



Heritage Statement & Assessment of Significance Ivy House Broadwas WR6 5NE



FEBRUARY 2018 Rock Davidson Associates Historic Building Consultants

Contents

1.	Introduction	3
1.1	The Consultants	3
1.2	The Client	3
1.3	Background Heritage Statements and Assessments of Significance	3
1.4	Methodology.....	3
1.5	Limitations.....	3
1.6	Copyright.....	4
2.	The Site	4
2.1	Location.....	4
2.2	Planning Search WR6 5NE.....	5
2.3	Background to Listed Building Consent and the NPPF.....	5
2.4	Listed Building Definition	5
2.5	Listed Building Description Ivy House Broadwas	6
3.	Setting and Vistas.....	7
3.1	Historical Background - Broadwas Village	7
3.2	Current Setting Photographic Views.....	9
4	Assessment of Ivy House Farm	10
4.1	Scope of Assessment.....	10
4.2	Historical Research.....	10
4.3	Map Regression.....	11
4.4	Historical Phasing and Building Type	11
4.4.1	Background of Timber Frame Construction and H Plans	11
4.4.2	Historical Phasing & Description Ivy House Farm	12
4.5	Photographic Record and Descriptions Building Recording Level 1	13
4.5.1	Exterior.....	13
4.5.2	Interior: note of significant features.....	16
5	Assessment of Significance Ivy House Broadwas.....	22
5.1	Background to Assessments of Significance	22
5.1.2	Evidential Value/Architectural Value	23
5.1.3	Historical Value-	23

Heritage Statement & Assessment of Significance Ivy House Broadwas WR6 5NE

5.1.4 Aesthetic /Setting/Group Value.....	24
5.1.5 Community Value.....	24
5.2 Statement of Significance	24
Bibliography	25

1. Introduction

1.1 The Consultants

Rock- Davidson Associates. Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC**

And **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

1.2 The Client

1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect or qualified archaeologist paragraph 128. (NPPF, 2012) (NPPF Planning Practice Guidance, 2014) and paragraph 141. IHBC credentials and post-nominal letters are recognised as appropriate validation. The statement should assess the nature, extent and importance of the significance of the asset and its setting and should be detailed enough that the impact of any proposed works on that significance and setting can be properly assessed by the conservation team and local planning authority.

1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. A brief HER search from WAAS has been included by RDA with this report. [Ref **WSM45005**]. There were one site visit made on Friday 26th January 2018 to take photographs, equivalent to a Level 1 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

A Level 1 is essentially 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. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify 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.

Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features.

1.5 Limitations

No historical archive investigation in person was made to the County Archives in Worcester as this was not within the scope of this assessment; although the WAAS HER was consulted.

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.

