may record other nearby labourers' cottages linked to the principal farm. That said, the extension of the property to the north may have occurred by this point and the multiple references may reflect this. Both the 1901 and 1911 census record a single family occupancy of 'New England Farm'.

4 THE STANDING BUILDING RECORDING

Description

General

Newlands Farm comprises a broadly linear complex of buildings consisting of a farmhouse and three barns. To the front and north of the property are Pennant stone boundary walls and yard partitions. To the rear of the property is a large undeveloped field. The building is Grade II listed (List Entry Number: 1116169, dated 1981) which is described as follows: 'Centre portion late C17: one and a half storeys, rendered with pantile roof and two brick chimneys. Three attic gables. Three windows, all C19 casements. Ledged door off-centre right. Large outbuilding to right and later C19 2 storey farmhouse to left not of special interest' (HE, 2018).

External (Figures 5 - 9, Plates 51 - 58)

The external fabric of the barns, 17th century farm building and 19th century extension are all constructed from flat stone rubble. Brick quoins are present on the 19th century extension and Barn B and the south-east facing elevation of lean-to (rooms G7/G8) is constructed entirely of brick (**Figure 9**).

The 17th century part of the farm has a two storey, L-shaped building with three, unevenly spaced, gabled windows (**Figure 5, Plates 51 & 58**) on the frontage with another gabled window on the south-east facing elevation (room F3) (**Figures 3 & 9, Plate 58**). The entrance is located to the south of the building between the two southernmost gables. The south-east corner of room F3 has been rebuilt in brick (**Figure 6, Plate 52**) Security barriers obscured the view of all but one of the windows, that on the southernmost gable, which appeared to be modern. A stub wall projects off the northern elevation on the frontage of the 17th century building (**Figure 3, Plate 59**). It is assumed to be part of an outbuilding seen on the first edition OS map which was demolished during the extension of the building during the late 19th century. A single storey lean-to extension (rooms G7 & G8), constructed of flat stone rubble and brick, has been added to the rear of the block in the 20th century (**Figures 3, 6 & 8, Plates 52 & 58**). The building has three brick chimneys within the 17th century block, although the northernmost has been incorporated into the later 19th century extension.

The 19th century extension (**Figures 3, 5 & 6, Plates 51, 52 & 58**) is located to the north of the building with an entrance to the south of the block. The main section of the building is two storey and rectangular with a single storey lean-to at the rear (room G3) (**Figure 6, Plates 52 & 58**). All chimney tops have been rebuilt relatively recently. A later 20th century single storey lean-to of flat stone rubble has been constructed in the north-eastern corner (**Figures 3 & 6, Plates 52**

& 58). The building has three windows on the frontage, all of which were blocked with security barriers at the time of the survey. The windows and door are framed with brick surrounds in addition to brick arch lintels on the ground floor openings. The block includes two chimneys on the northern and southern gables, however as noted above the southernmost chimney is associated with the 17th century block.

Barn C (**Figure 3, 7, 8 & 9, Plates 54, 55, 57 & 58**) is a rectangular single storey structure which is assumed to be associated with the 17th century construction phase and would have originally been separate from the main farmhouse. The opposing doorways on the eastern and western elevations suggest the building was originally a threshing barn. Barn A (**Figures 3, 5 & 6, Plates 51, 52, & 58**) and Barn B (**Figures 3, 8 & 9, Plates 55, 57 & 58**) were constructed during Phases 2 and 3 respectively. Barn A is a one and a half storey square plan building constructed off the southern elevation of the 17th century block. It has doorways in the eastern and western elevations and a window/opening on the upper storey of the western elevation, presumably to provide access to a mezzanine/hayloft. Barn B represents an episode of infill between Barns A and C and is assumed to be contemporary with the 19th century extension. It is single storey and has a large doorway on the frontage; a smaller doorway to the rear, although this may have been in-filled to make smaller; and a hayloft door on the southern gable. It also has a wall tie between the eastern and western elevations.

The roof is believed to have undergone repair works in 2011/2012 and is currently untiled, covered instead with plywood, polythene and mineral felt (**Plate 58**). Numerous areas of the building also appear to have been repointed and repaired within the last few years.

