



# Heritage Assessment and Statement of Significance for Foliott House Church Road Castlemorton Malvern WR13 6BQ

---



FEBRUARY/MARCH 2021 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.....  | 4  |
| 1.5   | Limitations.....  | 4  |
| 1.6   | Copyright.....  | 4  |
| 1.7   | Acknowledgements.....   | 4  |
| 2     | The Site & Constraints.....   | 5  |
| 2.1   | Location.....   | 5  |
| 2.2   | Planning Search/HER search .....  | 6  |
| 2.3   | Background to Listed Building Consent and the NPPF.....   | 8  |
| 2.3.1 | Curtilage Buildings/ Farm Buildings .....   | 9  |
| 2.4   | The Sites Listed Building Description .....   | 10 |
| 2.5   | Neighbouring Listed Buildings/Scheduled Monument .....  | 11 |
| 2.6   | Conservation Area.....  | 12 |
| 3     | Setting and Vistas.....   | 13 |
| 3.1   | Historical Background – Castlemorton .....  | 13 |
| 3.2   | Current Setting Photographic Views.....   | 17 |
| 4     | Assessment Folllott House Church Road Castlemorton .....  | 18 |
| 4.1   | Scope of Assessment.....  | 18 |
| 4.2   | Map Regression.....   | 18 |
| 4.3   | Farm Characterisation.....  | 21 |
| 4.4   | Historical research .....   | 23 |
| 4.5   | Historical Photographs & Analysis .....   | 24 |
| 4.6   | Phasing of Main Buildings .....   | 24 |
| 5.    | Current Photographic Record and Descriptions Building Recording Level 1-2 Folllott House &<br>Outbuildings [with Significance Levels] ..... | 27 |
| 5.1   | Exterior Main Building .....  | 28 |
| 5.1.1 | Single Storey Outshot Building/Utility/Store Room/Tool Store .....  | 34 |
| 5.2   | Interior: Main Building and note of significant features.....   | 35 |
| 5.2.1 | GROUND FLOOR:.....  | 35 |
| 5.2.2 | FIRST FLOOR.....  | 44 |

Heritage Assessment and Statement of Significance for Folllott House Church Road Castlemorton  
Malvern WR13 6BQ

|   |    |
|---|----|
| 5.2.3 SECOND ATTIC FLOOR.....                       | 48 |
| 6 Outbuildings.....                                 | 51 |
| 6.1 CIDER HOUSE .....                               | 51 |
| 6.2 STABLE.....                                     | 53 |
| 6.3 COW HOUSE.....                                  | 58 |
| 7 Summary Assessment of Significance .....          | 62 |
| 7.1 Background to Assessments of Significance ..... | 62 |
| 7.1.2 Evidential Value/Architectural Value .....    | 64 |
| 7.1.3 Historical Value- .....                       | 64 |
| 7.1.4 Aesthetic /Setting/Group Value.....           | 64 |
| 7.1.5 Community Value.....                          | 64 |
| 8 Statement of Significance .....                   | 65 |
| 9 Conservation Advice .....                         | 66 |
| Bibliography .....                                  | 69 |

Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ

## 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/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework 2019 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF 2019 policy paragraph 189 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets

*189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019

## 1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Worcestershire Archaeology HER was consulted and the HER report on Folliot House/Church Farm is at the end of the report. This assessment has been commissioned to help inform the LPA on a proposal but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessment should be carried out taking into account the findings from this heritage report. This report does include some assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 16<sup>th</sup> February 2021. There was one site visit made on 16<sup>th</sup> February 2021 to access and take photographs, equivalent to a Level 1-2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

**KEY to Significance Levels-** With reference to Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 AND A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72

|                |   |
|----------------|---|
| <b>HIGH</b>    | Elements and elevations are historically and architecturally significant  |
| <b>MEDIUM</b>  | Elements and elevations are later additions but some may have historical, architectural, community significance |
| <b>UNKNOWN</b> | Further Analysis may be needed  |
| <b>LOW</b>     | These elements /elevations are low and or have a negative impact to the historic fabric.                        |

## 1.5 Limitations

No lifting of floor coverings was undertaken. Limitations due to Covid19

## 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 permission to the client and the Council for the use of the report by the client and the Council 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. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available. RDA reports are deposited with the local HER and Archaeology Data Base Library. All photographs by RDA unless otherwise stated.

## 1.7 Acknowledgements

The Vernacular Architecture Group [VAG] for help with unique roof truss in Second Floor Attic

Heritage Assessment and Statement of Significance for Foliott House Church Road Castlemorton Malvern WR13 6BQ

## 2 The Site & Constraints

Foliott House Church Road Castlemorton Malvern WR13 6BQ

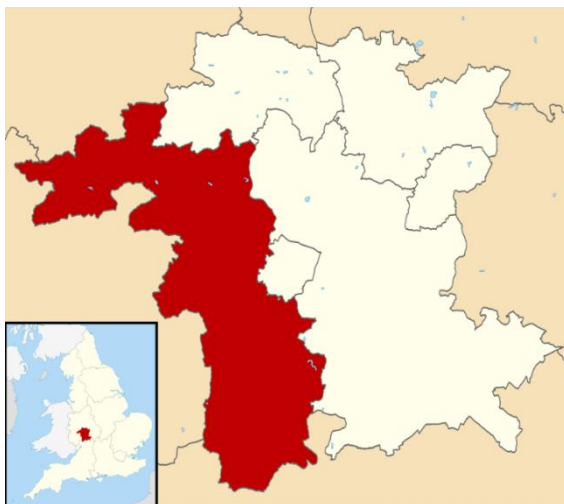


### 2.1 Location

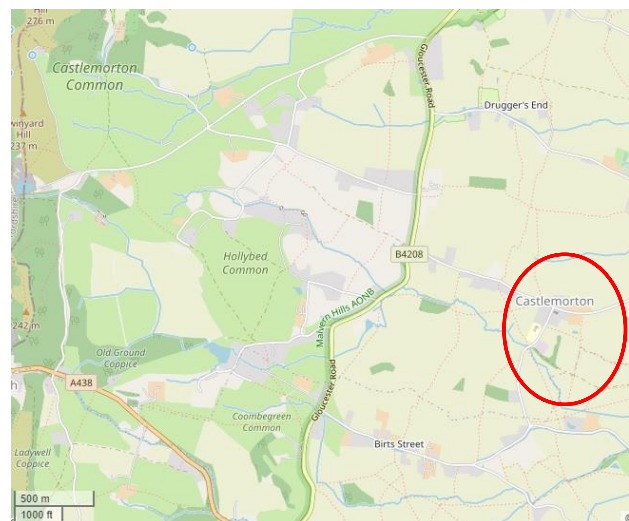
Foliott House Church Road Castlemorton Malvern WR13 6BQ

Designation: Grade II Listed [Formerly known as Church Farm]

LPA : Malvern Hills District Council Worcestershire



Malvern Hills District



Castlemorton Village Source: OpenstreetMap

Castlemorton is a village and civil parish close to Malvern in the Malvern Hills District in the county of Worcestershire, England. It consists of a village centre, a large common and many farms and houses within the area. In 2013 the Worcestershire Wildlife Trust purchased 42 acres of meadow at Hollybed Farm as part of a project to celebrate the 60th Anniversary of the Coronation of Elizabeth II and restore the meadows as a nature reserve. In 1992 the Common was the location of the controversial Castlemorton Common Festival, a week-long free festival and rave. The event made national headlines. A medieval motte-and-bailey castle stood to the south of the village; the earthwork remains are still present.

