



Rapid Appraisal and Assessment Bredon Field Farm Strensham WR8 9BL Authors RDA



11/15/2017

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Introduction

1.1 Consultants

Rock Davidson Associates [RDA] Historic Building Conservation Consultants, **Jacob Rock** MA PG Dip[Dist]HistEnvCons PGCE and **Louisa Davidson** MA[Dist]HistEnvCons BA(Hons) ALCM AssocIHBC are based in Malvern Worcestershire. They have 30 years of experience and interest in the arts, architectural history, social history, education, genealogy and building conservation.

RDA is a consultancy providing professional and independent historical buildings research, architectural recording, conservation plans, heritage statements and assessment of significance, statements of significance; including third party, conservation area appraisals, designation and listed building advice; including local listing, house history research for house owners or for businesses such as hoteliers and publicans. With Masters qualifications, postgraduate degrees with distinctions, in Historic Environment Conservation from the University of Birmingham, Ironbridge Institute, the consultants are up-to-date regarding current practice in all matters relating to the built environment. This course is accredited by the Institute of Historic Building Conservation (IHBC) and Louisa Davidson is an **Associate Member of the IHBC**. "Accredited in conservation practice that evaluates change in the built and historic environment." The consultants are also members of the Vernacular Architecture Group, the SPAB, The Victorian Society, and the C20 Society.

1.2 Client

1.3 Background to Rapid Appraisals and Farmstead Characterisation

A rapid appraisal gives a brief history of the historic asset, its origins and development, use and alteration. It will explain what makes the asset significant; identify any special features it may possess. (Historic England, 2008)

The Historic Farmstead Characterisation project was a desk based project which identified all historic farmsteads in Worcestershire using the 2nd edition OS map as a base. The number of buildings which had been lost was also recorded in addition to other information such as what type of plan the farmstead consisted of. Bredon Field Farm was included in the GIS mapping for this Farmstead Character Survey of 2006. Assessment of any results of any recording exercise should be submitted to and made publicly available through the Worcestershire Historic Environment Record (HER) at <http://www.worcestershire.gov.uk/archaeology/historicenvironmentrecord> so it would be useful for this Rapid Appraisal to be available to HER in Worcester.

1.4 Methodology

Rock Davidson Associates [RDA] were commissioned to undertake a rapid appraisal to assess this farmstead, the purpose of this appraisal is to aid the pre-application discussions toward the submission of a new planning application.

We have advised the client that this rapid appraisal could be a precursor, by RDA, to a more in-depth analysis and assessment of the significance with a gazetteer and statement of significance on the farm and its buildings as it is understood that it is a rare Victorian Model Farm for Worcestershire

The Buildings of England, Worcestershire. Alan Brooks and Nikolaus Pevsner, 2007

“Bredon Field Farm, 1 mile South, by the M5 /M50 Interchange. A rare Worcestershire example of a model farm, built 1851. Brick, with gabled Tudorish farmhouse, and extensive double farm yards, the west one later roofed over.” [Ref The Buildings of England, Worcestershire. Alan Brooks and Nikolaus Pevsner, 2007, Yale University Press]

Planning W/11/01338/CU 2011)

“Bredon Field Farm is considered to be one of the best examples of a model Farm in Worcestershire” and has been included in the historic farmstead Project SWR9231

This appraisal has been compiled within the framework of a rapid appraisal which has identified some of the architectural and historical significance of this model farm. During a site visit to the farm a LEVEL 1-2 photographic survey building recording was carried out, supported by desk based assessments using relevant secondary sources such as reference books and websites. Rock Davidson Associates would like to point out that a LEVEL 1 building recording [ref Historic England A Guide to Good Recording Practice (Historic England, 2016)] is a basic visual record, supplemented by the minimum of information needed to identify the building’s location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. It covers the building’s exterior with reference only to significant internal elements or features. Typically, it will be undertaken when the objective is to gather basic information about a building, or buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date.

Therefore this commissioned report has not allowed for extensive analysis or research which a set of buildings of the potential significance of this model farm would or may require.

There was two site visits made on Thursday 26th October and Friday 3rd November 2017.

No Liability to third parties is accepted for advice and statements made in this report.

1.5 Limitations

As the Farm buildings and yards are used for the storage of various materials and car parts access was restricted in certain areas. Upper floors in the Barn and Store House were deemed unsafe and need further investigation into their structural integrity due to water ingress from slipped roof slates. No internal inspection of the Granary or Farmhouse was carried out due to the nature of this report.

1.6 Copyright

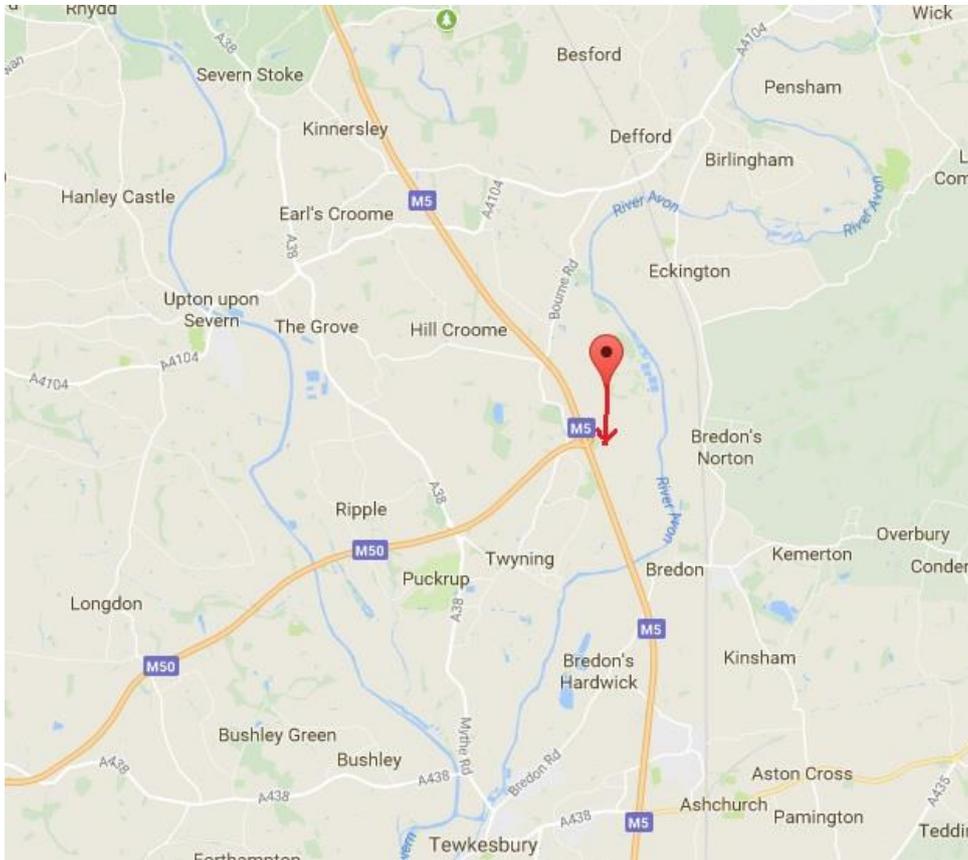
Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides a licence to the client and the Council for the use of the report by the client and the Council in all matters directly relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions.

2. The Site

BREDON FIELD FARM MILL LANE STRENSHAM WORCESTERSHIRE WR8 9BL

2.1 Location

National Grid Reference: SP 90937 38938



2.2 Planning History

WYCHAVON



good services, good value

Home Pay it Report it Request it Jobs News & Alerts Contact us More services





Application Number	Location	Proposal	Status
W/11/01338/CU	Bredon Field Farm, Mill Lane, Strensham, Worcester, WR8 9LB	Change of use of existing agricultural buildings and conversion to B1 use together with the removal of steel portal canopy; new private access road, car parking & drainage.	Approved
91/01355	Land to the South of Strensham Water Treatment Works, Bredon Field Farm, Strensham	BORROW PIT FOR SAND AND GRAVEL WITH SUBSEQUENT INFILLING	Pending
89/02349	land at Bredon Field Farm, Strensham	MOTORWAY SERVICE AREA, MOTEL, NEW ACCESS TO JUNCTION 8 OF THE MOTORWAY AND SERVICE ROAD	Pending

W/11/01338/CU Conversion of existing agricultural buildings Delegated APPROVED AUGUST 2011

In 2011 it was advised this application affected a site of archaeological interest (WSM1338). Ref Mike Glyde Historic Environment Planning Officer. A buildings evaluation was undertaken and is on the HER records as Unpublished document: Cook, S.. 2011. Bredon Field Farm, Mill Lane, Strensham: Historic Buildings Evaluation.SWR20422. RDA have consulted this document and referenced it in this current Appraisal [see 3.4]. However it was also advised by Mike Glyde that the building appraisal Letter 10th August 2011 failed to discuss the significance of the model farm, but merely provided a written account of the structure and the history of model farms in general. RDAs commissioned report has not allowed for extensive analysis or research which a set of buildings of the potential significance of this model farm would or may require but we have attempted in the time restrictions to highlight some of its significance.