Internal Figures 4 & 5, Plates 1- 50 & 59 - 65)

As discussed above the building can be divided into three blocks, the 17th century farmhouse, the 19th century extension and the barns.

The 17th century farmhouse is currently divided into four rooms (rooms G5, G6, G9 and G10) with a 20th century lean-to extension to the rear (rooms G7 and G8) (**Figures 3 & 4**). Original inglenook fireplaces were recorded on the northern (room G5) (**Plate 1**) and southern gables (room G10) (**Plate 9**), although both have later brickwork in-fills. Further fireplaces were recorded: on the first floor of the southern gable in room F5 (**Figure 4, Plate 39**); on the ground floor and first floor of partitioned rooms G9/F4 (**Figures 3 & 4, Plate 8**); and on the first floor in room F3 (**Figure 4, Plate 46**), which was topped with a large timber lintel although no chimney could be seen on the outside of the building. The majority of the southern gable was constructed of flat rubble, however some 19th and 20th century brick repairs were also observed (**Plate 39**). The gable in room F2 has a stepped chimney but no fireplace (**Figure 3, Plate 9**).

Adjacent to the fireplace in room G10 was a small room which undoubtedly previously contained the original staircase (**Figures 3 & 4, Plates 60 & 61**). A lath and plaster ceiling with lime plaster now forms the ceiling of this space, indicating that the staircase removal was not a recent modification. The current staircase, located in room G10 (**Figure 3, Plate 5**), is modern, as are the ceiling joists. In many of the rooms a light grey, ash lime plaster was observed which likely dates to the 19th century.

The internal partition walls within the 17th century block appear to be later insertions, probably associated with the division of the farm into labourers' dwellings. The phasing of the partition

between room G9 and G10 is unclear (**Figures 3 & 4, Plates 5 & 8**), however, as it is not centrally located between the first floor gables, it is assumed not be an original wall. The majority of the partition is plastered, however, where visible, the fabric was composed of flat stone rubble and on the first floor (rooms F4 and F5) a mixture of stone and brick (**Plates 43 & 62**), including a recent repair to the gable top in brick. The partition between rooms G5 and G9/F2 and F4 (**Figures 3 & 4, Plates 11 & 43**) appears to be entirely constructed from brick, as does the partition forming the north-eastern wall of G9 (**Figure 3, Plate 7**).

To the rear of the building, room G6 has an original, albeit fire damaged, central joist and a blocked doorway with wooden lintel on the southern wall (**Figure 3, Plates 12, 13 & 26**). As noted above, in first floor room F3, a fireplace and two windows were recorded (**Figure 4, Plates 46 & 47**).

The original layout of the 19th century extension consists of two rooms in an L-shaped plan (**Figures 3 & 4**). Rooms G1/F1 has a brick chimney with fireplaces on both the ground (**Figure 3, Plate 16**) and first floors (**Figure 4, Plate 48**) of the northern elevation. There is currently no staircase in this side of the building however a wall scar (**Plate 20**) records its previous location in front of the doorway in room G2. The partition between rooms G1 and G2 is constructed of brick and appears to be very modern (**Figure 3, Plate 18**).

To the rear, room G4 appears to be contemporary with the 19th century extension (**Figure 3, Plate 21**). The internal walls are all constructed of brick and are divided into three separate spaces which probably once formed a toilet and external store area.

Lean-to rooms G3, G7 and G8 (**Figure 3, Plates 22, 24 & 26**) have all been placed within a single phase, however they undoubtedly represent piecemeal extensions occurring throughout the 20th century.

The floors are predominantly constructed of flagstones and concrete, however there are timber suspended floors, albeit without floorboards, in rooms G1, G2 and in G9. It is probable that the floor in room G9 is a later modification of the 17th century building. Many of the lintels have been replaced either with timber or concrete.

As discussed above Barn C (**Figure 3**) is probably a Phase 1 construction contemporary with the 17th century farmhouse. Internally, few original features remain having had the roof joists (**Plate 29**) replaced, probably in the 19th century, with replacement timber lintels, and a concrete floor laid. The fabric of the internal structure is entirely flat rubble construction with splayed bases on the east and west elevations (**Plate 63**). The hayloft door has a brick base and brick surround (**Figure 7, Plate 54**), possibly suggesting it was a later modification. The northern elevation has a vertical area of flat rubble infill which, due to the vertical edges visible midway along, may have once been a small opening which has partially collapsed (**Plate 29**).