Castlemorton Common was once part of the vast Royal hunting grounds of the Malvern Chase. James I split up much of this hunting ground (examples are Eastnor Castle Estate, Bromsberrow Estate) and Castlemorton Common is the largest remaining tract of unenclosed public land. Much of Castlemorton is today within a designated Area of Outstanding Natural Beauty, and protected as a Site of Special Scientific Interest (SSSI) due to some very rare fauna and flora living within its boundaries

## 2.2 Planning Search/HER search

### **Folliot House Church Road Castlemorton Malvern WR13 6BQ**

RDA carried out an online planning search for Folliot House/ The Dairy/The Church of St Gregory. The Dairy was included in the search and research of the site as both sites were once one site named Church Farm. Church Farmhouse, was first listed on 23rd February 1987, it would all have comprised a single farm holding in the same ownership. The original farmhouse was sold around 28th September 1991

**88/00039/R4C:** Conversion of existing farm buildings to single dwelling house. No objection 19/02/1988 Church Farm, Castlemorton, Malvern, Worcestershire, WR13 6BQ.

**92/01395/R3C:** Install a dirty water lagoon 20m x 40m x 3.5m. No objection 08/12/1992 Church Farm , Castlemorton, Malvern, Worcestershire, WR13 6BQ

**05/00739/FUL:** New access to farm buildings. Approval 07/07/2005

**11/01559/TCN** Folliot House Church Road Castlemorton Malvern WR13 6BQ

Various tree works as specified in the Notification including the felling of three EucalyptusTree works within a conservation area

**19/00640/GPDQ:** Notification for Prior Approval for the proposed change of use of agricultural building to 1no. Residential dwelling and building works reasonably necessary (including demolition) to facilitate and convert the building to a use falling within Class C3 (dwellinghouses). Refused 04/07/2019

**19/00647/FUL:** Change of use and conversion of agricultural barn to holiday let and ancillary accommodation. Refused 04/07/2019

## Heritage Assessment and Statement of Significance for Folliot House Church Road Castlemorton Malvern WR13 6BQ

Notably during consideration of those applications, which were determined concurrently, it was considered by the council that both buildings were curtilage listed by virtue of their relationship with Folliot House. The proposed dwelling sought under 19/00640/GPDQ was refused as Class Q does not permit the conversion of a curtilage listed status of the building. Application 19/00647/FUL was refused for the following reasons: 1. The proposed conversion works, in particular the insertion of rooflights to the south facing roof slope of the historic curtilage listed barn building would introduce an overly domestic appearance to the building which would be at odds with its agricultural character and heritage. Consequently the proposal would fail to respect the character and appearance of the curtilage listed barn building and fail to conserve or enhance the heritage asset. Furthermore, by virtue of its siting within the Castlemorton Conservation Area and its relationship and proximity to a number of curtilage listed buildings as well as the grade II listed Folliot House, grade I listed St Gregory's Church and Castle Tump, the site of a Motte Castle a scheduled Monument, the development would also result in harm to the character and setting of the Conservation Area. In addition insufficient information had not been provided in respect of the existing building and the proposed works to allow suitable consideration of any impacts of the development on the curtilage listed barn building, therefore the council was unable to confirm if the proposal would comply with policies SWDP6, SWDP21 and SWDP24 which require the conservation and enhancement of heritage assets and it is not considered this information can be sought by conditions The proposal is therefore contrary to policies SWDP2, SWDP6, SWDP21, SWDP24 of the South Worcestershire Development Plan, as well as guidance within the South Worcestershire Design Guide SPD and paragraphs 192 and 193 of the National Planning Policy Framework

**19/01895/FUL** Approved Conversion of red brick barn to holiday let Site: The Old Dairy, Church Road, Castlemorton, Malvern, WR13 6BQ Approved [no listed building consent found]

The proposed holiday let, policy SWDP34 (Visitor Accommodation) states: A. Planning permission for new(80) visitor accommodation within development boundaries will be permitted where: i. It is of an appropriate type and scale for the location or building; and ii. There is no adverse impact on neighbouring amenity. The scheme would adequately preserve the significance of the curtilage listed building, in accordance with policies SWDP4, SWDP21 and SWDP24.

Reference Delegated Officers report 19/01895/FUL [**RDA Note:** no listed building consent found]

**20/00463/LB** Alterations to building to facilitate change of use from agricultural use to residential unit A related application for a certificate of lawfulness was made to MHDC for the breach of an agricultural occupancy condition. This was recently approved under reference 20/00385/CLE.

**RDA Note** Conversion of the barn was undertaken almost thirty years ago

St Gregory Church

**20/00975/FUL** Erection of brick boundary wall Approved

## The Worcestershire Archive and Archaeology Service Historic Environment records

RDA consulted WCC HER and the monument report/s are at the end of this report.



Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ

### 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.189 of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. 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. [Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. "The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably."

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/> ]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “ a general duty as respects listed buildings in exercise of planning functions” and “ in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent .

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets including any contribution made by their setting, but this should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (ref. paragraph 189). Paragraph 192 requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 requires great weight to be given to the conservation of heritage assets. For heritage policy, ‘conservation’ means “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” (ref. Glossary at Annex 2) Paragraph 196 goes on to say that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

### 2.3.1 Curtilage Buildings/ Farm Buildings

The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building.

Working out whether a building has a curtilage and the extent of that curtilage can be difficult. It is important because altering or demolishing such curtilage structures may require listed building consent and carrying out works without having obtained listed building consent when it is needed is a criminal offence. It is therefore important to assess the extent of the curtilage of a listed building with confidence.