2.3 Designations and Legalisation

2.3.1 Designations

This Farmstead is not listed but is a Site of Archaeological interest (WSM1338)

HER Report 31 10 2017 WSM45681

Best example of a Model Farm in Worcestershire. Built in 1851. An extensive complex, with regular courtyard E character, later covered yard.[1]

Proposed for conversion 2001, not listed.[2]

Photographs of farm buildings from footpath.[3]

Included in Historic Farmstead Project.[4]

Historic Buildings Evaluation undertaken in July 2011 identified a barn, cow shed, stable, open sheds, wagon shed and grainstore and store above open sheds in the part of the farm involved in a planning application. Photographs of buildings and building descriptions in the report. Pump noted in one building at the north of the cowshed. All buildings appear to be red brick with slate roofs.[5]

Pump appears to be lead. Most pumps of Victorian era are cast iron, used to replace earlier lead pumps which were popular from the 18th century onwards.[6][7]

Strensham inclosure map (1815) shows the site of Bredon Field Farm as a field called Home Ground. As the farm wasn't built until 1851 the 'home' in this field name is more likely to relate to Strensham Court. Bredon Field appears to have been one of the open fields as this name appears more than once.[7][8]

Aerial photographs.[9][10]

Sources

1. Bibliographic reference: Wade Martins, S. 2002. The English Model Farm – The beginnings of an agricultural ideal, 1700 - 1914. p222 (1) SWR16516
2. Planning Application: Mike Glyde. 2011. Information gained from Planning Application submitted in 2011. MH/11/1338 (2) SWR13272
3. Internet Site: Various. Geograph Britain and Ireland.
<http://www.geograph.org.uk/photo/1007460> SWR20025
4. Digital archive: Gough, E. 2006. Worcestershire Historic Farmsteads and Landscapes Project - GIS Layer. Worcestershire Historic Environment and Archaeology. (4) SWR9231
5. Unpublished document: Cook, S.. 2011. Bredon Field Farm, Mill Lane, Strensham: Historic Buildings Evaluation.(5) SWR20422
6. Bibliographic reference: Vince, J.. 1978. Shire Album 36: Wells and Water Supply.p15-21(6) SWR20423
7. Personal Comment: Noke, M.. 2008 onwards. Personal comment on updating/creating HER record. . Comment in 2011(7) SWR1033
8. Map: Guyatt, David. 2000. Transcription of Strensham Inclosure Map of 1815.Worcestershire Record Office.(8) SWR1508

9. Aerial Photograph: Grady, Damian. 2012. Aerial photograph showing Bredon Fields Farm, the walled garden at Strensham Court and Upper Strensham. (9) SWR22339
10. Aerial Photograph: Grady, Damian. 2012. Strensham Court Mews, Strensham. SWR22341

Nearby SOUTHEAST SSSI at Upham Meadow and Summer Leasaw

2.3.2 Legislation

Planning permission is needed for most new buildings, works that affect the external appearance of a property and for material changes of use. The National Planning Policy Framework (NPPF) places good design, the enhancement of local distinctiveness and conservation of the historic environment at the heart of sustainable development and good planning in rural areas (paragraphs 7-8, 55, 58-64, 126-141). Permitted development is allowed for the conversion of agricultural buildings to residential and commercial use, provided that they do not create unacceptable impacts. Prior Approval for this is required from the local authority, covering the design, external appearance and siting of buildings, risks of contamination and flooding and any highways, transport and noise impacts. Listed buildings and sites with scheduled ancient monuments are excluded, as is all Article 1(5) land (National Parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas, World Heritage Sites and certain areas specified under the Wildlife and Countryside Act 1981).

A reference from **THE COUNTRY LAND AND BUSINESS ASSOCIATION LIMITED**

'Allow Farm Buildings To Be Adapted Or Lose Rural Heritage', CLA says

"Changes in agricultural practices and animal welfare regulations mean most traditional farm buildings have become redundant and a financial burden for owners. However, new guidance on their reuse, maintenance and repair from Historic England published this week aims to help conserve the buildings through sustainable development. The CLA which represents landowners, farmers and rural businesses welcomed the guidance, but it said the onus was now on local authorities to ensure planning departments actively allow for alterations and reuse or risk losing important heritage buildings. CLA President Ross Murray said: "These buildings are costly to maintain so in order to sustain them we must encourage new uses to make them relevant, valued and viable in the future."

Ref 22 October 2017 09:03:35 | News,Property News,Rural Life

<https://www.michelmores.com/news-views/news/permitted-development-agricultural-buildings---location-location-location>

'The Adaptive Reuse of Traditional Farm Buildings' Historic England Advice Note 9 says;-

3.2 Appraising a site at the pre-application stage helps the applicant and local planning authority to understand the historic evolution of the farmstead in its setting. It will also identify those aspects of its character that will need to be respected if adaptive reuse of buildings is being considered.

3.5 A high-quality design that makes a positive contribution to its rural context will depend on a well-informed understanding of the evolution of the farmstead, its buildings and surrounding landscape. In particular, this will take account of the extent of past change and help to identify opportunities to retain the significance of what survives, reinstate lost features or develop other parts of the site in an appropriate way

Copies of Historic Englands Advice Guides mentioned above on re-use, maintenance and repair have been emailed to the client for reference and advice.

3. Rapid Appraisal of Bredon Field Farm and Farmstead

The search area includes a Historic Farmstead, as identified by English Heritage's 'Historic Farmsteads Project', and RDA consulted all the current project publications and the 'The Historic Farmsteads Preliminary Character Statement: West Midlands Region'. [Published in August 2006 by the University of Gloucestershire in association with English Heritage and the Countryside Agency.],

RDA also consulted the Planning Application **W/11/01338/CU 2011** on the Wychavon Portal.

Our rapid appraisal report comprises a brief description of the whole site and its landscape context to assess some of the heritage significance of the building and site, from its contribution to local character to the significance of individual buildings. Particular reference was made to the *WORCESTERSHIRE FARMSTEADS RECORDING AND RESEARCH GUIDANCE* written by Jeremy Lake of English Heritage and Emily Hathaway and Shona Robson-Glyde of the Worcestershire County Council Archive and Archaeology Service.

RDAs report assessment for building recording is equivalent to Level 1 and was based on information in the Farmstead Assessment Framework Toolkit and fulfils most of the requirements for more detailed appraisal, prior to the application stage, for farmsteads which include **designated heritage assets** (which are shown to be of potentially greater significance). This provides an important foundation for discussion with the planning authority and can assist in the development of proposals.

3.1 Historical Area Assessment and landscape setting

"4.2.1 Severn and Avon Vales (JCA 106) The strong transitional nature of this area is reflected in its patterns of landscape, architecture and settlement. To the west of the Severn (in the West Midlands) the present enclosure patterns, generally small to medium scale and irregular, derive from the piecemeal enclosure of medieval common field cores, and a complex intermingling of assorted fields, common land and common arable. The predominant pattern to the east of the Severn, by contrast, is piecemeal enclosure of the formerly extensive common arable fields, generally subject to enclosure from the 14th century and complete by the 18th century. Arable has historically been most concentrated on the heavy but fertile soils of the Lias Clay landscapes to the east. The Vales of Gloucester and Berkeley, much of the latter drained in the Roman period and in the 12th/13th centuries, provided rich pastures for cattle and for over-wintering sheep brought down from the Cotswolds. Cheese production was a major industry by the 18th century, combined with the fattening of pigs on whey. Also from at least the 17th century fruit orchards, particularly for cider and perry, became a major feature of this area

"4.2.5 Avon Vales, Bristol, Avon Valleys and Ridges (JCAs 117 and 118) This area, a major centre of broadcloth production from the late 14th to 18th centuries, has a long historical intermixture of arable, concentrated on areas of chalk and limestone, and pasture uses on its extensive claylands. It was a major dairying area from at least the 16th century, converting from cheese to the production of liquid milk after the mid-19th century pg 31 32"

Ref [Historic Farmsteads: Preliminary Character Statement - South West region part 2](#)

3.1.2 PHOTOGRAPHIC LANDSCAPE VIEWS

The setting of Bredon Field Farm was important in the 1850s . A track ran directly to the Strensham Court Estate that is now cut off by the M5 Motorway. A track still runs from the farm to the River Avon approx. 1 km and was in existence in 1817. The busy River Avon was used for transport of goods to Pershore 8km upstream and Tewksbury 7 km downstream



From Approach Road Mill lane November 2017 Image RDA



Mill Lane Front Elevation of Farm House November 2017 Image RDA



From the new Approach Road to Farm photo RDA 2017



The now rather peaceful River Avon at the bottom of the track from Bredon Field Farm RDA



2010 From the Motorway Slip Road



From the M5 Motorway 2012



geograph-3193189-by-Ben-Brooksbank 1960 M5 Motorway construction

3.2 Brief Historical Background Search

Bredon Field Farm was built circa 1851 by the Strensham Court Estate, wealthy landowners, who would probably have been interested in new ways of farming and the Model Farm. The Strensham Estate belonged to the Russell family until John Taylor III [b 1780 purchased Strensham Court in 1815. The Taylor family were Birmingham leading wealthy industrialists with land and property including Sheldon Hall and Moseley Hall. The Taylor family founded Taylor & Lloyds Bank that grew into the Lloyds Banking group. In 1824 they pulled down the original court and had a new building built in latest classical style by Bryan Browning with George Woolcot Builder surveyor to designs by George Maddox [Ref Oxford Dictionary of Architects pg 119]

James Arthur Taylor b 1783-1852 the 2nd son inherited the estate at Strensham but also owned Moseley Hall and Moor Green. He was Justice of the Peace and High Sheriff of Worcester. The Taylors continued to inherit the Estate and are still there in 1879 James Arthur Taylor Esq Lord of the Manor and chief landowner Strensham [Ref Littleburys Worcester Directory 1879] with Richard Lee Farmer at Bredon Field Farm [Ref Littleburys Worcester Directory 1879]. The Lee family appear as tenants at Bredon Field Farm from 1855, previous tenant John Firkins quits the Estate in 1854. A Newspaper Archive search by RDA reveals an Auction at Bredon Field Farm in 1854 of SUPERIOR DAIRY AND FAT COWS, HEIFERS AND BULL, improved short horn breed, 15 young CART HORSES & MARES, stock of pigs and agricultural implements to be auctioned with a further Auction in 1855 of remaining part of the capital LIVE STOCK 44 FAT WETHERS and 3 TEGS [Sheep] HACKNEY MARE, 6 fat BACON PIGS, SOW AND PIGS. Narrow Wheel WAGGONS, 2 Broad wheel CARTS, GEARING, 2 WINNOWER MACHINES, one by Humphries nearly new, Drill, Plough, 144 Sacks, Patent weighing machine, Weights, Bushells, Sieves, 5 iron Pig Troughs, ladders ropes, well-built DOG CART AND HARNESS, excellent assortment of DAIRY AND BREWING UNTOOLS, 10 Hogsheads, 5 half hogsheads, neat and clean HOUSEHOLD FURNITURE John Firkins who is quitting the Estate [Worcs Journal 15th March 1855.]

This Auction descriptions 1854 & 1855 give a very good idea of the agricultural use of the Bredon Field farmstead buildings in the Mid C19.

A George Lee is mentioned as Farmer in Billings Directory Worcs of 1855 so one assumes he took over the tenancy and later Richard Lee [perhaps his son] of Bredon Field Farm marries Emily Tarleton in 1867 Ref [Newspaper Archive Coventry Standard 1867] and is still tenant in 1879 [Ref Littleburys Worcester Directory 1879]

Estate Changed hands in 1936 owned by Corpus Christi Cambridge ref newspaper Archive

Farms still owned by the Estate in 1973 ref Sales Particulars Historic England Archive SA02498 are Moat Farm and Dairy House Lower Strensham, Strensham Farm and Home Farm, Upper Strensham and Bredon Field Farm Upper Strensham.