Cartographic and structural evidence indicates that Barn A predates Barn B. Internally joist holes for a suspended floor were recorded, although no joists remain, over a horizontal floor beam (**Plates 31 – 34**). On the western elevation a doorway and first storey hayloft opening were recorded (**Plate 31**). On the northern elevation a blocked window, presumably opening onto the original stairway of the 17th century house was seen (**Plate 32**), while on the southern elevation a blocked doorway and window were observed (**Plate 33**). The roof beams appear to be contemporary with the barn however a scar was seen in the northern elevation (**Plate 32**) which presumably indicates that the pitch of the roof was changed at some point. An in-situ cobble floor, with drain (**Plate 64**) was also recorded.



Barn B (**Figure 3**), is the latest barn and is probably contemporary with the later 19th century extension. The blocked openings seen in southern wall of Barn A were observed in the northern elevation of Barn B (**Plate 35**), as was the vertical area of blocking on the southern wall adjoining Barn C (**Plate 38**) (northern wall of Barn C). The cobble floor is still in-situ (**Plate 65**), as is some of the original roof structure. A small timber stall was observed to the south of the barn (**Plate 38**).

5 CONCLUSION

The recording works presented in this report has outlined a phased narrative for the development of Newlands farmhouse. It has shown that the 17th century building has been modified and extended several times throughout its history. That said numerous original features were recorded, including fireplaces and roof joists.

The implications of the current development appear to be relatively minor, with the proposed demolition restricted to the removal of three 20th century walls and the unblocking of windows and doorways with many of the buildings historic features retained, such as the roof joists and fireplaces.

While the 19th century extension is of little historic interest, the core of the building represents an important survival of a 17th century farmhouse.

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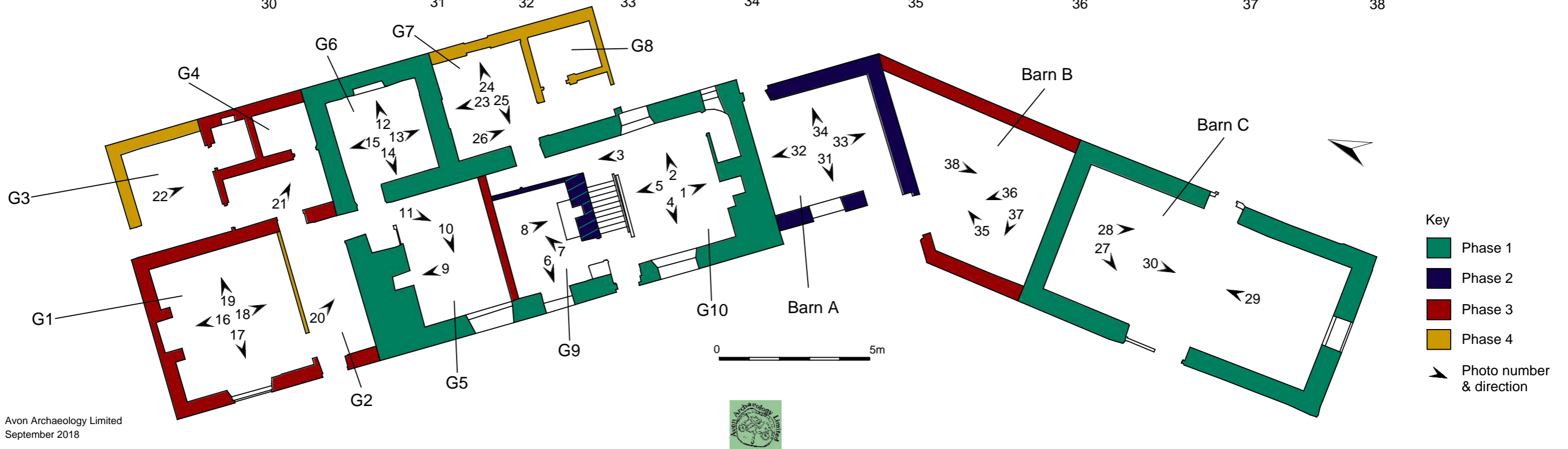
<http://www.kypwest.org.uk/>