Ref Listed Buildings and Curtilage: Historic England Advice Note 10

**RDA Note:** The outbuildings attached and in the grounds of Folliot House; the brick Stable with shelter sheds attached, and the Cider House are all **Curtilage Listed Buildings**

Heritage Assessment and Statement of Significance for Foliott House Church Road Castlemorton Malvern WR13 6BQ

## 2.4 The Sites Listed Building Description

**Foliott House [Formerly Church Farm House] Church Road Castlemorton Malvern WR13 6BQ**

**RDA Note :** The original farmhouse was sold around 28th September 1991



Ordnance Survey Licence number 100024900.

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1098860

**Date first listed:** 23-Feb-1987

**Statutory Address:** Foliott House, Church Road, Castlemorton, Malvern, WR13 6BQ

**National Grid Reference:** SO7953037242

This list entry was subject to a Minor Amendment on 11/12/2019

SO 73 NE 4/32

CASTLEMORTON CP CHURCH ROAD Foliott House

(Formerly listed as Church Farmhouse, CASTLEMORTON CP0

GV II House. 1785. Brick in Flemish bond with tile roof. Two storeys with attic, three bays. Windows are sashed with glazing bars and keystones, except for the central window on the first floor. This has casements, a round head, and a central timber mullion which branches to form Y-tracery. Its keystone is inscribed: "JW 1785". Three gabled attic dormers. The doorway, in the central bay, has a transom light and a flat timber hood on brackets. Gable chimneys.

Listing NGR: SO7953037242

## 2.5 Neighbouring Listed Buildings/Scheduled Monument

**Name:** CROSS BASE APPROXIMATELY 10 METRES NORTH OF CHURCH OF ST GREGORY

**Designation Type:** Listing

**Grade:** II

**List UID:** 1098861 [West of Folliot House]

**Name:** Church of St Gregory

**Designation Type:** Listing

**Grade:** I

**List UID:** 1156879 [West of Folliot House]

**Name:** Badger Cottage

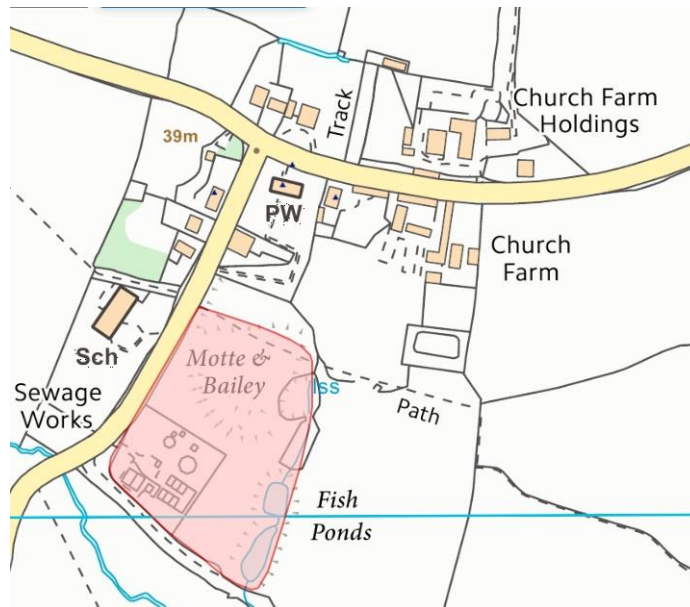
**Designation Type:** Listing

**Grade:** II

**List UID:** 1098865 [West of Folliot House]

**Scheduled Monument** [South of Folliot House]

CASTLE TUMP and Fish Ponds [shaded Red]



Ordnance Survey Licence number 100024900.

Motte castle and fishponds known as Castle Tump 170m south of the church of St Gregory.

**Heritage Category:** Scheduled Monument

**List Entry Number:** 1005505

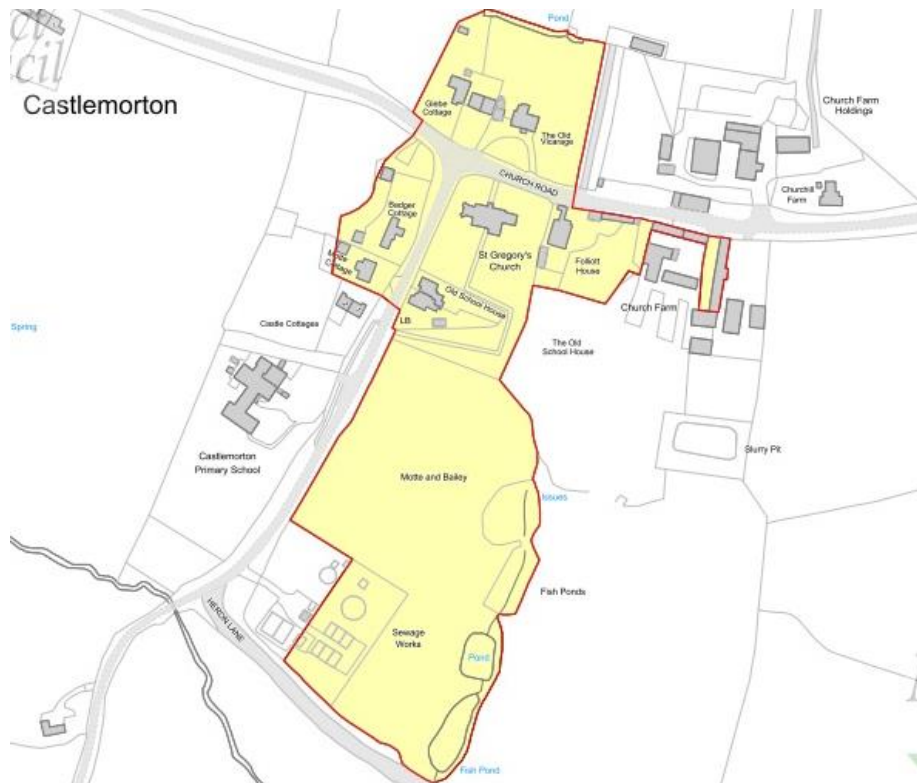
**Date first listed:** 09-Feb-1959 Motte castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as

## Heritage Assessment and Statement of Significance for Folliot House Church Road Castlemorton Malvern WR13 6BQ

garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Over 600 motte castles and motte-and-bailey castles are recorded nationally, with examples known from most regions. Some 100-150 examples do not have baileys and are classified as motte castles. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle. The motte castle known as Castle Tump is unusual for having a rampart and ditch around the motte and the monument survives well. The moated enclosure will provide conditions favourable to the survival of organic remains. The moated enclosure will contain buried layers, deposits and structures containing important archaeological and environmental evidence relating to the motte construction, use and landscape setting.