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

2. The Site

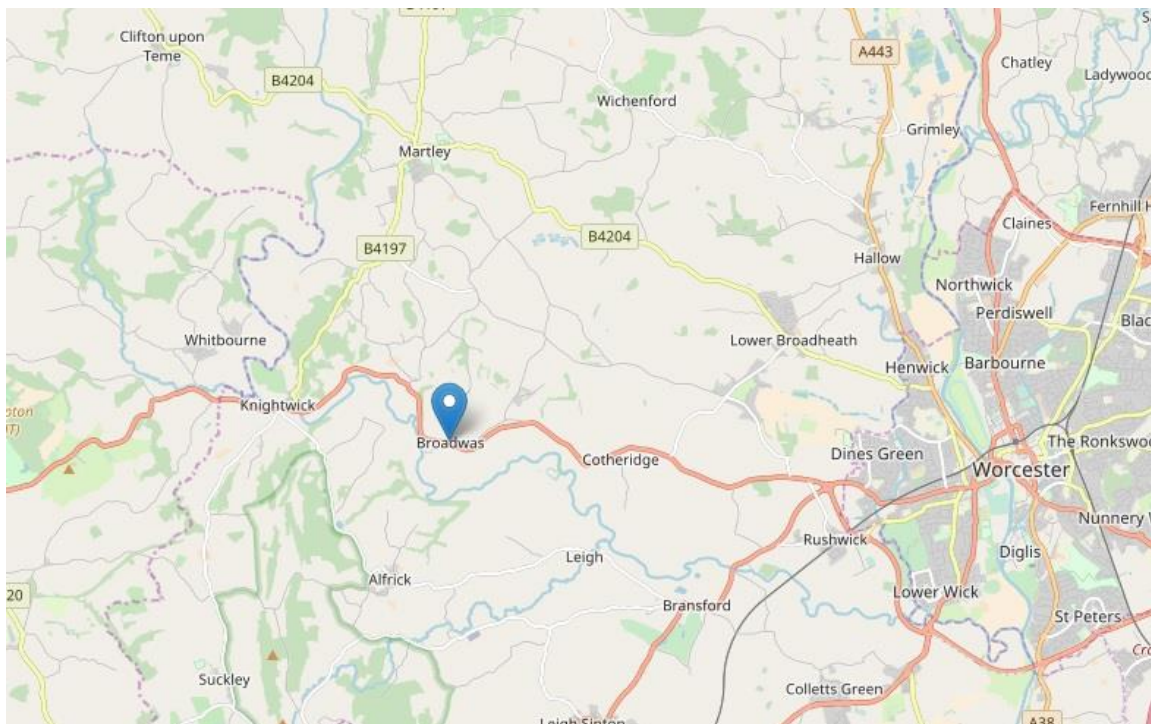
2.1 Location

Latitude: 52.1952 / 52°11'42"N Longitude: -2.355 / 2°21'18"W

OS Eastings: 375829 OS Northings: 255278

OS Grid: SO758552 Mapcode National: GBR ODM.CDX

Mapcode Global: VH92R.42BZ



2.2 Planning Search WR6 5NE

A quick search of the MHDC Planning Portal of the Site around Ivy House and Farm, and its curtilage revealed:-

1975 erection of bungalow and garage adjacent to Ivy House 75/01243/FUL

1991 Conversion of Barns to residential Use 91/01766

2004 Amendments to Unit 6 Barn Conversions 04/00708/FUL

2006 Forge Cottage [opposite] extension 06/01705/CPU

2012 Tack Barn Conversion 12/00553 and 12/00939

2.3 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework with para.128 of particular relevance (NPPF Planning Practice Guidance, 2014) and Para 141. It is usual practise for applications for Listed Building Consent, for applicants to provide a written statement and to include a schedule of works to the listed building(s), The written statement should be an analysis of the significance of archaeology, history and character of the building/structure, followed by the principles of and justification for any proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. Statements can include supplementary photographs and reports if appropriate. [See 4.1 Scope of Assessment]

2.4 Listed Building Definition

Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II* buildings are particularly important buildings of more than special interest; (*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.)

Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely. [Ref Historic England]

2.5 Listed Building Description Ivy House Broadwas

Entry Name: Ivy House Farmhouse Listing Date: 15 October 1984 Grade: II

Source: Historic England Source ID: 1302181

English Heritage Legacy ID: 151682

Location: Broadwas, Malvern Hills, Worcestershire, WR6 County: Worcestershire

District: Malvern Hills Civil Parish: Broadwas

Built-Up Area: Broadwas Traditional County: Worcestershire

SO 75 NE BROADWAS CP BROMYARD ROAD
(south side)

3/15 Ivy House Farmhouse

II

Farmhouse, now house. C17, extended in C19, timber-framed with part rendered and part painted brick infill, some brick replacement walling and refacing, pebbledashed to front left elevation; tiled, hipped roofs; brick external stacks to side elevations, right side stack has sandstone ashlar quoins, also brick rear external stack now enclosed by extensions. H-plan; central range of 2 framed bays with through-passage at left side; flanking cross-wings of 2 framed bays. Two storeys, attic and cellar. Framing exposed in right cross-wing; queen strut trusses, irregularly-sized square panels, mainly 4 from sill to wall-plate. Front elevation: Central range has a ground floor casement with cambered head, 2 first floor casements, square porch at left side; flat roof behind parapet, planked door with cambered head and right side light; cross-wing gable ends have ground and first floor casements. Interior Central range has intermediate raking strut truss; cross-wings have intermediate interrupted queen strut trusses, right wing also has straight wind-braces; single, trenched purlins throughout. C19 outshuts to rear. Listing NGR: SO7582955278