Strensham Court 1968 Article Birmingham Daily Post "A casualty of war and post-war neglect"

Strensham Court destroyed by fire in 1974.

3.3 Historic Character Mapping

Worcestershire Historic Farmsteads and Landscapes Project - GIS Layer. Worcestershire Historic Environment and Archaeology. (4) SWR9231 refers usually to the The 2nd Edition Ordnance Survey map, dating to 1902. BREDON FIELD FARM is described as *“Partially extant 19th century, unlisted, farmstead with unconverted buildings. Regular courtyard E-plan. The farmhouse is detached and long to the yard. There has been partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site. “*

The Historic Farmsteads Preliminary Character Statement: West Midlands Region states

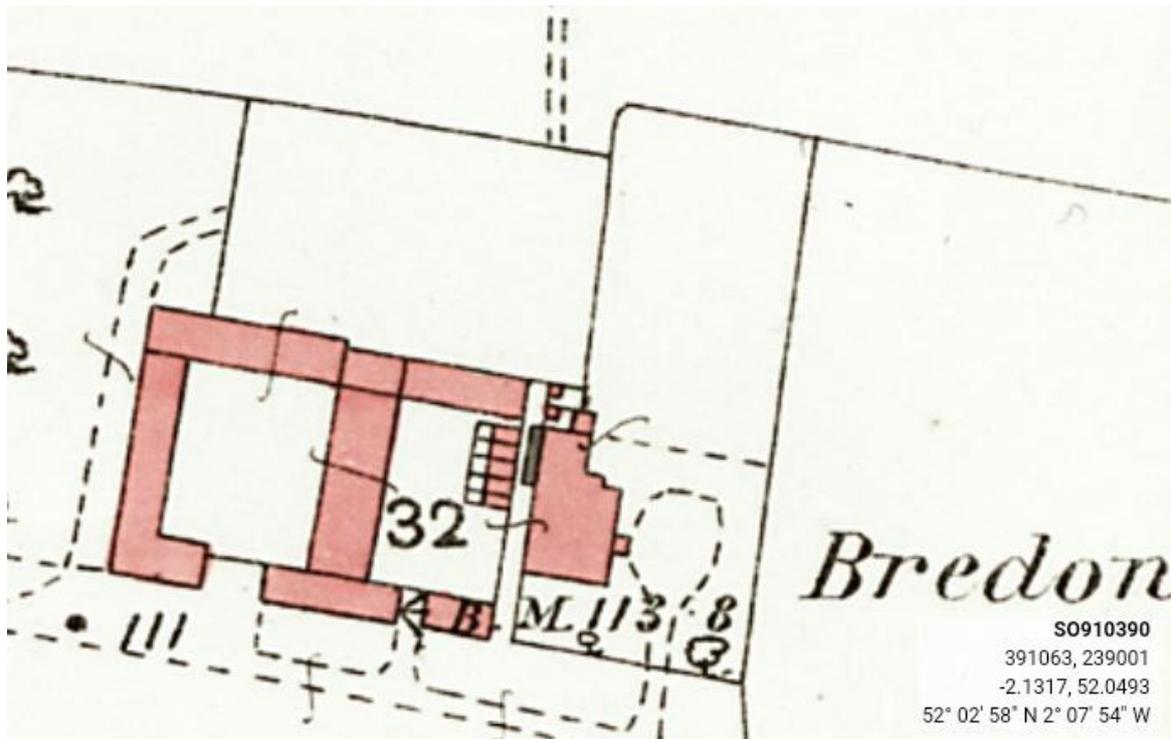
REGULAR COURTYARD PLANS Formal courtyard layouts, where the barns, stables, feed stores and cattle shelters were ranged around a yard and carefully placed in relation to one another in order to minimise the waste of labour, and where the manure could be conserved, were recommended from the mid-18th century and many are documented from this period, although no surviving groups can be dated before the 1790s. The earlier examples are courtyard or U-plan with the barn forming the central block, and shelter sheds, stables and enclosed cow houses the two side wings. The fourth side could be no more than a wall with a gateway, or contain further sheds or smaller buildings such as pigsties, or be distinguished by a house (usually looking away from the yard). From the 1820s and 1830s, extra yards made E or even double-E plans. [Ref 5.1.5 pg 42 ‘The Historic Farmsteads Preliminary Character Statement: West Midlands Region’. [Published in August 2006 by the University of Gloucestershire in association with English Heritage and the Countryside Agency.],]

A site visit was made on 26th October 2017 and again for the appraisal on November 3rd 2017. RDA carried out a level 1 building recording exercise and managed to produce a plan identifying the C19 buildings of which there are at least 95% remaining from the Victorian 1850s Model Farm. {see also 3.4 and 3.5}

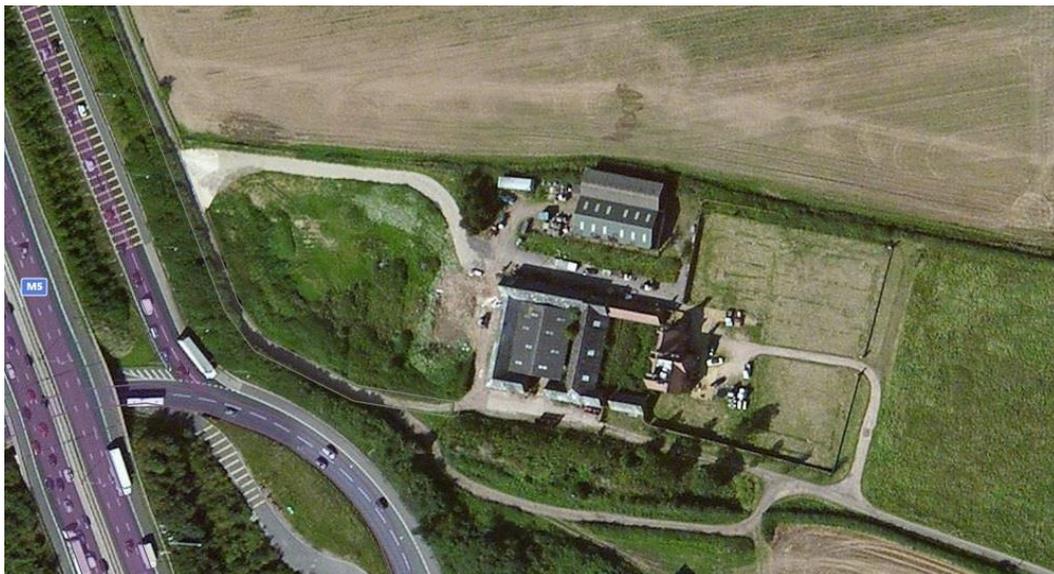
First this was compared with the C19 OS maps with present satellite imagery.



And with a more detailed OS Map where even the pigsties can be seen.



All the C19 Farmhouse and Farmstead buildings remain today although some are in poor condition [See 3.4] and have deteriorated since 2011. The entrance to the Farm has now changed but the side track South of the Farmstead remains. The driveway to the Farm House now loops round to the front East whereas formerly it was located to the South off the main approach. The C19 plan shows 5 pig sties that no longer exist. Modern Sheds are to the North and a C20 steel framed canopy was erected in the West yard and this has now had its roof removed since the satellite image was taken.



3.3.1 Site Assessment Summary

C20 Modern Post 1930	
Traditional Buildings	
Yards	
Farmhouse	
<p>SUMMARY</p> <p>This is a E plan farmstead and farm house 1851 with its core group of buildings set around two courtyards. West Courtyard was covered C20 but has had roof removed so only steel frame remains. A new shed to the North with new access road C20 and C21.</p>	
<p>Site management issues</p> <ol style="list-style-type: none"> 1. <i>Site boundary, ownership and use.</i> The farmstead is in single ownership and all the traditional buildings are now redundant for modern farming purposes 2. <i>Site access and services.</i> Historic Access off Mill Lane to the North 3. <i>Designations.</i> None 	
<p>Historic Character</p> <p>Setting</p> <p>The site boundaries link to similar hedgrows and woodland in the surrounding landscape There are views from Mill Lane with the granary and barn being most prominent and the upper storey and chimneys of the farmhouse clearly visible above the courtyards. The farm can also be viewed from the M5 sliproad. The farm house East can be viewed from the lane to River Avon and a Field Barn, now residential.</p> <p>The farmstead and its buildings</p> <p>This is a E plan double yard farmstead with farm house 1851 with its core group of buildings set around two courtyards. All buildings are original 1851 of traditional buildings of brick and tile and slate . To the North is a modern working area with industrial shed C20 with new access created in 2011.</p>	
<p>SIGNIFICANCE</p> <p><i>“Bredon Field Farm, 1 mile South, by the M5 /M50 Interchange. A rare Worcestershire example of a model farm, built 1851. Brick, with gabled Tudorish farmhouse, and extensive double farm yards, the west one later roofed over.”</i> [Ref The Buildings of England, Worcestershire. Alan Brooks and Nickolaus Pevsner, 2007, Yale University Press]</p> <p><i>“Best example of a Model Farm in Worcestershire.”</i> [Ref HER SWR9231]</p> <p>The core historic farmyard retains the overall form of a Model Farm built in 1851 for the Strensham Court Estate, clearly visible from the approach lane and within its setting of its surrounding fields. All buildings are shown on 2nd Edition Ordnance Survey map of around 1900. All are mostly intact apart from the pigsties.</p>	

3.4 BREDON FIELD FARM BUILDING RECORDING LEVEL 1-2

During a site visit to the farm a LEVEL 1-2 photographic survey building recording was carried out by RDA, supported by desk based assessments using relevant secondary sources such as reference books and websites. Therefore some conclusions regarding the buildings development and use have been presented at LEVEL 2 [See also 3.2 Brief Historical Background]

3.4.1 Previous Evaluation 2011

A buildings Evaluation by 110 Archaeology was carried out in August 2011 and the report deposited on HER SWR201422. *“A programme of historic building evaluation was undertaken in July 2011 at Bredon Field Farm, Mill Lane, Strensham, Worcs. centred around national grid reference (NGR) SP 90937 38938. An application has been submitted with a proposal to change of use of existing agricultural buildings and conversion to light industrial use. The planning application (reference W/11/1338) has been submitted to Wychavon District Council by the owner Mr. Paul Smallbone via his agent Latimer Planning LLP. The proposed development will affect an historic asset and consequently the planning authority has been advised that further information on Bredons Farm is required before a decision is made on whether to grant planning permission”* RDA has consulted this document and has referenced and will quote from it to save some repetition.