### 2.6 Conservation Area

Castlemorton is a Conservation Area that includes houses around the Church of St Gregory, including Folliot House and includes the Motte and Bailey



Castlemorton Conservation Area

### 3 Setting and Vistas

#### 3.1 Historical Background – Castlemorton

##### John Noakes 1868

John Noakes was one of the prolific writers on Worcestershire of the Nineteenth Century, working with the County's archives, newspapers and church papers. In his Guide, Noake gives a few paragraphs to each town and village

“Castle Morton common (about 677 acres) still remains unenclosed. With the exception of Great Malvern common, this is the last remnant of the once extensive Malvern "chace." The land in Castle Morton is chiefly a loamy marl, and the course of cropping various; the four-course system generally prevails, wheat, beans, barley, and clover; turnips not much grown. In Longdon the marshes are on the S.W. side, a fine alluvial sand through the centre, and marly clay on the N.E. of the parish, altogether an excellent corn-growing soil.... Castle Morton still remains as a dependent chapelry in its ecclesiastical status under the mother church of Longdon. In civil matters the parish is quite independent. Its church (or chapel of ease) was erected in 1387 on account of the distance from the parish church and the hopeless state of the roads. The church is dedicated to St. Gregory... Castle Morton was at one time called Morton Foliot, from the ancient family of the Foliots, and the prefix of "Castle" was used on account of the castle which then stood near the church at that place, but which is now entirely destroyed except the mound whereon a portion of it stood. The manor of Longdon, with its members of Castle Morton and Chaseley, was held by the Dowdeswell family for nearly two centuries, till about 1832, when on the death of Lady Pepys, mother of the late Bishop of Worcester, and sister to the late John Dowdeswell, Esq., it reverted to the Dean and Chapter of Westminster; but the Ecclesiastical Commissioners are now the lords of the manor, and the other principal landowners are - in Longdon, Messrs. Stone, Dowdeswell, J. Rayer, and Sir Baldwin Leighton; in Castle Morton, Earl Somers, Harris's trustees, the Church Commissioners, &c.; in Chaseley, the same Commissioners, Bellenger's trustees, Pope, Lord, &c. The Commissioners have lately enfranchised several small farms in the above-named parishes...

Referring to the Church of St Gregory.... Here he will find a church of some antiquity, chiefly of Norman and Early English work, with handsome tower and spire. The church is in need of restoration, and Mr. Withers, a London architect, has estimated the probable expense at £750, a sum rather above the capabilities of the parishioners to raise at once, as they are mostly tenant farmers. It is a tradition here that in the time of the civil wars a party of Parliamentarians besieged some Royalists who had taken refuge in the tower of this church, and having torn up the seats, made such a fire with them that the poor fellows up aloft found it so hot that, after taking off their coats and breeches to stand upon, they nevertheless were speedily smothered. It is on record that a part of the money for which the leaden steeple, or bell tower, near Worcester Cathedral, was sold, about 1647, was appropriated to the restoration of Castle Morton Church, being at that time burnt.

<http://www.users.totalise.co.uk/~fortroyal/NoakeGuide/260.html>

**Victoria County History 1924 History of the County Of Worcester Vol 4**

Castlemorton is a large parish comprising 3,701 acres, more than half of which is pasture. It was formerly very well wooded, part of it lying within the forest of Malvern; 'half the forest which belongs to the manor of Morton' was bought by the Abbot of Westminster before 1246; there are now only about 26 acres of woodland. The soil is loam and clay and the subsoil Keuper Marl. In the east, near Longdon, the surface is rather flat, but the land rises rapidly towards the Malvern Hills, which form the western boundary of the parish. The highest point is Swinyard Hill, about 800 ft. above the ordnance datum.

The west of the parish is occupied by about 600 acres of uninclosed common land, known as Castlemorton Common and Hollybed Common,' the last remnant of the once extensive Malvern chase.

**MANORS**

Castlemorton is not mentioned by name in the Domesday Survey; it was then included in the manor of Longdon, and after its first appearance in the 13th century the manor of CASTLEMORTON followed the descent of the chief manor at Longdon till 1869, when it was transferred to the Ecclesiastical Commissioners, the present lords of the manor.[1924] [\(fn. 25\)](#)

The chief landowners were:-in the 13th century the priory of Little Malvern had grants of land in Castlemorton from Walter de Longdon, Walter de Longdon, son of John parson of Staunton, and from Richard de Muchgros. In 1537 to Richard Bartlett and then a succession of Bartletts "The 'capital messuage called Bartletts Place,' mentioned in 1732 and 1778 in conveyances of the manor of Hillend, may represent their older holding at Castlemorton. Edward Bartlett, who sold the manor in 1758 to George Perrott, appears to have been another brother. In the early part of the 19th century it seems to have belonged to the Hills. [a Inscriptions in the church ][\(fn. 60\)](#) Its further descent has not been traced, and all manorial rights have lapsed.

'Parishes: Castlemorton', in *A History of the County of Worcester: Volume 4*, ed. William Page and J W Willis-Bund (London, 1924), pp. 49-53. *British History Online* <http://www.british-history.ac.uk/vch/worcs/vol4/pp49-53> [accessed 9 February 2021].

**THE BCH ARCHIVE**

The BCH Archive describes History of Castlemorton up to 1839. Early History Castlemorton, CIVIL WAR, 1642. 1642 a force of 150 soldiers under Captain Scriven plundered Hillend Court belonging to Mr Rowland Bartlett of Castlemorton. Mr. Bartlett had his house plundered five or six times during the Civil War, Malvern Chase... The 1628 map, Survey of Malvern Chase, shows The Dean of Westminster as the owner of Castlemorton Common. It may be that they continuously owned the Royal Forest from 1246 (as above) until it was transferred to Malvern Hills Conservators in the early 1960's In the 1700's and 1800's, parts of the common land were enclosed, sometimes by locals encroaching into small areas and sometimes by Enclosure Acts. The Chase was thus being gradually eroded until renewed interest in the Malvern Hills resulted in the Malvern Hills Act 1884 which appointed Malvern Hills Conservators to preserve the hills and govern their land use. In 1960, Robert Weaver wrote about the Poor Law, although it is unclear which date he is referring to. He mentions his great grandfather 'old John Weaver' - so that could relate to the 1834 Poor Law Amendment Act. There were, he said, 27 voters in Castlemorton responsible to carry out its work. A list was drawn up

Heritage Assessment and Statement of Significance for Folliot House Church Road Castlemorton Malvern WR13 6BQ

of the freeholds and farms, one each line were two farms situated at opposite ends of the Parish. For example, Biddles, Bartletts (now Hillend Court), Hollybed, Hurst, Kings, Keyeses, The Walk, Hunters Hall.