3. Setting and Vistas

3.1 Historical Background - Broadwas Village

From A History of the County Of Worcestershire 1913

Broadwas is a parish in the west of Worcestershire on the left bank of the River Teme, which forms its southern and part of its western boundary. It is watered, also, by a small tributary of the Teme, and covers 1,108 acres, much of the land near the river being liable to floods. The southern part of the parish lies in the valley of the Teme, but the rest is hilly, reaching a height of 200 ft. above the ordnance datum to the north of the village and on the northern boundary. The greater part of the parish consists of rich pasture land, 683 acres being laid down in permanent grass. Only 9½ acres are covered by woodland, distributed for the most part in small copses, but the fields are well planted with timber; 312 acres are arable land, the chief crops being wheat, beans and hops. The parish was at one time famous for its cider. The soil is loam and marl with gravel and marl subsoil.

The village is picturesque and lies chiefly on the north and south of the main road from Worcester to Bromyard, the land becoming higher and more irregular as the hills on the west are approached. The church lies in a wooded hollow to the south-west of the village close to the River Teme.

On the north side of the village is a half-timber house known as 'The Butts.' It consists of a centre and two larger wings projecting irregularly from the front. The chimney stacks are of ashlar work and each is surmounted by twin shafts of brick. The curved beams springing from the ground to the gable, as well as the roof beams in the attic, render it very probable that the centre and part of the northern wing were originally an open hall of 15th-century date or even earlier, the chimney stacks being 17th-century additions.

In 1884 the part of Broadwas lying south of the River Teme was, by order of the Local Government Board, amalgamated with Leigh, and the part of Alfrick to the north of the Teme was united to Broadwas. At the same time part of Broadwas was transferred to Cotheridge.

MANOR

Offa, King of the Mercians, granted land at BROADWAS to the monks of Worcester about 786. It was at an early date annexed to the manor of Hallow, and, though it is not mentioned by name in the charter, it was probably freed, like Hallow, from all secular services in 816 by King Coenwulf. The monks of Worcester held Broadwas at the time of the Domesday Survey, and it was confirmed to them in 1148 by Simon Bishop of Worcester. In 1240 the demesne included a court with an orchard and vineyard, 3 carucates of land with the land of Doddenham, a meadow, grove, fulling-mill and corn-mill.

'Parishes: Broadwas', in *A History of the County of Worcester: Volume 3* (London, 1913), pp. 292-297. *British History Online* <http://www.british-history.ac.uk/vch/worcs/vol3/pp292-297> [accessed 30 January 2018].

From Noake's Worcestershire 1868**64 BROADWAS.**

Broadwas.

FAMOUS for hops and cider, rich meadows and upland above the left bank of the beautiful Teme, a pretty rural village and an ancient church, the whole some six or seven miles west of Worcester. The Saxon King Offa, noted for profuse liberality in favour of the religion to which he was a convert, gave this fair possession to the Church of Worcester, and I find in the ancient records of the Priory of that city that Broadwas was one of the twelve manors appropriated to the charity of the brethren, the tenants also furnishing to the monks a hundred plates or dishes at Christmas and the feast of St. Mary, wood for four boats for servants " in aula in Natale Domini," and a good fat boar at the feast of All Saints. The Dean and Chapter Worcester, as representatives of "the monks of old," are still patrons of the living, but having handed over their possessions to the Ecclesiastical Commissioners, the latter are the lords of the manor. The lands were chiefly, up to a late period, copyhold for lives, two in possession and two reversion, renewable by custom, but the Commissioners dispute the right of renewal. Much of the land is now process of enfranchisement. The principal landowners are C. Pidcock, Esq., (who resides at the Court) W. Berkeley, F. E. Williams, B. Davies, E. B. Guest, and E. Pullen, and the acreage is about 1,250, the parish being four miles circumference. There were twenty-one families in the time of Elizabeth; at present the population numbers 311, who are chiefly employed in agriculture. Wheat, beans, turnips swedes, and mangolds are grown, besides hops and apples and with such a diversity of crops as fall to the farmers' share in hop and apple countries they have great advantages over