Ancestry. Census records for 1881, 1891, 1901, 1911: <https://www.ancestry.co.uk/>



Ground Floor Plan

Figure 3

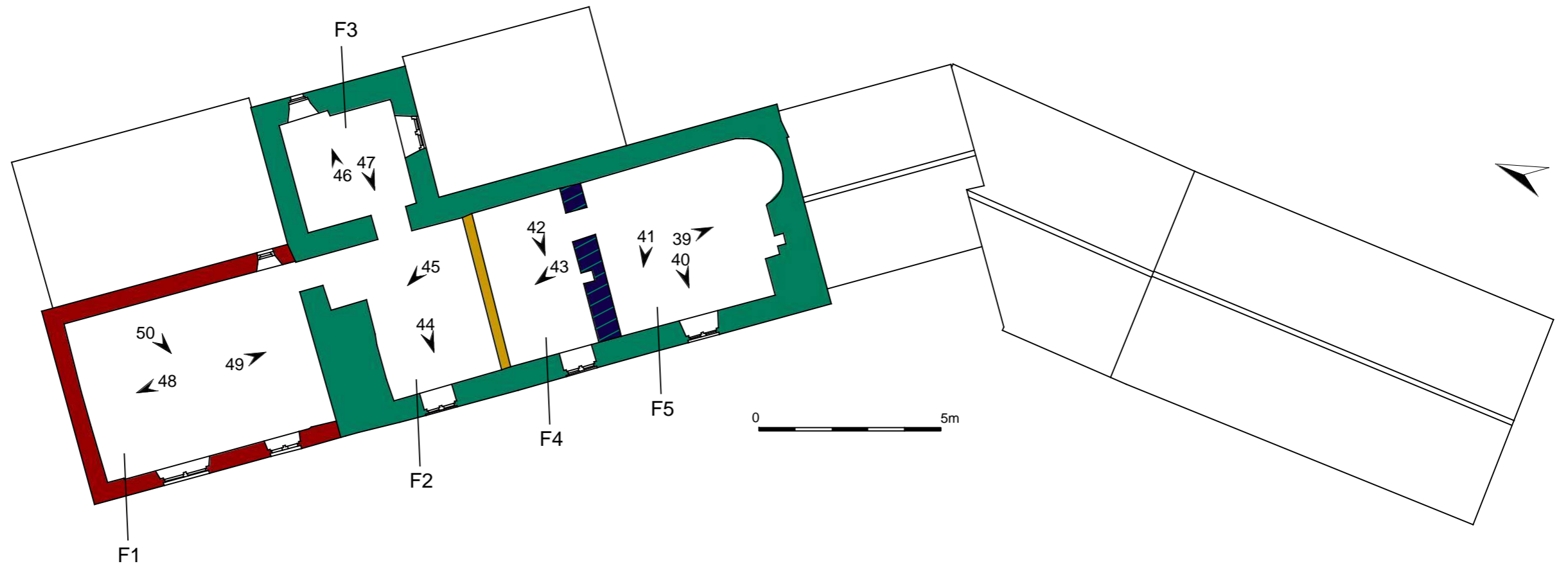


First Floor Plan

Figure 4



- Key
- Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Photo number & direction



Elevation Key (not to scale)