Ref <http://bcharchive.org.uk/castlemorton/castlemorton-history.html>

#### **THE BCH ARCHIVE THE BCH ARCHIVE LOCAL HISTORY FOR BIRTSMORTON CASTLEMORTON HOLLYBUSH And The Surrounding District**

About ENCLOSURES LANDSCAPE describes The Effect of Enclosure on Castlemorton...Enclosure allowed private individuals to buy any land that was part of or outside the communal fields. They could enclose the land with fences and keep it exclusively for their own use. In the case of our three villages, the land enclosed (see map Tithe map 1839 -The 1839 Tithe Map for Castlemorton is held on CD at The Hive, Worcester. A traced outline of named fields was produced by a volunteer, as well as a transcription of the Tithe Award from 1839 as an Excel Spreadsheet) transformed our landscape forever and the social and economic impact must have been considerable. It is interesting to note that the 1839 map is recognisable to this day and many of the field names are still used. There were clear winners in this change..John Rayer Lane, one of the most notable farmers in the area, supported a very affluent lifestyle through his farming endeavours in Castlemorton.

Tithe : A tithe, or a tenth part of income, was originally to pay for the parish priest. There were three kinds of tithes: Predial Tithes – the product of the soil; Personal Tithes – the profits of handicrafts or selling merchandise; Mixed Tithes – the produce of animals including butter and eggs

The Tithe Commutation Act of 1836 replaced tithes with an annual rent charge – based on the assumption that a certain number of bushels of corn were worth £100

#### **Castlemorton Tump**

Castlemorton Caste, which is also known as Morton Folliot Castle or Castle Tump, was probably raised in the mid-twelfth century during the Anarchy, the civil war between Stephen and Matilda over the English succession. Its owners at this time were the Folliot family and it is likely they fortified the site to protect their interests given the political turbulence of the time. Worcestershire was particularly affected by the war as it lay close to the frontier between the two warring factions.

The castle was an earth and timber motte-and-bailey fortification. The oval motte would have been topped by a timber tower and/or palisade. The bailey extended to the north although its precise extent is uncertain as, at some point later in the castle's life, a new rectangular bailey was created partly encroaching on the motte's defences. A series of earthworks believed to be fishponds may have been contemporary with the castle.

Little is known about the later history of the castle. It clearly survived the widescale destruction of unauthorised castles undertaken by Henry II and was still standing in the mid-thirteenth century when it was sold to Richard de Berking, Abbot of Westminster. He appointed a chaplain to the site with the specific duty of holding a daily service in the castle chapel. The fortification was last mentioned in the late thirteenth century and probably went out of use around that time.

[http://www.castlesfortsbattles.co.uk/midlands/castlemorton\\_castle\\_tump.html](http://www.castlesfortsbattles.co.uk/midlands/castlemorton_castle_tump.html)

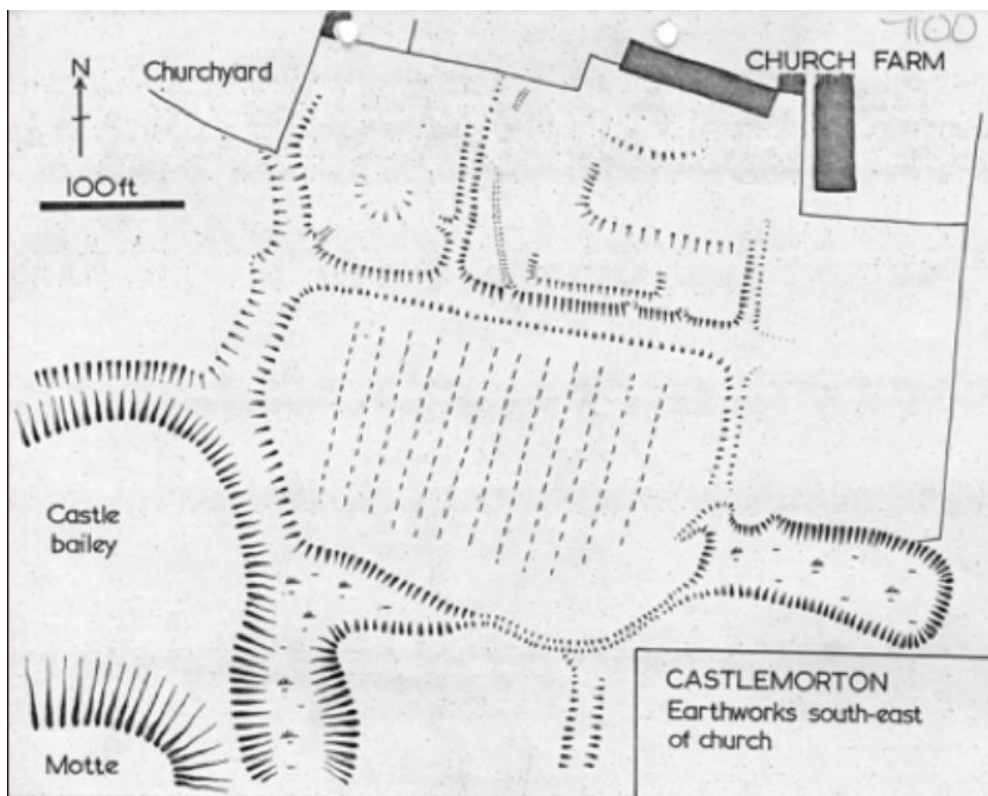


Heritage Assessment and Statement of Significance for Folliot House Church Road Castlemorton Malvern WR13 6BQ

**Castlemorton Tump** is the site of a small medieval castle, long abandoned. The main feature is a steep-sided mound (or 'motte'), below which a broad ditch encloses a level area. These are the typical features of a 'motte and bailey' castle, built of earth and timber. The lords of the manor, the Foliotts, built this castle in the 12th century. Although it did not have stone walls and towers, it is certain that it stood out in the medieval landscape as the residence of a lord. The parish and settlement were known as Morton Folliot in the 13th century, but then the castle and lands were sold to the Abbot of Westminster and the castle site lost its importance. There have not been any archaeological excavations of the castle earthworks and there are few documentary records. (Worcestershire and Worcester City HER)

Also known as, or recorded in historical documents as; Castle Morton; Castle Tump; Morton Folliot; Morton Folet. This site is a scheduled monument protected by law.