Noake's Worcestershire 1868 Page 64

<http://www.users.totalise.co.uk/~fortroyal/NoakeGuide/64.html>

Today Broadwas-on-Teme, is a village and civil parish (with Cotheridge) in the Malvern Hills district of Worcestershire, England. According to the 2001 census it had a population of 307 increased to 318 in 2011. The village is located on the River Teme, about 6 miles west of Worcester on the A44 road.

3.2 Current Setting Photographic Views

Ivy House was formerly Ivy House and farm with Courtyard farmstead. Farm Buildings converted and now in separate ownership. Ivy House faces the A44 South [A] [B] with front garden, stone walling and hedge with the former Hop Kilns [C] and farmstead [E] to the North and West. Converted Tack Barn to lane East [F]. To the West and South, facing the road, is the 1970s bungalow [C] and to the East the former Forge. [A].



A The A44



B Ivy House Farm A44 Front Elevation



C 1970s Bungalow and former Hop Kilns



D West Elevation A44 Ivy House



E Ivy House Farm former Kiln and farm buildings



F Ivy House Farm former Tack Barn

4 Assessment of Ivy House Farm

4.1 Scope of Assessment

This is a brief analysis of the significance of the history and character of the building/structure known as Ivy House, formerly Ivy House Farm, Broadwas WR6 5NE and its setting.

The principles and justification for minor proposed works proposed and their impact on the special character of this listed building or structure and its setting has been issued as a separate document but should be read in conjunction and always with reference to this Assessment. For more major works a further analysis and assessment of this building maybe needed.

4.2 Historical Research

A brief analysis was carried out by RDA via a desk based search. Ivy House Farm itself is not mentioned in *Pevsners/ Alan Brooks, 'Buildings of England Worcestershire' 2007*, but the other farms in the village are noted by Pevsner including Stone Farm and Butts Farm, being of cruck construction, and Broadwas Court being of C18 Georgian.

"Stone Farm probably a fifteenth-century cruck hall house re fronted in brick in the 19th century..... to its side a big sandstone chimney breast..... a 19th Century brick hopkiln attached to the West End.

The village straggles East along the main road to the school.... Brook Farm 16th century to 17th century with gabled west cross wing..... Butts Farm has a two bay cruck framed centre flanked by 17th century square panelled wings...." [Ref ' Buildings of England Worcestershire' 2007]

An internet search reveals that:-

- Ivy House Farm was part of the THE BROADWAS COURT ESTATE, WORCESTERSHIRE IN THE TEME VALLEY in 1950. Most tenant farmers then bought their farms during the sale of the Estate.

This record is held by Historic England Archive Reference SB00344 THE BROADWAS COURT ESTATE WORCESTERSHIRE IN THE TEME VALLEY

<http://discovery.nationalarchives.gov.uk/details/r/bad1e4eb-614c-44d0-8769-b49e0d8f7c30>

- A National Archive of Historical Newspapers search carried out by RDA finds Ivy House Farm mentioned in 1860 with the marriage of EB Guest and new bride. EB Guest , is an esteemed agriculturist and a breeder of short horn cattle holds an auction at Ivy House Farm of 26 Cows and Heifers and 3 Bulls. In 1875 Peas are sold by Auction. In 1876 Ivy House Farm is occupied by a Mrs T Nicholls. By the early C20 a Mr B. Pugh is the tenant farmer. In 1949 Henry John Greswolds Williams JP of Broadwas Court dies and the Estate is sold in 1950 with many of the tenants buying the numerous houses and farms belonging to the Estate.