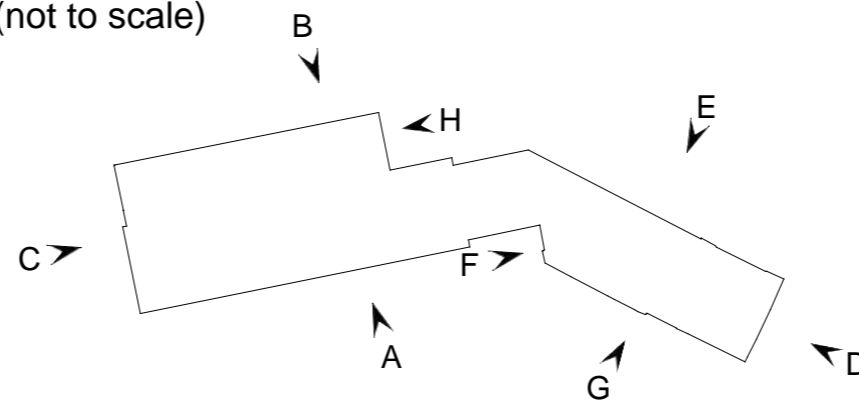
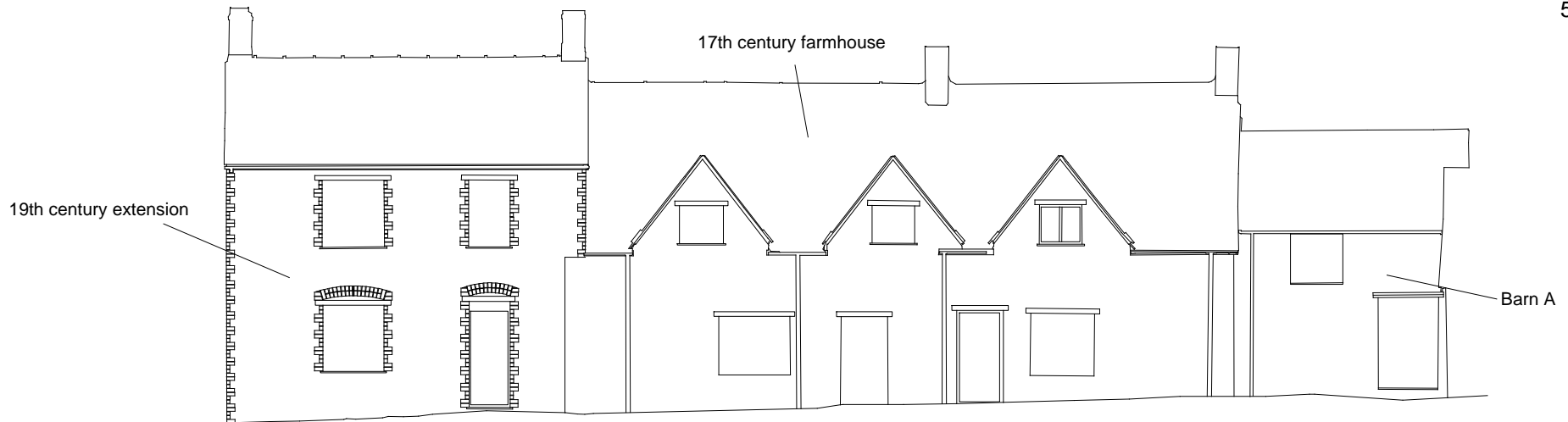


Figure 5

South-west facing elevation of farmhouse frontage (Elevation A)
(composite photograph not to scale)



51



0 5m



Figure 6

North-east facing elevation of farmhouse rear (Elevation B)
(composite photograph not to scale)