<http://www.gatehouse-gazetteer.info/English%20sites/3681.html>



Castlemorton Earthworks SE of Church Source: BCH Archive

**'The Buildings of England'** Alan Brooks and Nikolaus Pevsner, 2007 **the updated Pevsner series**  
**Worcestershire**

Describes Castlemorton Folliot House as:-“ modest buildings around church. Folliot House, formerly Church Farm, E, of brick, is dated 1785”

### 3.2 Current Setting Photographic Views

The site lies on the edge of the main cluster of development within the historic core of the village and therefore is of importance to the arrival into the conservation area from the east and west



Church Road Arriving East, Dairy on the Left  
Folliot House in distance



Church Road Arriving from West  
Folliot House on Church Boundary



Castlemorton Tump Viewed from bottom of  
garden Folliot House



Folliot House and Church viewed from the Tump



House across from the Church [North] Church  
Road



The Vicarage opposite the Church {North] Church  
Road

## 4 Assessment Folllott House Church Road Castlemorton

### 4.1 Scope of Assessment

This report contains an analysis of the significance of the history and character of the building known as Folllott House and Outbuildings

Any justification for proposed works and their impact on the special character of this listed building or structure and its setting could be issued as a separate document but should be read in conjunction and always with reference to this Assessment.

### 4.2 Map Regression

An analysis of historic mapping and available historical photographs [See Section 4.4] was carried out by RDA. The earliest map found the Tithe Map 1839 shows the house in red and farmstead buildings in dark blue. The light blue areas are ponds in the farmstead, and on Church Road, the Church Ponds. Little change by 1885 apart from the possible addition of outbuilding to the south [Cider House] and the addition of the Dairy; no change by 1905. By 1923 there is an addition to the North side of the farmhouse [Current single storey Utilty / Store and Tool Store] Also a narrow building to the side passage West [since demolished]

#### Extracts from Maps



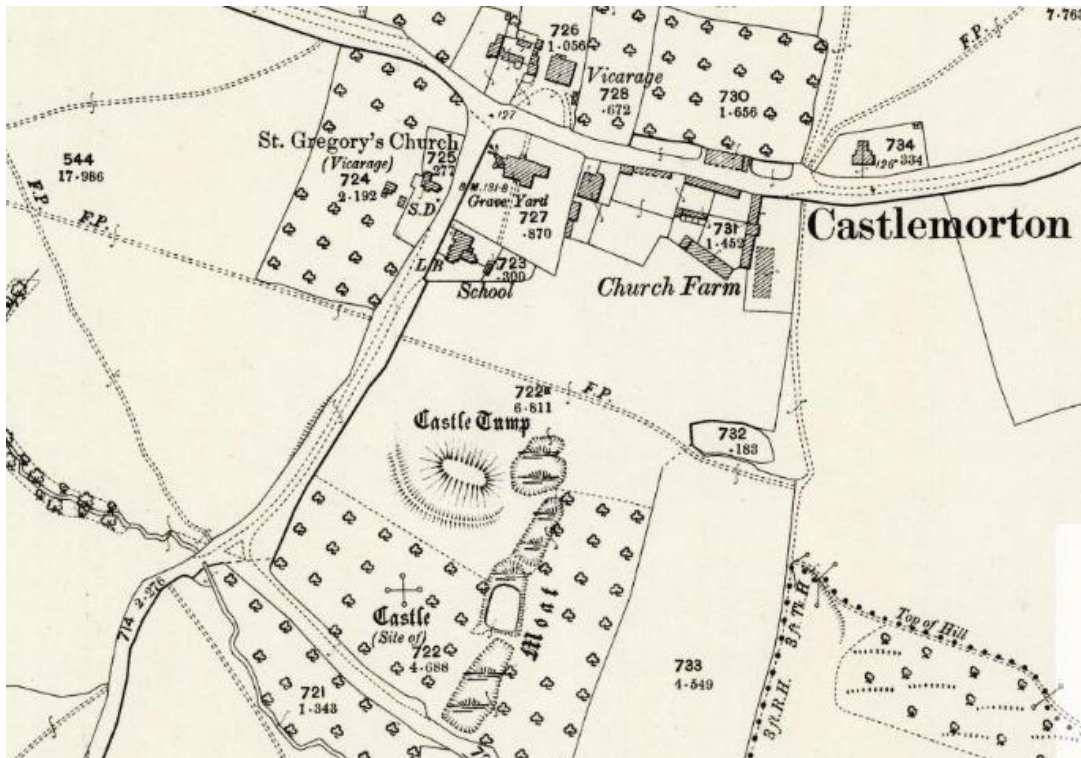
Extract from the tithe map, 1839

Extract from the tithe map, 1839. It was owned by Westminster Abbey and its tenant was John Rayer (parcel 516). It appears that John Rayer may have been leased the farm on 15 April 1834, the deed being in Westminster Abbey (no 140643).

Heritage Assessment and Statement of Significance for Folliot House Church Road Castlemorton Malvern WR13 6BQ