Reference <https://www.britishnewspaperarchive.co.uk/>

- Farm and farm buildings shown on Broadwas tithe map (1838) parcel number 129 owned by Miss Charlotte Elizabeth Stewart, occupied by James Harrison, described as 'Ivy House, Garden, Fold

[Source WAAS HER]

4.3 Map Regression

This is a brief analysis of the available maps. RDA carried out a map regression exercise but due to Ordnance Survey copyright restrictions it is not possible to reproduce the maps in this report. 1st OS Edition **1884** Worcestershire and 2nd Edition OS **1902** Worcestershire clearly shows the farm and farm yard buildings. Loose courtyard with L plan range plus detached buildings to the third side of the yard. Additional, prominent detached elements to the main plan. The farmhouse is detached with side on to the yard. By 2012 there has been a partial loss (less than 50%) of traditional buildings. Hop kiln located within the farmstead. The historic C19 maps show the farm in the centre and the hub of the community with the Forge and Smithy to the East of the Lane to the Farmstead and the Inn to the West.

4.4 Historical Phasing and Building Type

4.4.1 Background of Timber Frame Construction and H Plans

Open Hall houses

The earliest existing Open Hall Houses today are believed to be mid-13th century. Medieval is generally defined as from the 5th to the 15th century. A mediaeval timber framed Hall House could date from the 14th to 16th century or earlier but by the second half of the 16th century Open Halls rapidly went out of fashion. Until the middle of the 16th century most people lived in a space open to the roof heated by a fire burning on a hearth built on the floor. Many Hall Houses today still remain hidden away in the attic of a much altered farmhouse. Those that survive were built for someone in a high position in society or a prosperous Yeoman. The plan form was a central hall either side which comprised of a high end and a more utilitarian low end. An English practice seldom found in Europe. The hall was entered through opposed front and rear doors leading into a cross passage. Doors led to the low-end generally two rooms, a buttery and pantry, and the high end of the Hall often interpreted as the Parlour. Over these two ends there were often upstairs chambers. During this time further separate structures such as a kitchen were built on site. By the end of the late mediaeval period as time went by the high and low ends with the small upper chambers partly in the roof space were inadequate. The houses were then rebuilt often as jettied cross wings either on an L-shaped plan or two giving an H plan.

H plans are likely to be early 16th century - late 16th century sometimes built all at once with two cross wings with added chimney stacks; sometimes referred to as double ended Hall Plans eg an open Hall flanked by two two storey extensions. The general plan form in these enlarged houses remains the same. Where there are two cross wings they are rarely the same date showing that improvements took place over period of time. From the mid-15th century onwards chimney stacks began to be constructed often on the rear wall of the open hall. This allowed the entire building to have an upper floor throughout. Chimney stacks could be provided in a number of different

locations as new features were added to the house. The introduction of the chimney stack led to a new house plan form, the 'lobby entry plan' usually built from early 17th century which then became very widespread in England.

4.4.2 Historical Phasing & Description Ivy House Farm

This is a brief analysis of the possible phasing of Ivy House Farm based on observations carried out on a brief site visit and a Level 1 Building Recording. These observations are suggestive not conclusive.

The list description for Ivy House Farm describes the house as an H Plan; a central range of 2 framed bays with a through passage with two cross wings of 2 framed bays. Our observations note that with a limited study of the roof internally we noted some smoke blackened roof trusses and wattle and daub panels in the central portion of the house, it is therefore probable Ivy House may have once been an open hall. Further analysis and dendrochronology dating might date this more accurately. It is probable then that the two storey Cross wings and floors were probably added at a later date in the 16th-17th centuries with the chimney stacks added possibly over time showing improvements. The RH East stack with sandstone ashlar quoins is probably the earliest chimney but the rear external stack now enclosed by C19 extensions could be of early date although the stack itself looks to have been rebuilt. This possible earliest section of the house has been refronted, as was the fashion in the C19, probably with a brick curtain wall and C19 casement windows to the front elevation with a C19 square porch with C19 window to the left hand side; flat roofed with a parapet. During the C19 outshuts were added to the rear including a one storey outshot bakehouse with a semi-circular bake oven with chimney stack still existing.