52

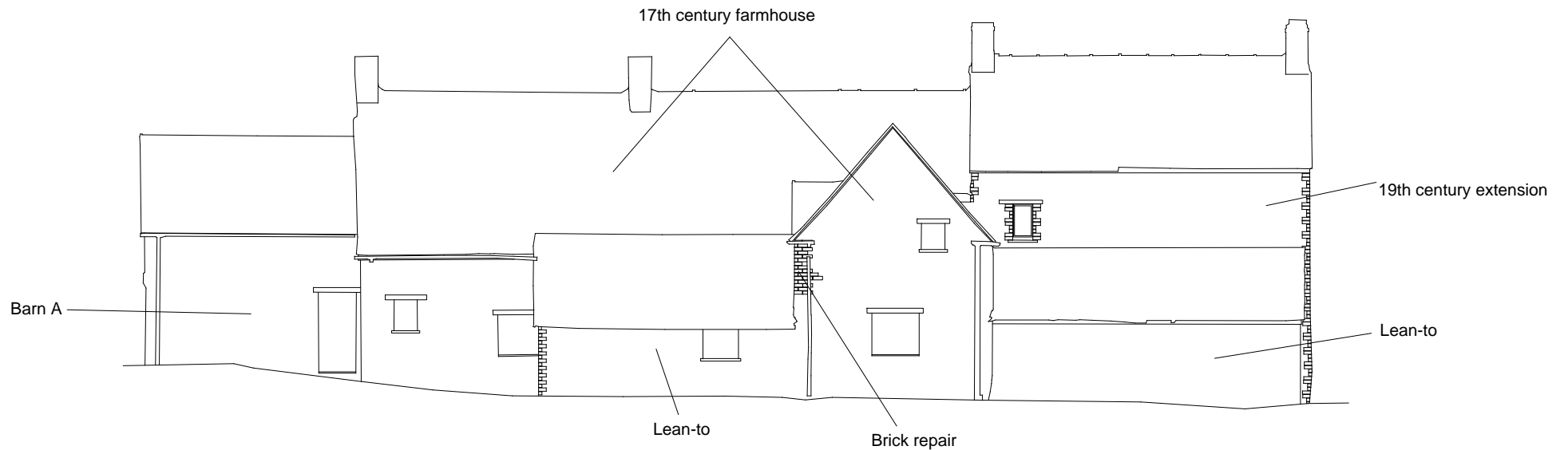


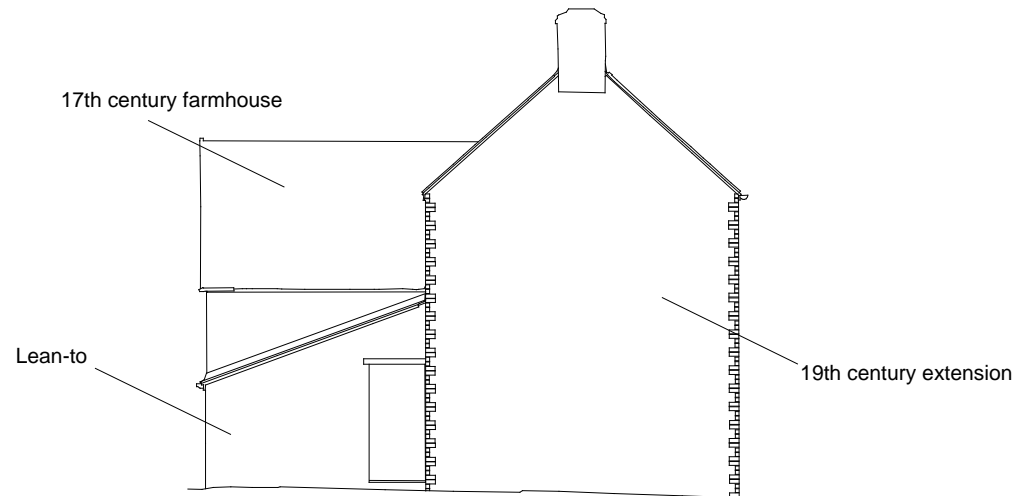
Figure 7

North-west facing elevation of
farmhouse rear (Elevation C)



(photograph not to scale)

53



North-west facing elevation of
Barn C (Elevation D)



(photograph not to scale)

54

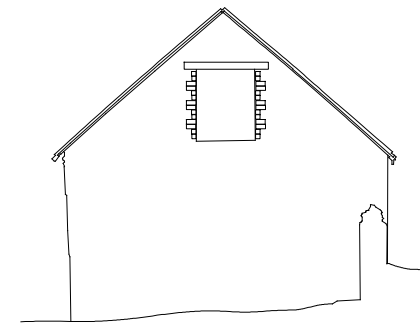


Figure 8

East facing elevation of
Barns B and C (Elevation E)



(photograph not to scale)

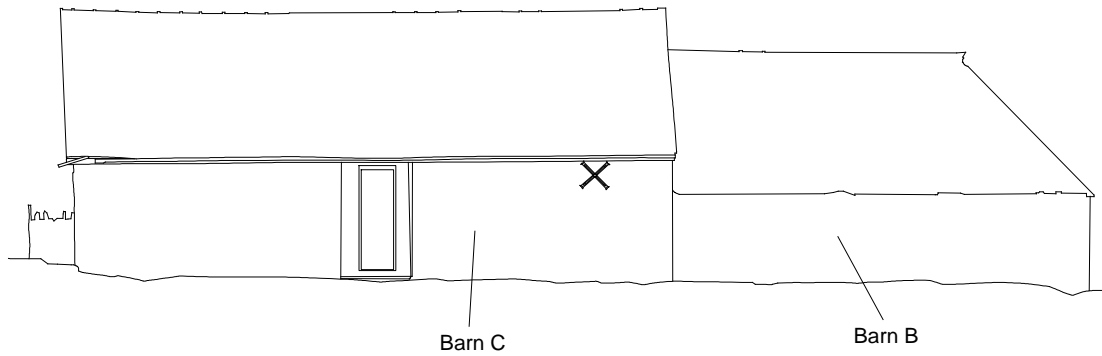
55

North-west facing elevation of
Barn B (Elevation F)