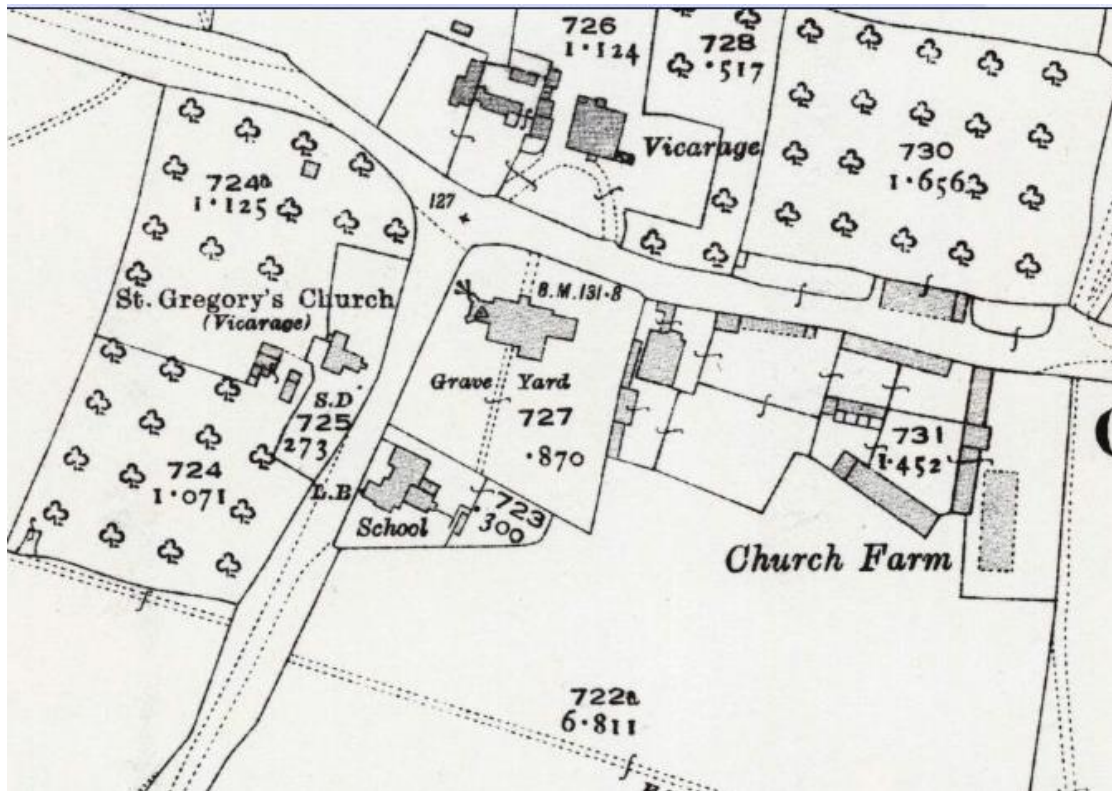


Worcester shire L1V Birtsmorton Castlemorton 1884 Published 1885

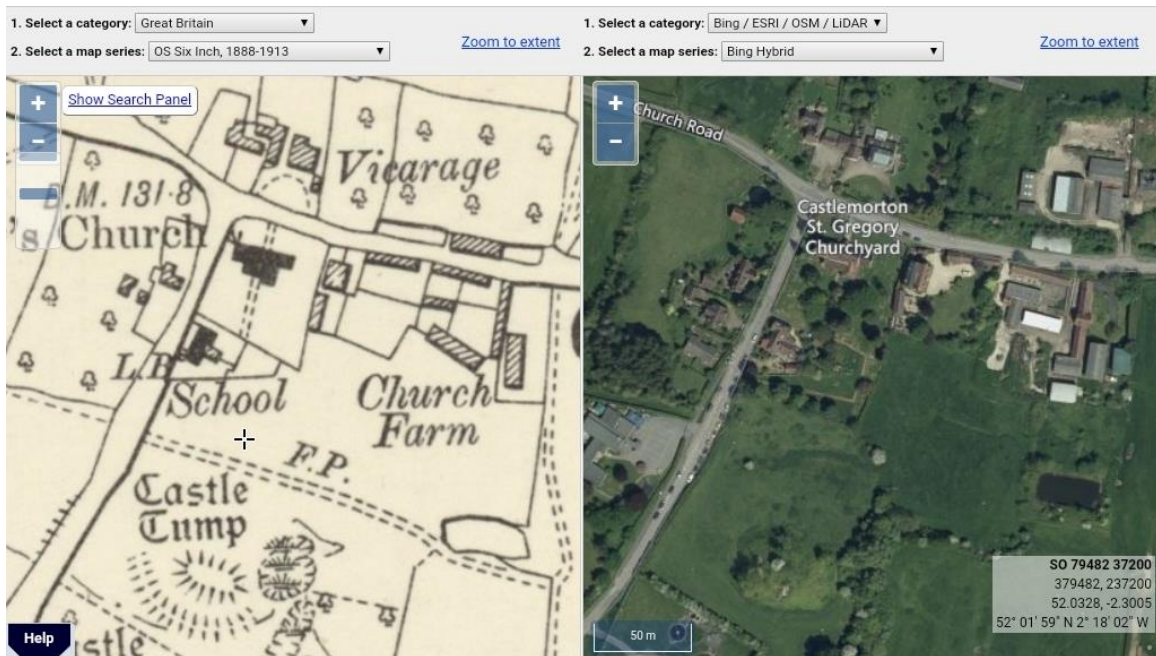


Worcestershire LIV Birtsmorton Castlemorton Revised 1903 Published 1904

Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ



Worcestershire LIV Birtsmorton Castlemorton Revised 1921 Published 1923



Side by Side 1888-1913 Modern Satellite Courtesy National Library of Scotland

### 4.3 Farm Characterisation

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. Church Farm [ Now Folliot House and The Dairy] 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)

The HER record says "Church Farm, Castlemorton. Partially extant 18th century listed farmstead with unconverted buildings. **Loose courtyard** with three sides of the courtyard formed by working agricultural buildings. Prominent regular courtyard in association, with multi-yard group. The farmhouse is detached with side on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a Church and/or Manor farm group. Large modern sheds are located on the site. Stable cart sheds etc" [ See HER Monument Report at end of this report]

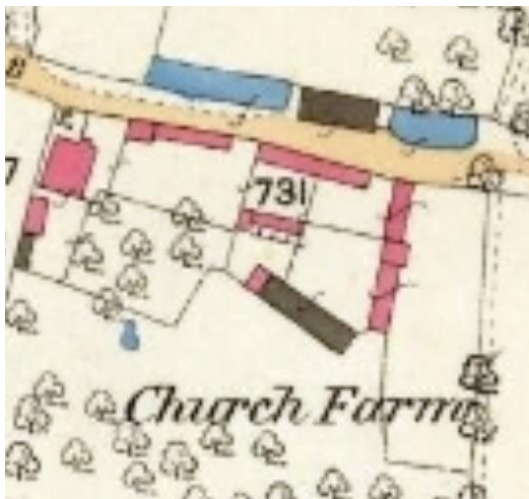
[Ref West Midlands Farmsteads and Landscapes Project Regional Statement]

[Ref Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2 Worcestershire Farmsteads Character Statement]

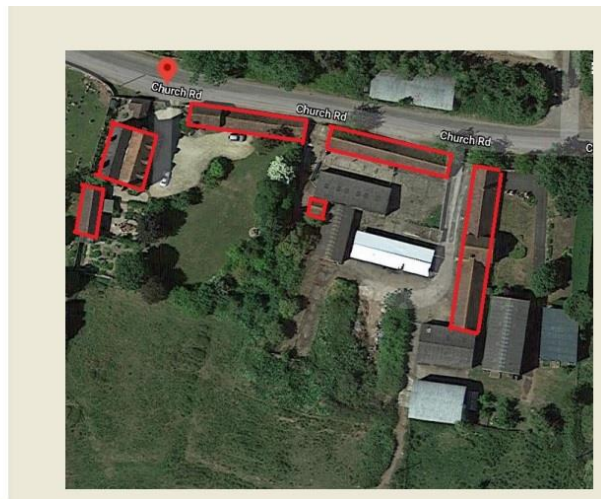
**Loose Courtyard** farmsteads which have buildings loosely arranged around one (a) or more sides of a yard. Those with buildings to one side of the yard are typically the smallest in scale.