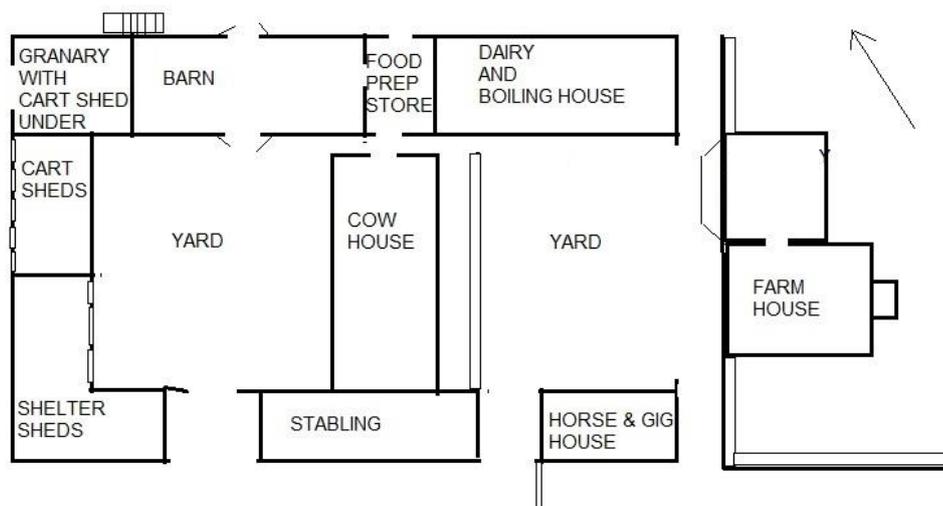
With reference to Building description Summary by 110 Archaeology that was carried out in August 2011 the following was noted

“5.1 Model Farm, 1851 plaque in gable end, two farmyards, West farmyard, south Entry. South West Corner: Cart Shed, lias foundations, brick with internal pilasters, open to yard, brick piers, king strut roof, slate clad, ridge tiles. West Side: Wagon shed, lias foundation, brick with internal pilasters, open to exterior (brick piers), king strut roof, slate clad, ridge tiles. North West Corner: Grain store, one and a half storey, lias foundations, brick with internal pilasters, ventilation panels, York paving to cross passage, brick paving each end, king strut roof, slate clad, ridge tiles, later inserted East floor. North Side: Bmn, lias foundations, brick with internal pilasters, ventilation panels, York paving to cross passage, brick paving each end, king strut roof, slate clad, ridge tiles, later inserted East floor. North East Corner; Store, half-storey, quarter internal stair, lias footings, brick, segmental heads to doors and windows, pump. First Floor, louvred windows, north half-door to exterior, interrupted trusses, slate clad, ridge tiles. East Side; Cow Shed, lias footings, brick with internal pilasters, York and pitched lias paving, central walkway with flanking troughs and standing behind. Stable doors, segmental heads, queen strut roof, roof slate clad and ridge tiles with vent flues. South East Corner; Stables, lias footings, brick with internal pilasters, York slab and pitched lias paving, segmental heads to doors and windows, king strut roof, slate clad and ridge tiles with vent flues.” Ref [pg 9 SWR 20422 BREDON FIELD FARM MILL LANE STRENSHAM WORCESTERSHIRE WR89LB HISTORIC BUILDING EVALUATION SP 90937 38938 WSM 45810 (activity number) Site code: BFF 11 By Sean Cook & Jill Atherton August 2011 | 110 ARCHAEOLOGY]

3.4.2 Current Evaluation 2017

During a site visit to the farm on November 3rd 2017 a LEVEL 1-2 photographic survey building recording was carried out by RDA, supported by desk based assessments using relevant secondary sources such as reference books and websites. A LEVEL 1 building recording [ref Historic England A Guide to Good Recording Practice (Historic England, 2016)] is a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. It covers the building's exterior with reference only to significant internal elements or features. Typically, it will be undertaken when the objective is to gather basic information about a building, or buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. However some conclusions regarding the buildings development and use have been presented at LEVEL 2 by RDA [See also 3.2 Brief Historical Background]

RDA with on-site inspection were largely in agreement with Sean Cook & Jill Atherton August 2011 110 ARCHAEOLOGY descriptions of the farm buildings in their report and their previous uses with the exception that the Wash House with chimney and Building range was most likely to have been THE DAIRY. The following Sketch Plan by RDA describes the farmstead buildings previous uses.

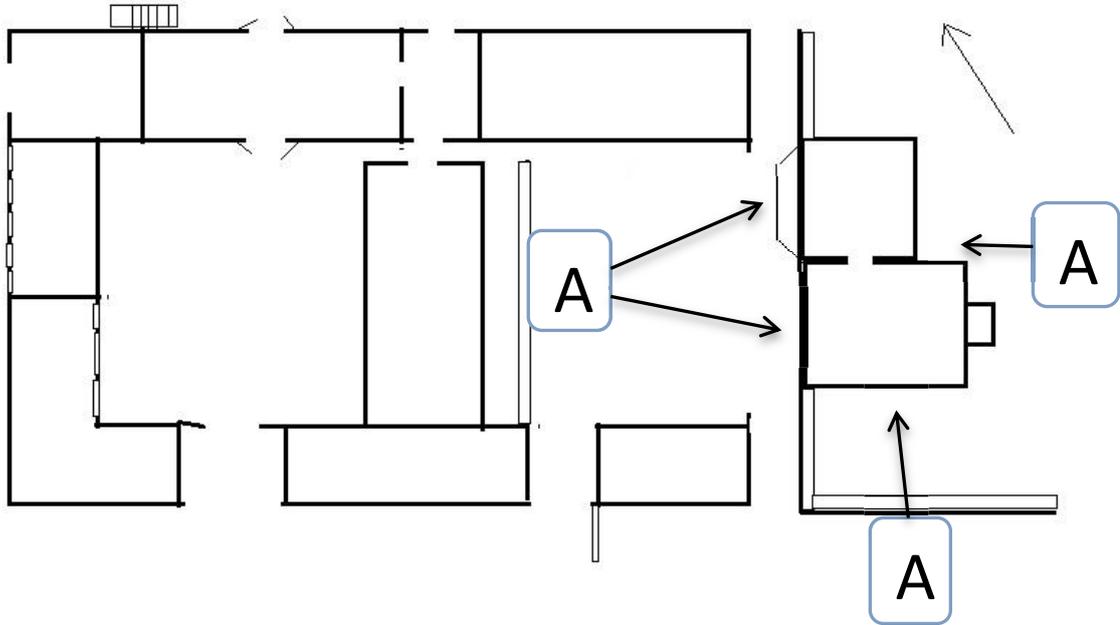


Sketch Plan by RDA describes the farmstead buildings uses. NOT TO SCALE

This layout and intact farmhouse of the period is all very typical of descriptions and plans in J.C. Loudon's "*An encyclopædia of cottage, farm, and villa architecture*" published 1783-1843. The Strensham Estate may well have been under the influence of J.C. Loudon's enthusiasm for improvements to agriculture, who was a most important influence in the design of farm buildings in the early C19. [See 3.5]

The following Sketch Plan was also used to register the photographs taken on site giving the reader idea of orientation. They are labelled A- F

A THE FARMHOUSE



A THE FARMHOUSE

	<p>A</p> <p>Front East Elevation of the Farm House views to Bredon Hill. 1851 Old English Tudoresque style [Tiled Roof replaced 2010.] Original tall corbelled conjoined chimney stacks and buff terracotta chimney pots Traditional local brick elevations with dressed sandstone window surrounds and arrow slits to gables. Enclosed portico porch.</p> <p><i>“ 1227 The Old English Cottage Style steep roofs, plain tiles, barge boards at the gable ends, latticed windows” p566 JC Loudon Villa & Farm Architecture</i></p>
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A

Rear West Elevation facing the EAST YARD
1851 Old English Tudoresque style
[Tiled Roof replaced 2010.] Original tall corbelled con joined chimney stacks and buff terracotta chimney pots
Traditional local brick elevations with dressed sandstone window surrounds.
Includes “drying porch veranda”
JC Loudon Villa & Farm Architecture pg 864



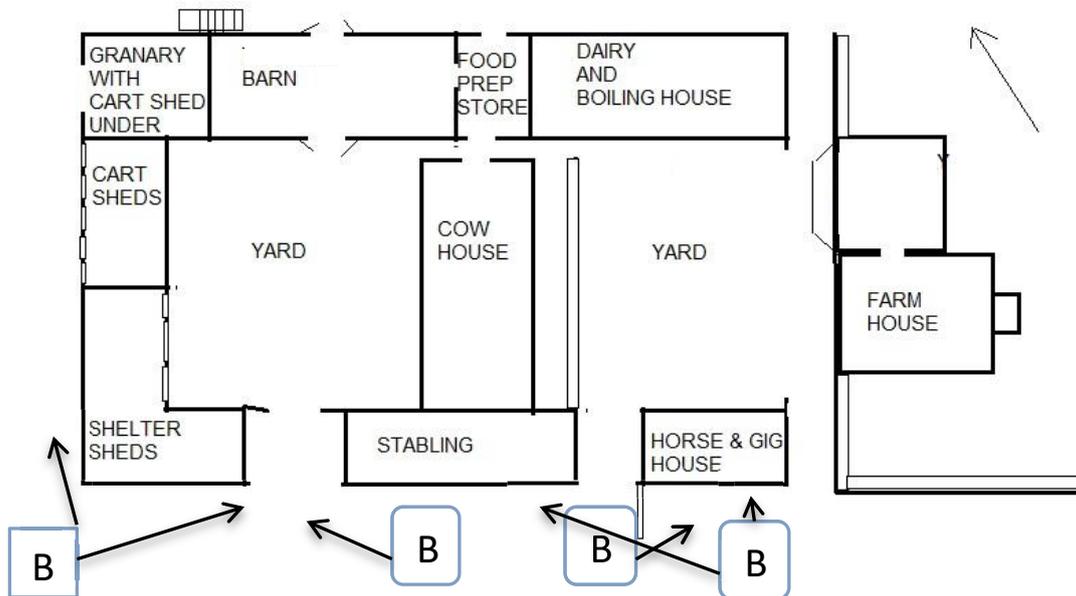
A

Side South Elevation 1851 Old English Tudoresque style [Tiled Roof replaced 2010.]
Original tall corbelled con joined chimney stacks and buff terracotta chimney pots
Traditional local brick elevations with dressed sandstone window surrounds.
NB This was the elevation first seen from the drive in the C19.