With a limited Internal inspection, as well as the exciting roof construction discovery, the cross passage is easily read running from opposed front and rear doors and there are some significant internal features; cross beams chamfered and stopped; evidence of lath and plaster walls and panels between timber framing, some that may be wattle and daub. A method of wall construction, made of split hazel branches or oak/elm laths (wattles) and roughly plastered with mud or clay (daub), commonly used between panels in timber framed buildings.

There are two notable downstairs fireplaces with bressumer beams. Some early, possibly even 17th century, internal doors; and C19 panelled doors. There are some C19 century terracotta tiles in the hallway and in the central range [Dining Room]. The main staircase, carpeted, with galleried landing and banisters may have been relocated but probably does date to the late 17th-18th century. Some upper flooring, particularly the ones that slope, maybe wide elm boards, but this would need further inspection as these areas were carpeted.

Later C20 phasing is evident with replacement Upvc windows and timber external doors, C20 tiling to floors and refurbishment of an attic room in one of the cross wings, together with access via a C20 spiral open tread staircase.

4.5 Photographic Record and Descriptions Building Recording Level 1

4.5.1 Exterior

External Elevations Front



FRONT SOUTH



FRONT SE



FRONT SW

External Elevations Rear**REAR NE****REAR NW**

External Elevations West**External Elevations East**

4.5.2 Interior: note of significant features

There may be other significant historic fabric. These photographs have only recorded some features of note at Level 1 within the scope of this report.

Roof Truss Central Range



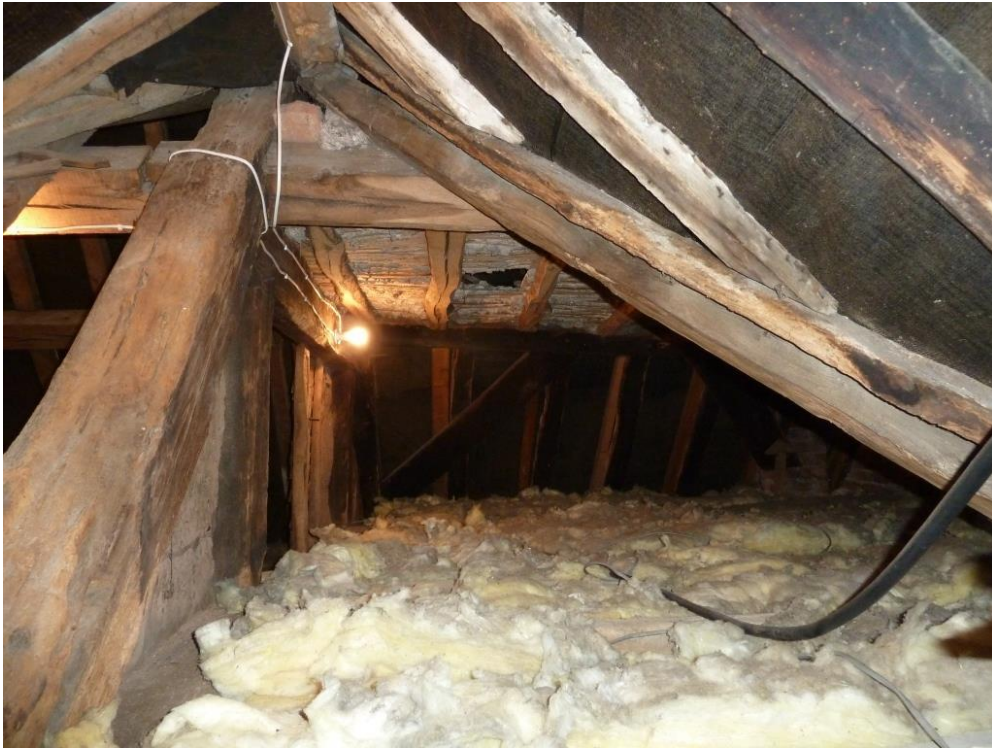
Soot encrusted Blackened Timbers



Soot encrusted Blackened Panel



Wattle & Daub

Roof Truss West Cross Wing**Roof Truss East Cross Wing**

First Floor**Stairs , Rails and balusters****C19 4 panelled Doors****Earlier C18 Wide Plank & Batten Door****Earlier C18 Wide Plank & Batten Door with arrow head strap hinges**