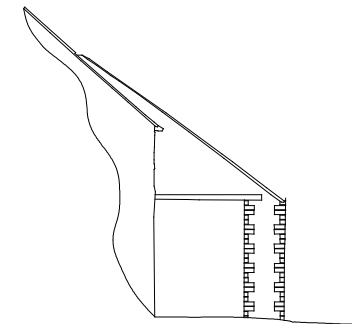
(photograph not to scale)

56



Barn C

Barn B



0 5m



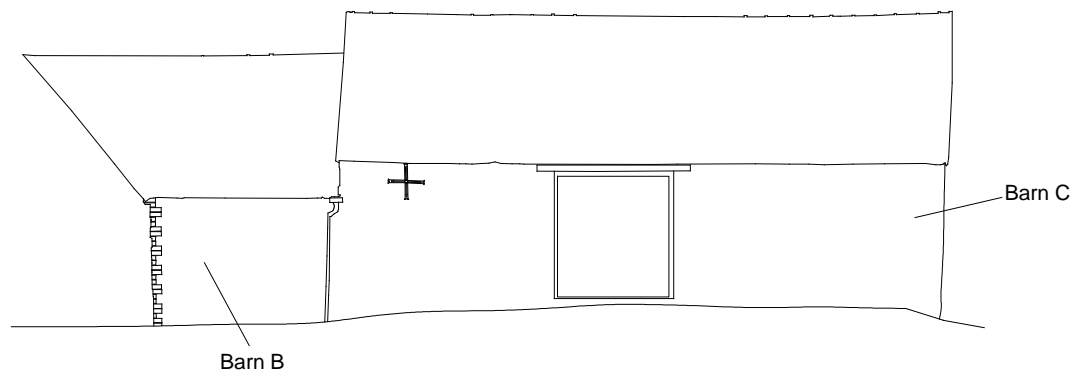
Figure 9

West facing elevation of
Barns B and C (Elevation G)

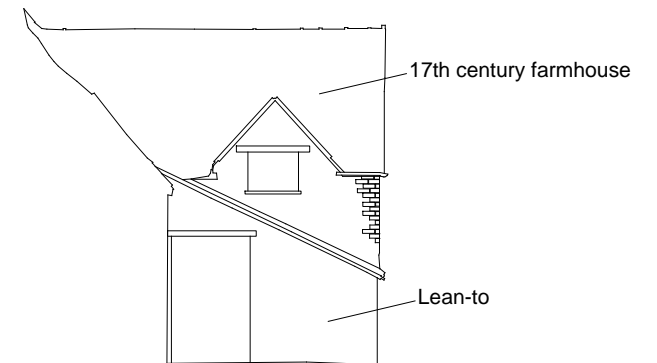


(photograph not to scale)

57



South-east facing elevation of lean-to
room G7/G8 and farmhouse room F3
(Elevation H)



0 5m



ADDITIONAL PLATES



Plate 58: Drone image showing various structural elements of Newlands Farmhouse



Stub wall

Plate 59: Detail of 17th century stub wall adjoining 19th century extension on south-west facing elevation.



Plate 60: Detail of lintel over former stairway entrance adjacent to the fireplace in room G10.



Plate 61: View of curved wall of former staircase in first floor room F5.

Modern brickwork



19th? Century brickwork

Plate 62: Showing multiple phases of brickwork repair on the partition wall between rooms F4 and F5. Note original beam structure with modern ply roof covering. Looking north-west.



Plate 63: Detail of splayed base in Barn C.
Looking north at western doorway.



Plate 64: Looking north-east at cobble floor and drain
in Barn A.



Plate 65: Looking south-west at cobble floor in Barn
B.