Farmhouse has ALL ORIGINAL cast iron casement window details LEFT on main House RIGHT on North Wing "latticed windows" p566 JC Loudon Villa & Farm Architecture

B SOUTH ELEVATIONS HORSE GIG HOUSE; STABLES & SHELTER SHEDS



B SOUTH ELEVATIONS HORSE GIG HOUSE ; STABLES & SHELTER SHEDS

Waggon and Stables were needed in greater number for horses mid C19 including use of horse engines for driving farm machinery. [Humphries Steam Engine mentioned in 1854 Auction]
Sometimes stables were used for calves. [Ref Discovering Traditional Farm Buildings J.E.C. Peters]



Evaluation 2011. *"There are flues (without their hats) along the ridge"* 2017 These are no longer on the ridges.

B HORSE GIG HOUSE

Described as Stable & Trap Shed [SWR 20422 HISTORIC BUILDING EVALUATION]
Traditional Brick elevations 4 bays one with timber truss .
Geometric ventilation lozenge in East gable end. Slate Roof missing. Roof was intact in Evaluation 2011.
Flues found on the ground



B HORSE GIG HOUSE

Described as Stable & Trap Shed [SWR 20422 HISTORIC BUILDING EVALUATION]
Traditional Brick elevations 4 bays one with timber truss .
Geometric ventilation lozenge in West gable End above a timber casement window.
Walling and pillar rebuilt in reclaimed bricks C20



B STABLES

[SWR 20422 HISTORIC BUILDING EVALUATION]

THE FARM STABLE

This (8-bay) building extends across the south end of the cow-shed, between the gateways to the west and east yards, and the King-strut roof is double framed 2011

Since 2011 the South End has collapsed due to a fire. The entrance to the East Yard has been partially bricked up with an inner wall and a low stone wall has been built at the entrance.



B [SWR 20422 HISTORIC BUILDING EVALUATION]

THE FARM STABLE

This (8-bay) building extends across the south end of the cow-shed, between the gateways to the west and east yards, and the King-strut roof is double framed 2011

See PLATES 11 & 12

[SWR 20422]

Since 2011 the (8-bay) South End has collapsed due to a fire

For Reference taken 2009



cc-by-sa/2.0 - Untypical farmyard equipment by Peter Whatley - geograph.org.uk/p/1007466

For Reference
geograph-1007466-by-
Peter-Whatley
TAKEN in 2009

This photograph taken in 2009 shows the “(8-bay) building extends across the south end of the cow-shed, between the gateways to the west and east yards, and the King-strut roof is double framed”

Original construction can also be seen in Ref PLATE 13 [SWR 20422 HISTORIC BUILDING EVALUATION] THE FARM STABLE



B Entrance to WEST Yard. End Gable of Stabling. Ventilation brick lozenge. End of corner Shelter Shed. Slate Roof intact

B SHELTER SHEDS

Open fronted sheds in the C19 were used to shelter loose cattle related either to the Yard or to a field. Front wall open roof supported by piers or posts. Inside there would have been rack & trough as in the Cow House but no partitions. Most were built single storey open to the yard and used for collecting manure from the Cow House and Stable and for loose cattle. [Ref Discovering Traditional Farm Buildings J.E.C. Peters]



B *The south west corner is open to the west yard, the piers here were replaced by fewer steel posts and additional steel beams in the later 20th century. The roofs are of double-framed King-strut construction with an interesting diagonal frame with half-trusses in the corner. Ref pg 8[SWR 20422 HISTORIC BUILDING EVALUATION] See PLATE 14 SWR 20422*

Photograph Outer Wall to Lane of corner of Shelter Shed. Inserted C21 windows

For Reference taken 2009

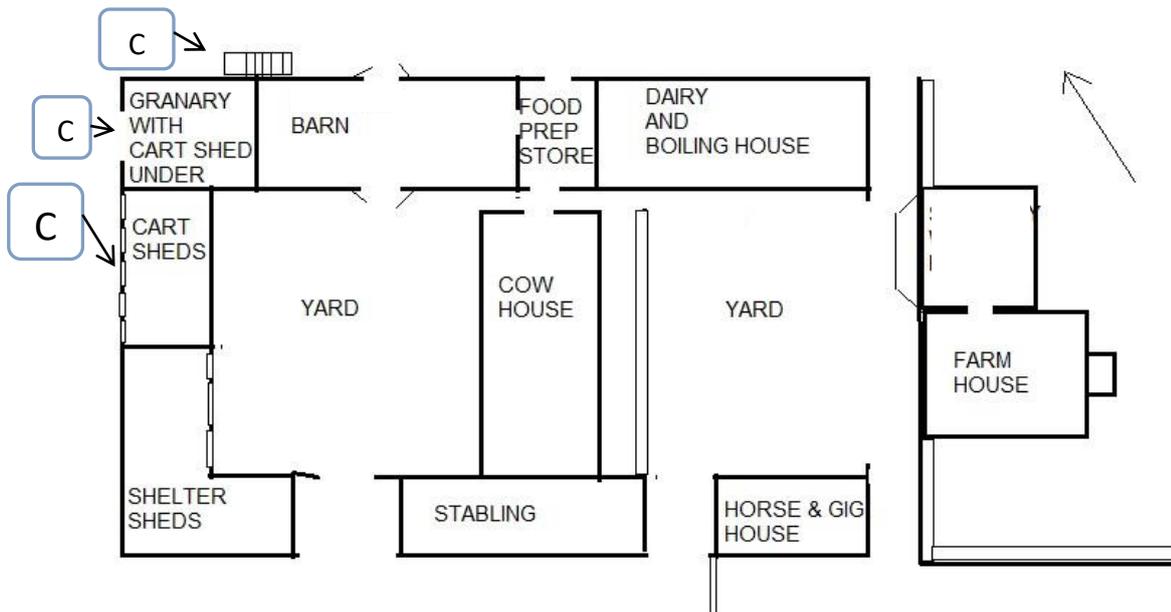


cc-by-sa/2.0 - Bredon Field Farm from the... by Peter Whatley - geograph.org.uk/p/1007460

For Reference
geograph-1007466-by-
Peter-Whatley
TAKEN in 2009

C WEST ELEVATIONS CART sheds; WAGON HOUSE & GRANARY

In the mid C19 cart sheds were needed for horse drawn carts, wagons, ploughs harrows. Even shelter for simpler items made of wood or moving parts of iron liable to rust if left outside. Rarely opened to fold yard opening other side or onto a drive. THE GRANARY was used to house the grain after being threshed to feed the livestock, always raised and approached by external staircase. Recess often formed under for a dog kennel. Granaries often placed over a cartshed, or with an absence of Engine House C19, to store a portable steam Engine used [See Appendix i] for threshing and powering the grinder. Fresh air circulated underneath. In the C19 development often made the Granary part of the Preparation Room. [Ref Discovering Traditional Farm Buildings J.E.C. Peters]



C CART SHEDS

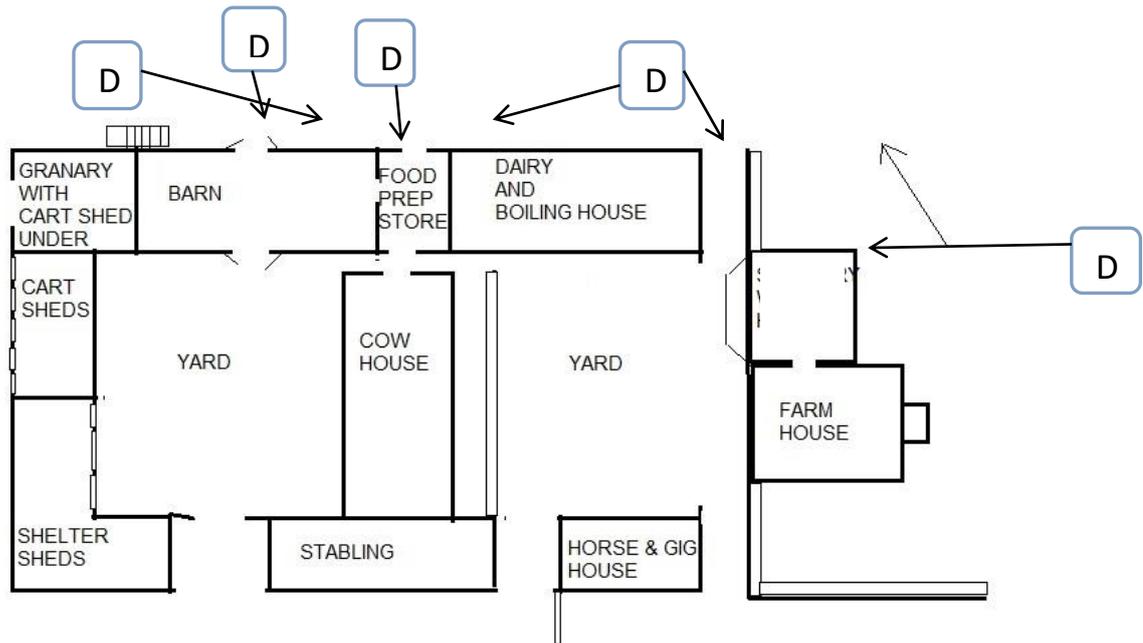
The buildings bounding the west side and south west corner of the western yard are open fronted. The (5-bay) Wagon-shed to the north is open to the west, with piers like those under the grain store, [SWR 20422 HISTORIC BUILDING EVALUATION] See PLATE 15 2011
 The 5 bay openings have now been filled in with Breeze Blocks and 1 bay with a window and door. 2017

	<p>C GRANARY</p>  <p>Ventilation window under segmental arch and empty date plaque in gable end.</p> <p>Lower Openings blocked by Trailer” stout brick pier and steel joists (inverted T section) support the upper wall” SWR 20422 HISTORIC BUILDING EVALUATION 2011 See PLATE 15</p>
<p>Slate roof in poor condition especially at eaves. Traditional brick elevations intact. Cart/engine shed beneath not accessible due to trailer.</p>	