Ground Floor**C19 Hallway Terracotta Tiles****C19 Window in Porch****C19 Dining Room Terracotta Tiles****Fireplace with Bressumer In [Dining Room] Central Range**



Fireplace with Stone dressings in East Cross Wing



Close Timbering on wall in East Cross Wing



Cross Beams



Cross Beams and wind braces



View from Central Range to Cross Wing



Chamfered beam and stop



Pyramid Stop on ceiling beam[C17]

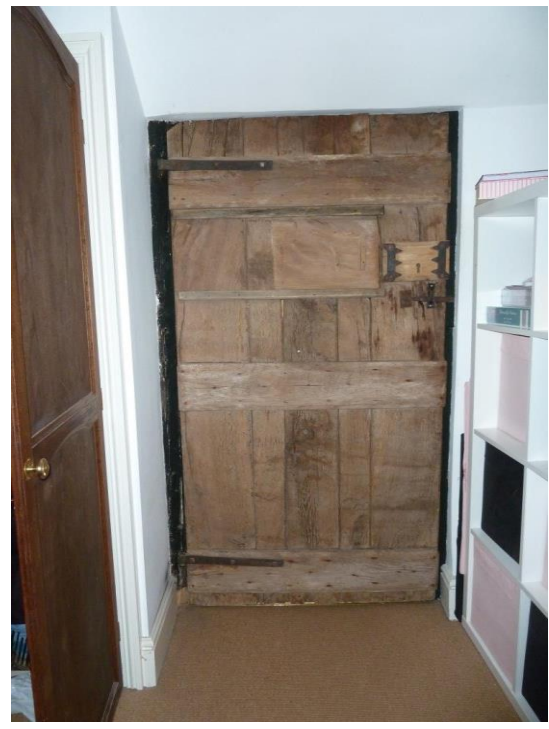


Fireplace Bressumer Beam & Stop Dining Room

Door Plank & Batten off the Cross Passage [possibly 16th-17th Century]



Large Timber doorframe. Wide Plank & Batten Door
Door has shutter and shutter rail & Wooden lock case



Rear of Door [This door is rare survivor]
Lock case has iron straps. Latch and hinges are later



5 Assessment of Significance Ivy House Broadwas

5.1 Background to Assessments of Significance

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Definition of Significance

1) "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

Annex 2: Glossary, [National Planning Policy Framework](#), Department of Communities and Local Government, 2012

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.[Ref Conservation Principles English Heritage/Historic England p21]

'The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity. Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*

- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*

• **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*

• **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memoryCommunal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Ref Conservation Principles English Heritage 2008]

NB

The four principle Significance Values for Ivy House Farm have only been based on the scope and limitations of this report and further evidential and historical evidence of value may yet to be found.

5.1.2 Evidential Value/Architectural Value

The evidential value lies primarily in the architecture of the farm house and its farm buildings that date from the 17th, 18th, 19th, centuries with the possibility of an even earlier Hall House hidden in the central range. The farm house is recognised as a nationally designated heritage asset graded Grade II. It is a good typical example of the architectural phasing involved to create an H plan of the 17th century and has changed little in its overall plan form since then. It is also a typical example of having been added to in the C19 centuries with brick infill, renders and roughcast and gaining extra outshuts at the rear and a porch at the front during this time.

5.1.3 Historical Value-

Historical value lies from the architectural phasing, 17th 18th and 19th centuries and this is largely of illustrative value as a once working farm house and farmstead. E.g. there is evidence from historic mapping in the vicinity of cider orchards and hops and there is a former hop kiln on site. The farm house added a bakehouse and bake oven to diversify perhaps in the C19 and may have supplied the villagers with bread. There is historical association with the Broadwas Court owners and Estate up to the 1950s. There is also historical association with a C19 farmer of repute and note who bred short horn cattle, further research may be undertaken to find out more about him.