	<p>C Entrance to Granary.</p> <p>Approached by external brick staircase. Recess often formed under for a dog kennel as in this case. Dressed with blue bricks to segmental arch and stair wall.</p> <p>Timber Ledge & brace door deteriorated due to slipped slate above</p> 
<p>Internal Inspection not possible 2017 <i>The four-bay roof is formed by two (interrupted) base-cruck trusses</i> SWR 20422 HISTORIC BUILDING EVALUATION 2011</p>	

D NORTH ELEVATIONS BARN; 2 STOREY STORE; DAIRY

Barns were always built with air vents to prevent crops inside becoming mouldy and to provide light when empty. In the C19 these were often grouped in panels in geometric shapes. Doors are the most prominent external feature, large and wide. Double doors might be subdivided to give four sections to admit laden wagons or carts to unload from the threshing floor to the bays. In the C19 it was common to have set of high doors opposite each other to let out the cart after unloading. [Ref Discovering Traditional Farm Buildings J.E.C. Peters]

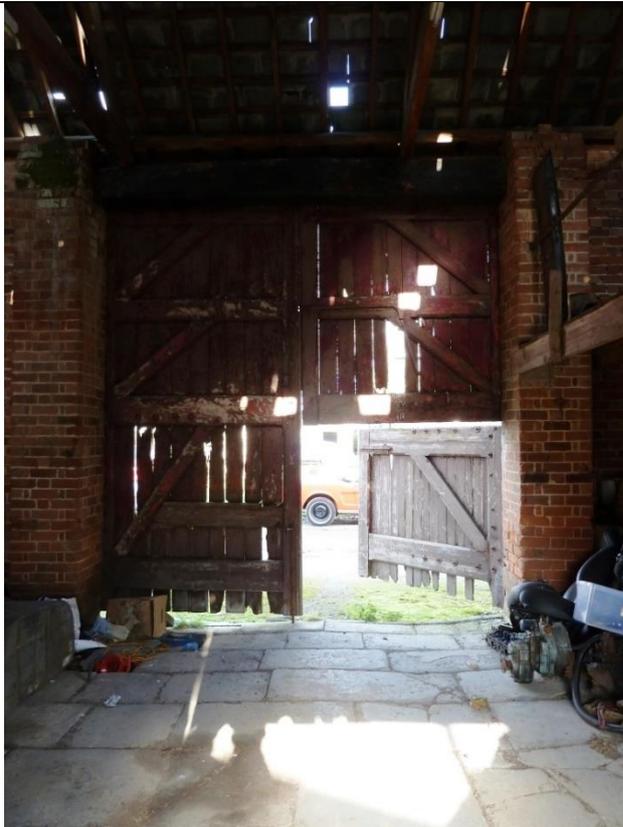


D BARN *The 8-bay barn, wider than the building to the east, occupies most of the northside of the western yard. It is ventilated, and poorly lit, by a double row of panels and the eastern leaves of the massive double doors are halved. A mezzanine floor was inserted into the eastern part of the barn in the later 20th century. SWR 20422 HISTORIC BUILDING EVALUATION 2011 Plates 17-20 No changes in 2017*

D BARN Large double leaf doors and hinges [deteriorating] on stone blocks deteriorating to North. South doors in better condition. Slate roof in poor repair.



Lozenge diamond and uncommon Straight sided pentagon ventilation panels. Evidence of timbers protruding from C20 mezzanine floor LEFT side of Barn



D BARN
LEFT Inside view of double leaf NORTH doors and hinges. Flagstone floor



ABOVE Inside SOUTH double leaf doors In good condition.

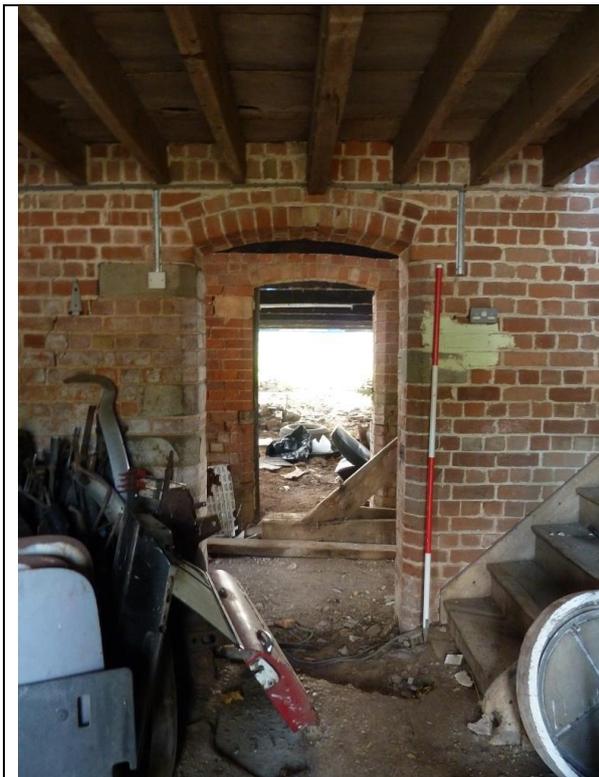


D STORE

“one and a half storey building which has doors in the north and south walls in line with the central walkway of the cow shed... There is a low door in the (short) north wall and the room is lit by two windows in the east (gable) wall, one of which retains its louvers” SWR 20422 HISTORIC BUILDING EVALUATION 2011 PLATES 1,5 &6

2017

Small side window nearly collapsed. Slate roof in poor repair with roof light missing causing internal water ingress.



D lower STOREY STORE Door openings in the north and south walls in line with the central walkway of the cow shed



D STORE Upper Floor

Louvre window in East Gable end still intact. Floor unsafe to stand on. Approached by a C19 quarter-turn stair, with landing, in the south west corner. Interrupted frames of the three-bay upper floor.

D Former DAIRY

The C19 Dairy was linked with the keeping of cattle. There is evidence in Auctions 1854 and 55 at Bredon Field Farm for Dairying “SUPERIOR DAIRY AND FAT COWS, HEIFERS AND BULL”.... assortment of DAIRY AND BREWING UNTENSILS,” Milk was converted to butter and cheese. Normally the Dairy formed part of the house [the side wing at Bredon Field Farm may have housed Dairy/Scullery but equally this single storey building probably was used for this purpose.] The Dairy may adjoin a room furnished with racks for cheese maturing. Until the late C19 butter and cheese was more important than liquid milk. The pigsties[At Bredon Field Farm was in the East yard as seen on historic maps] were connected to dairying, the pigs feeding on whey, the skimmed milk left from butter and cheese making. Sties were often placed near the rear of the house for ease of feeding waste food scraps etc. [Ref Discovering Traditional Farm Buildings J.E.C. Peters]

J.C Loudon mentions “*Cow –house with feeding passage, boiling house and dairy scullery, dairy and coal house*” pg 522 J.C Loudon Encyclopaedia Villa & Farm Architecture



D Single Storey former DAIRY

[Left] Evidence of openings now filled in with reclaimed bricks. C20 or C21 tiles on roof.



[Above] End gable of House. East gable of Dairy/Boiling House with Chimney. Internal inspection not possible.



D Single Storey former DAIRY

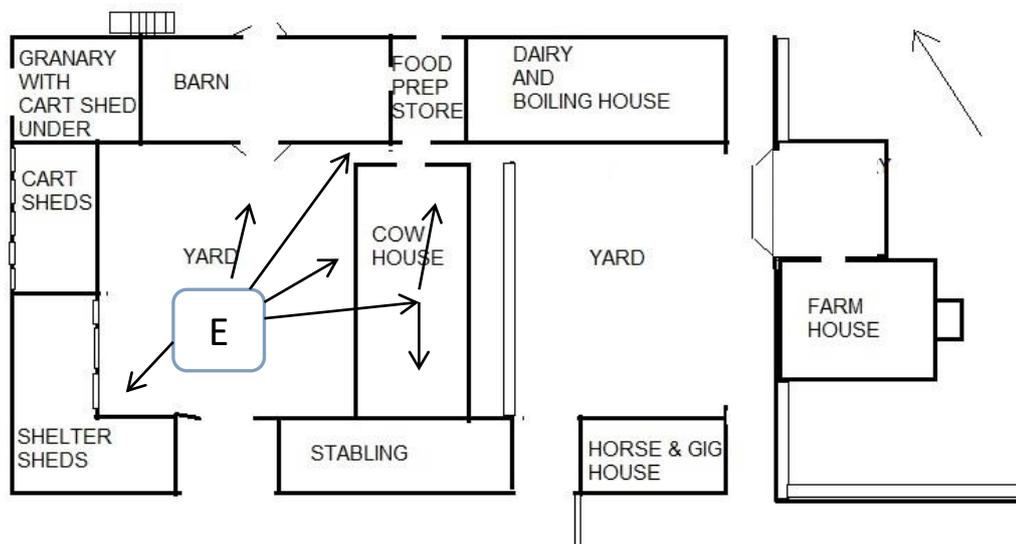
View showing the North Wing of Farm house facing East. To the side evidence of smaller buildings/structures. Attractive Gable ends of Dairy followed by 2 Storey Store House followed by Barn. Cow House slate roof in between the East and West yards.

The possible former Dairy building seen as the side of East Courtyard setting



E WEST YARD; SHELTER SHEDS, AND COWHOUSE

Cowhouses- C19 Cattle were kept tied in the Cowhouse approached from main yard for ease of disposing manure which was collected until taken out to spread on fields and it was less wasteful to have one central heap. Light was usually provided in the Cow House by glass slates, ventilation holes or slits often patterned as in a barn, and ridge ventilation cowls. Partitions made of timber for the cattle, between every two cows, with a trough running across the head of the stall, usually low unlike in the stable, made of wood stone or even brick. Usually a central drainage passage with the floor paved with cobbles. A 3-4 feet wide passage connected with the feed preparation rooms, as seen at Bredon Field Farm. **Shelter Sheds** were opened fronted to shelter cattle and related to the Yard [Discovering Traditional Farm Buildings J.E.C. Peters]



E WEST YARD SHELTER SHEDS

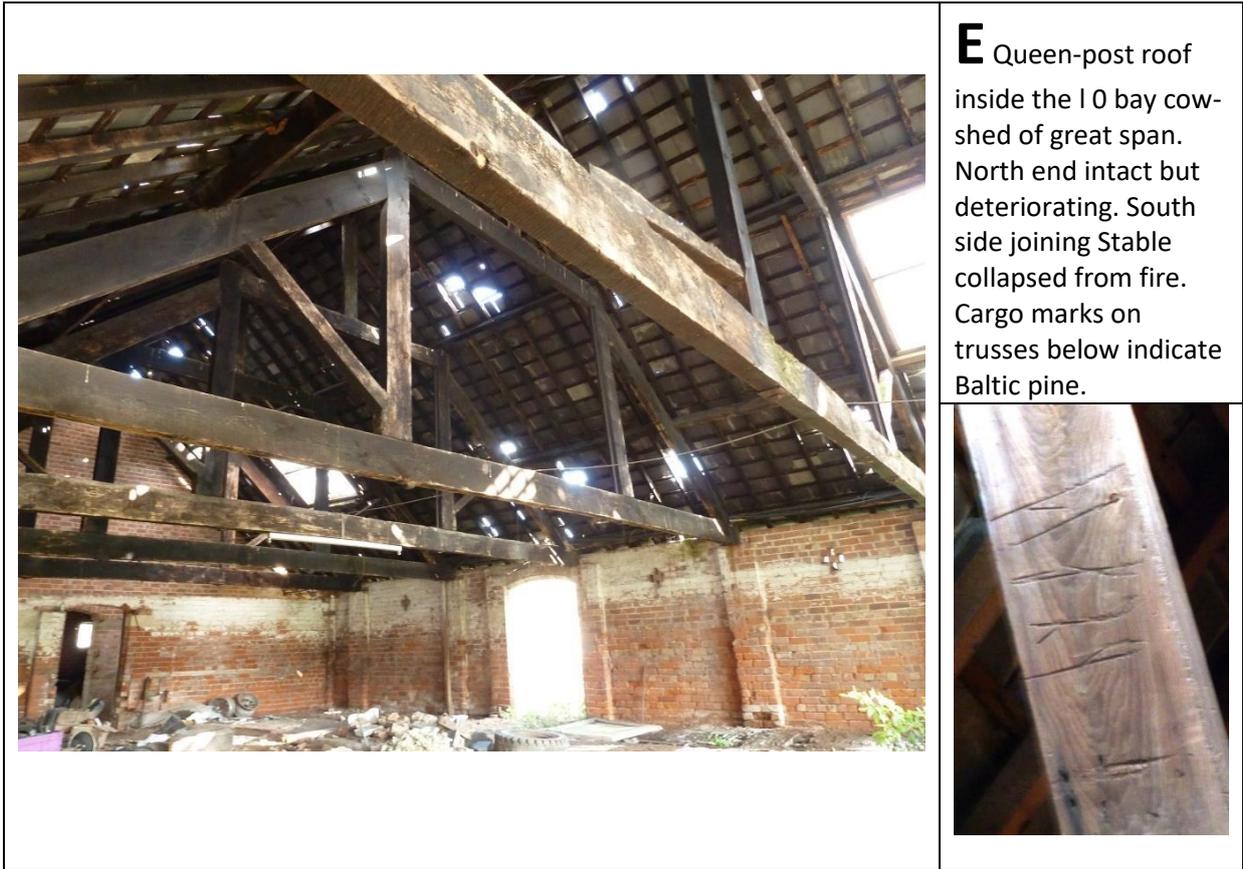
Since 2011 these have been blocked and windows inserted but the corner diagonal substantial king strut remains [Ref Plate 14 SWR 20422 HISTORIC BUILDING EVALUATION 2011]



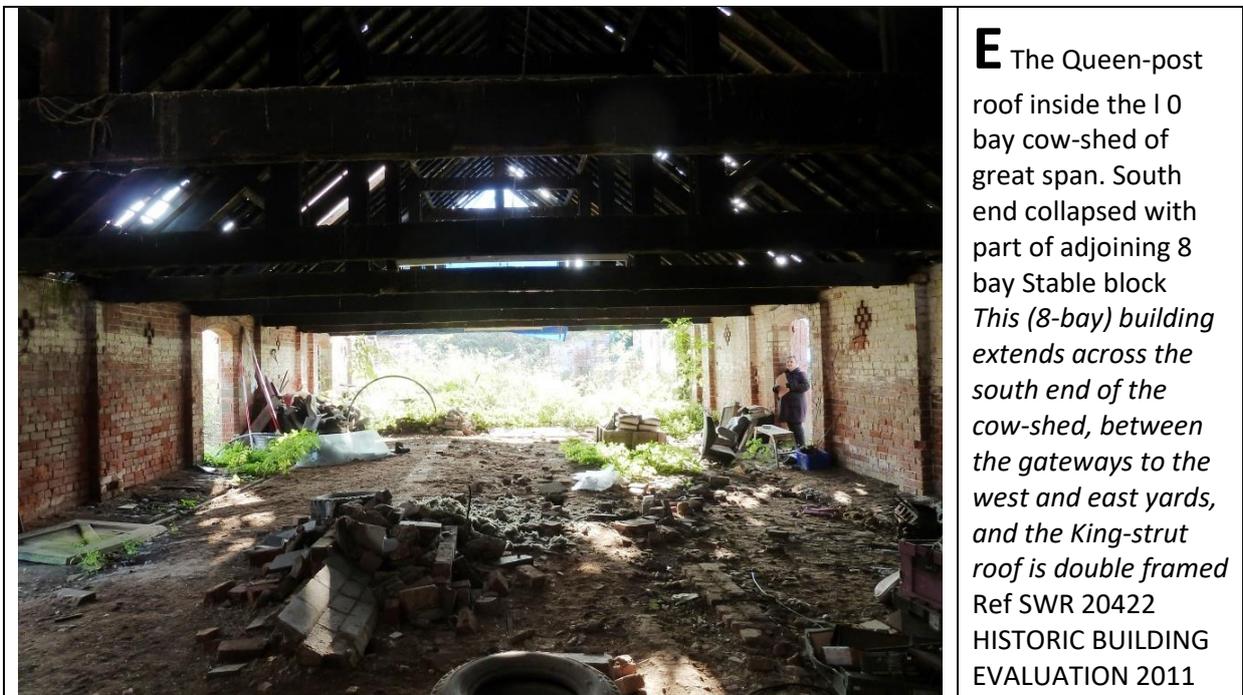
E A 10 bay cow-shed, the great span of which required a Queen-post roof, with additional very long bolts alongside the Queen-posts connecting the tie-beam and the strainer-beam. There are flues (without their hats) along the ridge. Roof-lights were inserted into the east roof-slope in the later 20th century. A seven foot wall, with central door, across the north end separates the shed proper from a narrow cross-passage, with little gates at each end, connecting the west and east yards. SWR 20422 HISTORIC BUILDING EVALUATION 2011



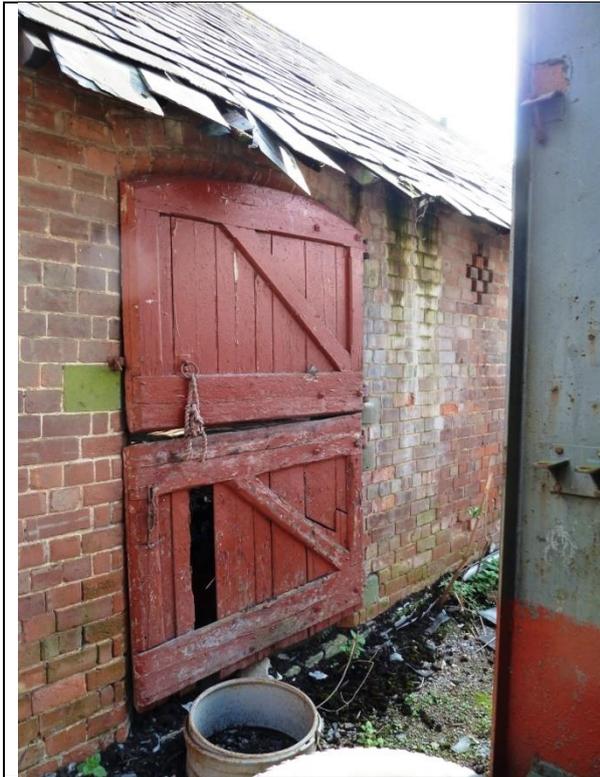
E Looking from the **West Yard** entrance towards the Barn, Cow House to the right [E] Covered roof removed from the Yard. In 2011 it was covered [See Plate 8 SWR 20422] Yard concreted over probably in the C20



E Queen-post roof inside the 10 bay cow-shed of great span. North end intact but deteriorating. South side joining Stable collapsed from fire. Cargo marks on trusses below indicate Baltic pine.

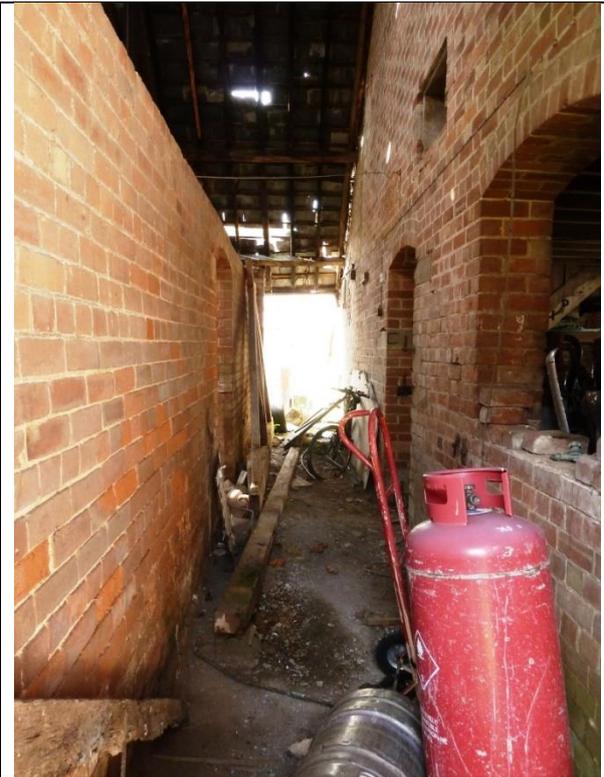


E The Queen-post roof inside the 10 bay cow-shed of great span. South end collapsed with part of adjoining 8 bay Stable block *This (8-bay) building extends across the south end of the cow-shed, between the gateways to the west and east yards, and the King-strut roof is double framed* Ref SWR 20422
HISTORIC BUILDING EVALUATION 2011