5.1.4 Aesthetic /Setting/Group Value

[See 3.2. Setting and Vistas Photographic Building recording Level 1 4.5]

Aesthetic/setting value at Ivy House Farm lies from the surrounding farmstead and its buildings and the historic farm house itself. The overall historic landscape dates back to mediaeval times Offa, King of the Mercians, granted land at BROADWAS to the monks of Worcester about 786, in 1240 the Prior of Worcester had two mills at Broadwas, one being a corn-mill and the other a fulling-mill, the fertile land up to the C19 was used to grow Wheat, beans, turnips swedes, and mangolds, besides hops and apples as well as diversifying into cattle farming. The village setting; the village still has an Inn and C19 school building still open as a school. The Grade II and Grade II*buildings, in particular being the closest and nearest farms are Stone Farm, Brook Farm and Butts Farm are within 1000 m of Ivy House Farm. They all ; part of the northern wing of The Butts was originally an open hall of 15th-century date or even earlier, contribute to this areas setting. The Church of St Mary Magdalene which traces now remain date from c.1170, is an important historic building, but is not visible and is off the main road in a hollow. The surroundings of the village are perhaps now being slowly degraded by modern development and the village is not as picturesque as it once was.

5.1.5 Community Value

Community value lies within the collective experience or memory of the past owners/farmers and neighbouring farmsteads and settlements.

5.2 Statement of Significance

This is a short statement of significance based on basic desk based historical research without a visit to the archives and an in depth map regression exercise. This statement is based on this research and on observations carried out by RDA qualified staff on a brief site visit and a Level 1 building recording.

The farmhouse now known as Ivy House and the now separate farmstead are important architecturally. The farmhouse and possibly the farm buildings have original features from at least the 17th century. There is evidential phasing from the 18th and 19th century. The farm house itself is easy to read as an H plan with central range, cross passage and two cross wings and internally there are some surviving significant features of note from the possibly the 16th century up to the 19th century all helping to tell a story of the buildings past. The loss of historic external windows and doors is a pity but there is scope to enhance the external elevations by appropriate replacements.

Bibliography

Secondary Sources

Brunskill, R., 1981. Traditional Buildings of Britain. In: s.l.:Victor Gollanz.

Brunskill, R., 1985 Timber Building in Britain. In: s.l.:s.n.

Brunskill,R 1970. Illustrated Handbook of Vernacular Architecture. In: s.l.:Faber.

Gray, E 1994 The British House A Concise Architectural History In: s.l.: Barrie & Jenkins Ltd

Hall ,L 2005-2015 Period House Fixtures & Fittings 1300-1900 Newbury: countryside books

Historic England, National Farm Building Types: A detailed Guide 2013 Jeremy Lake
Laws, A.,

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

Harris, R., 1978. Discovering Timber -Framed Buildings. In: s.l.:Shire Publication Ltd.

Pevsner, Alan Brooks and Nicolas, 2007. The Buildings of England: Worcestershire. s.l.:Yale University
press

Peters J.E.C 1981 Discovering Traditional Farm Buildings In: s.l.:Shire Publication Ltd.

Websites

<https://www.britishlistedbuildings.co.uk/search/?q=WR6+5NE#.WlfD4XqzxA>

<http://www.rightmove.co.uk/property-for-sale/property-65365997.html>

<http://discovery.nationalarchives.gov.uk/details/r/bad1e4eb-614c-44d0-8769-b49e0d8f7c30>

<https://www.britishnewspaperarchive.co.uk/>

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

Conservation Principles English Heritage 2008

<http://www.englishheritage.org.uk/publications/conservationprinciples-sustainable-managementhistoric-environment/>.

http://www.medarch.co.uk/open_hall.html

(NPPF Planning Practice Guidance, 2014)

'Parishes: Broadwas', in *A History of the County of Worcester: Volume 3* (London, 1913), pp. 292-297. *British History Online* <http://www.british-history.ac.uk/vch/worcs/vol3/pp292-297> [accessed 30 January 2018].

Noake's Worcestershire 1868 Page 64

<http://www.users.totalise.co.uk/~fortroyal/NoakeGuide/64.html>