E COW HOUSE STABLE DOOR

A remaining Cow House door facing the West yard

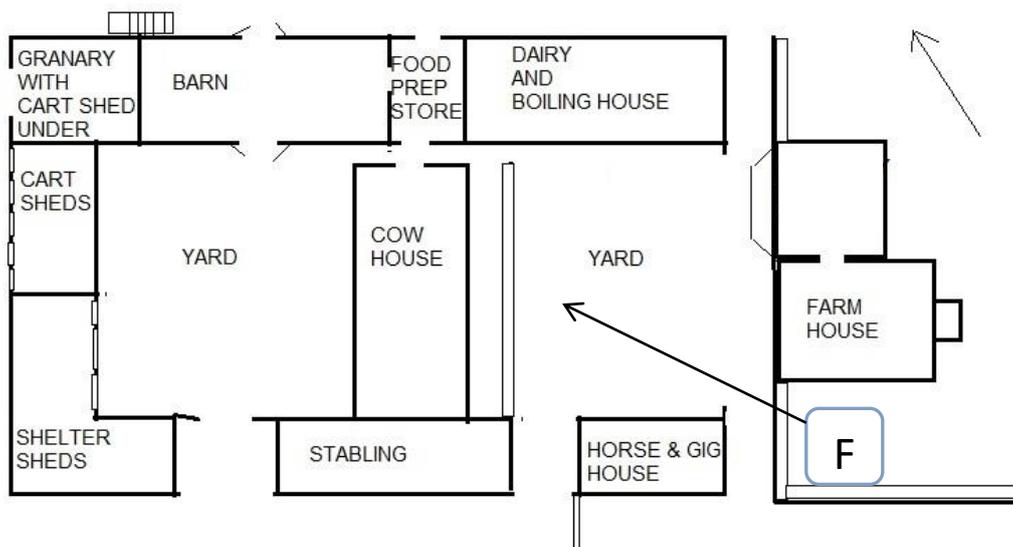


E THE CROSS PASSAGE to EAST YARD

A seven foot wall, with central door, across the north end separates the shed proper from a narrow cross-passage, with little gates at each end, connecting the west and east yards. [SWR 20422 HISTORIC BUILDING EVALUATION 2011]

F EAST YARD

The East yard is accessed from between the Stabling and Horse & Gig House. A path leads to the rear of the Farm House where the former Pig Sties were which then leads to the former Dairy and Boiling House. Pigsties were found on most farms, the pigs eating what otherwise would have been wasted. Sties for ease were often at the rear of the house and were connected to dairying as pigs were fed on whey. In the corner by the veranda there is evidence of former small buildings probably ash pits, coal house, tanks etc. The West side of this East Yard includes a brick wall creating a walkway by the Cow House and its stable doors. [Discovering Traditional Farm Buildings J.E.C. Peters]



F EAST YARD

East side of Cow House with original brick wall in front of Cow House openings. South end of Cow House having collapsed by the fire.

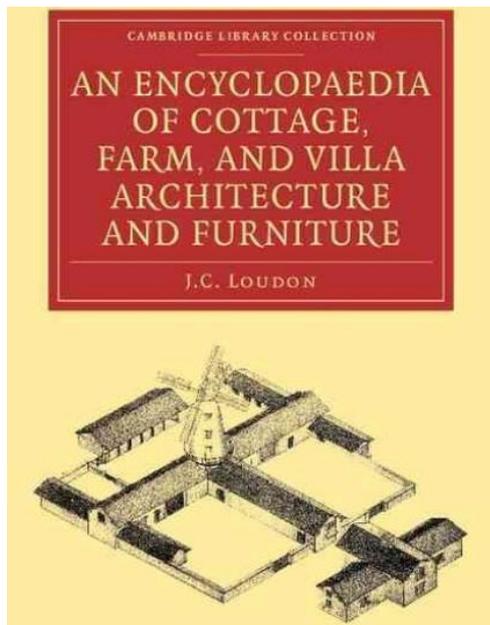
NB

Ref Plate 7 [SWR 20422 HISTORIC BUILDING EVALUATION 2011] shows how the 10 bay Cow House joined the 8 bay Stabling before the fire.

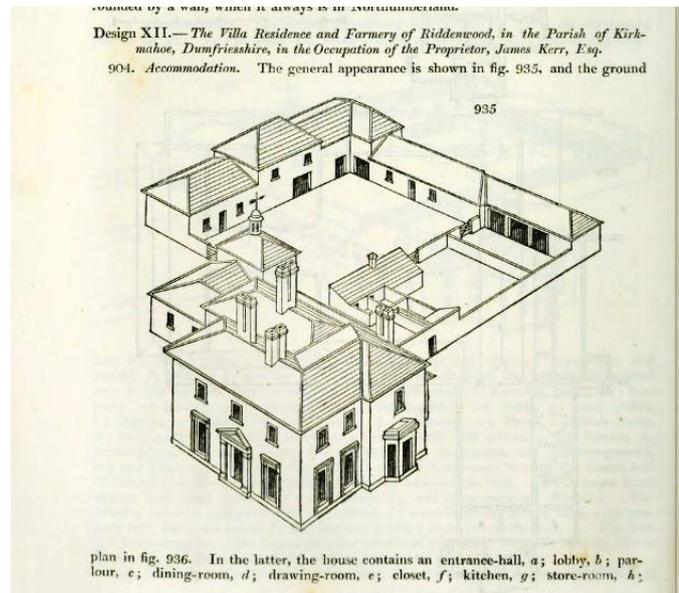
Yard covered by vegetation.

4 Rapid Appraisal Summary

There are obvious comparisons with other C19 Model Farms and J C Loudon's descriptions in his Encyclopaedia of Cottage and Farm and Villa Architecture 1833-1846 to what is seen at Bredon Field Farm. *J. C. Loudon's immense and valuable work was first published in 1833 with his stated aim of helping to 'improve the dwellings of the great mass of society'. He stressed the importance of a building being judged by its fitness for the end in view, and by the clear architectural expression of that end. This new, slightly enlarged facsimile of the 1846 edition is available in two volumes containing, in total, over 1,300 pages with more than 2,000 illustrations; these include engravings, drawings and plans of buildings and their elements. It provides numerous examples of designs and construction methods for a variety of houses from small cottages to much larger country houses. It also includes designs and instructions for the building of farmhouses, agricultural buildings, inns as well as designs for small gardens. In addition, Loudon offers illustrated examples of the fixtures, fittings and furniture which might be appropriate to furnish such dwellings. It is an invaluable source of reference for everyone interested in traditional countryside architecture and its conservation. Ref <http://www.ribabookshops.com/item/encyclopaedia-of-cottage-farm-and-villa-architecture-and-furniture/21668/>*



Encyclopaedia of Cottage and Farm and Villa Architecture 1833



Pg 462 Villa and Farmery of similar scale to Bredon Field Farm ref Encyclopaedia of Cottage and Farm and Villa Architecture 1833

Further analysis and comparisons could be undertaken with other similar 1850s farmsteads in the UK that survive but this report has not allowed for extensive analysis or research which a set of buildings of the potential significance of this model farm may require. However RDA believes Bredon Field Farm is a very good example of a C19 Model Farm, well built with skill, by the wealthy landowners the Taylors at Stensham Court Estate. The farm buildings now desperately need repair and/ or reuse to regenerate; the farm house itself is in good order externally, with many fine external features, internal recording not undertaken by RDA.

In deed the updated Pevsner series published in 2009 states

“Bredon Field Farm, 1 mile South, by the M5 /M50 Interchange. A rare Worcestershire example of a model farm, built 1851. Brick, with gabled Tudorish farmhouse, and extensive double farm yards, the west one later roofed over.” [Ref The Buildings of England, Worcestershire. Alan Brooks and Nickolaus Pevsner, 2007, Yale University Press]

The West Yard is today no longer roofed over 2017 and it is now possible to read the farms West courtyard and see the potential for the regeneration of these buildings with a sympathetic scheme.

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The Historic Farmsteads Preliminary Character Statement: West Midlands Region'. [Published in August 2006 by the University of Gloucestershire in association with English Heritage and the Countryside Agency

SWR 20422 BREDON FIELD FARM MILL LANE STRENSHAM WORCESTERSHIRE WR89LB HISTORIC BUILDING EVALUATION SP 90937 38938 WSM 45810 (activity number) Site code: BFF 11 By Sean Cook & Jill Atherton August 2011 110 ARCHAEOLOGY]

Secondary

The Adaptive Reuse of Traditional Farm Buildings Historic England Advice Note 9

Historic England A Guide to Good Recording Practice (Historic England, 2016)

Discovering Traditional Farm Buildings J.E.C. Peters

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<http://www.worcestershire.gov.uk/archaeology/historicenvironmentrecord>

Appendices

Appendix i

Auction in 1855 at BREDON FIELD FARM

Auction in 1855 of remaining part of the capital LIVE STOCK 44 FAT WETHERS and 3 TEGS [Sheep] HACKNEY MARE, 6 fat BACON PIGS, SOW AND PIGS. Narrow Wheel WAGGONS, 2 Broad wheel CARTS, GEARING, 2 WINNOWING MACHINES, **one by Humphries nearly new**, Drill, Plough, 144 Sacks, Patent weighing machine, Weights, Bushells, Sieves, 5 iron Pig Troughs, ladders ropes, well-built DOG CART AND HARNESS, excellent assortment of DAIRY AND BREWING UNTENSILS, 10 Hogsheads, 5 half hogsheads, neat and clean HOUSEHOLD FURNITURE John Firkins who is quitting the Estate [Worcs Journal 15th March 1855.]

RDA found this advert about Humphries winnowing machines

EDWARD HUMPHRIES, Engineer,
PERSHORE, WORCESTERSHIRE,
MANUFACTURER OF
ALL ENGLAND PRIZE THRASHING MACHINERY,



PORTABLE,
 SEMI-PORTABLE,
 FIXED, HORIZONTAL
 AND VERTICAL
**STEAM
 ENGINES,**
 Portable & Fixed
 Boilers,

STRAW, HAY & CORN ELEVATORS, CLOVER SHELLERS, CORN GRINDING MILLS, CHAFF CUTTERS, HORSE GEARS,
ALL KINDS OF
 CIDER MAKING MACHINERY, WINNOWING MACHINES, WOOD SAWING MACHINERY, & GENERAL AGRICULTURAL MACHINES.

ILLUSTRATED CATALOGUES WITH PRICES FREE ON APPLICATION.

ATLAS WORKS, PERSHORE.

Appendix ii

HER Report 31 10 2017 WSM45681