<https://www.worcestershire.gov.uk/downloads/file/8980/worcestershire-farmsteads-and-landscapes-project-report>

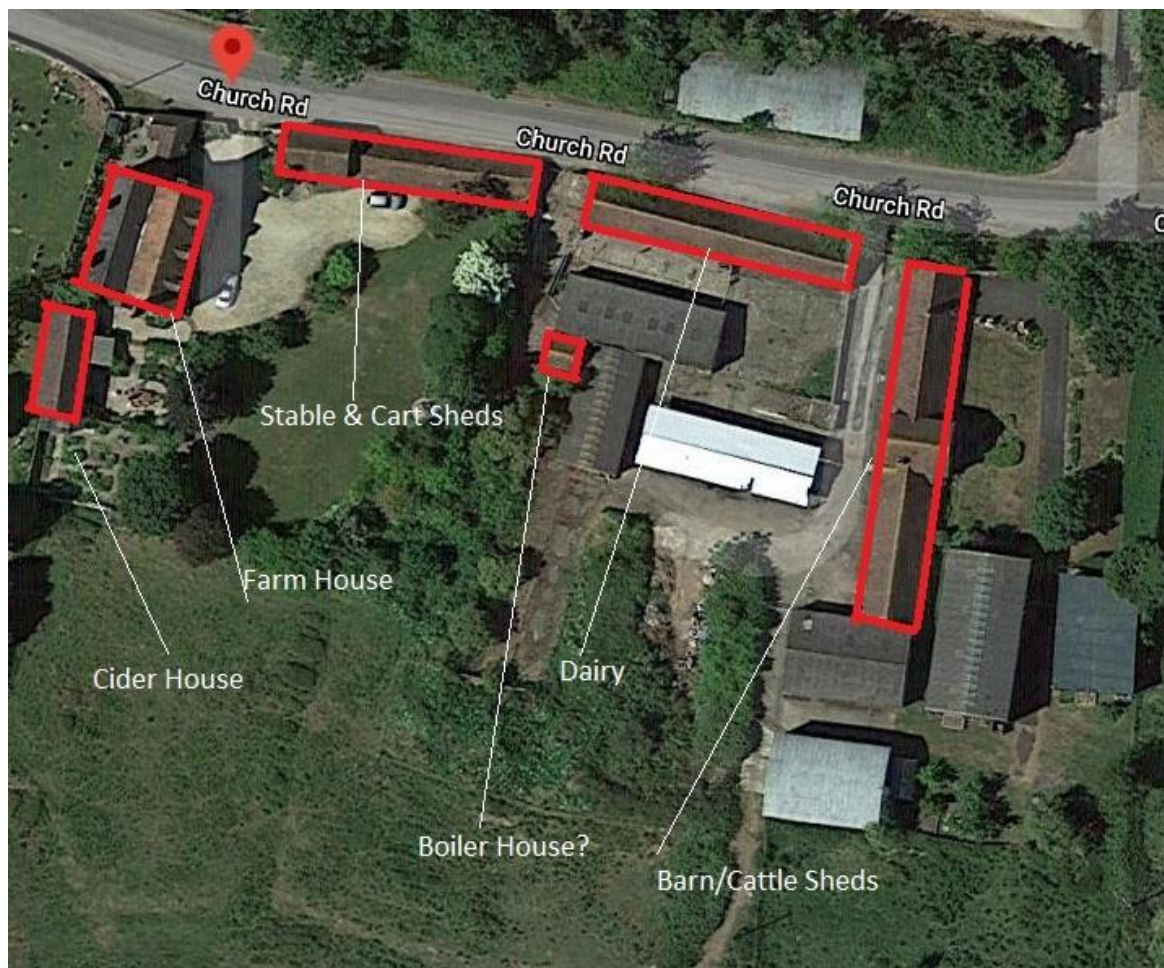
#### Extent of Original C18 C19 Buildings Church Farm Diagram Below Analysis RDA



Church Farm Farmstead OS 1st Edition map



Modern Satellite showing extent of original C18 C19 buildings remaining in red



Extent of Original C18 C19 Buildings Church Farm Diagram Analysis RDA

'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."

RDAs report assessment for building recording for the Farmstead outbuildings remaining on the Folllott House side of the farmstead is equivalent to Level 1-2 [See Outbuildings Section 6] 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. An assessment was carried out in 2019 on The Dairy and buildings by Elaine Minton Heritage Assessment The Old Dairy [Minton, Elaine Oct 2019]

#### 4.4 Historical research

A brief historical analysis of past owners and events was carried out by RDA via a desk based internet search. RDA also carried out a National Archive of Historical Newspapers search. [BNA]

##### Chronological List

| Date         | Source  | Information  |
|--------------|---|--|
| 1841         | Census Return   | John Rayer Wife Sarah Castlemorton Farm  |
| 1850         | PO Directory Worcs  | Rayer, John Castlemorton   |
| 1851         | Census Return   | John Rayer Age 52 Wife Sarah Church Farm x2 Servants Mary Green and Mary Tombs Farmer 320 acres employing 15 Agricultural Labourers  |
| 1851         | Auction The Church Farm & Other Lands BNA   | Truly Valuable Estate called Church Farm 300 Acres, Arable Meadow and Pasture Land and productive Orchard with extensive Common rights on Castlemorton Common. Occupation of Mr John Rayer= Farm House, Barns, Stables, Granary and all requisite outbuildings           |
| 1853         | Auction BNA To Be Sold by Auction 29 <sup>th</sup> March 1853 at Church Farm Castlemorton | Proprietor Mr John Rayer who has let the Estate and declining the Farming Business. Ricks of Corn, Team of Cart Horses, Stock of Cattle, Pigs, Agricultural Implements, Seasoned Casks of Cider, Dairy Articles, misc Furniture and effects and description of livestock |
| 1861         | Census Return   | John Rayer Age 63 and Sarah moved to Chapel House Longdon retired Farmer   |
| 1876         | PO Directory  | Edward Pope Farmer Church Farm   |
| 1891         | Census return   | Robert S Smith Age 61 farmer wife Sarah X2 Servants  |
| 1892<br>1896 | PO Directories Kellys   | Smith Rbt Simmons Farmer Church Farm   |
| 1901         | Census  | Robert Smith Age 70  |
| 1916         | PO Directory  | Smith, Stanhope Morris Symonds Castlemorton  |
| 1927         | Death Certificate   | Smith, Stanhope Morris Symonds October 1927 age 72   |
| 1941         | Heritage Assessment The Old Dairy [Minton, Elaine Oct 2019]                               | Owned by Worcester County Council  |
| 1987         | Heritage Assessment The Old Dairy [Minton, Elaine Oct 2019]                               | Owned by Worcester County Council  |
| 1988         | Planning Application  | Worcs County Council for conversion of Barn 88/00039   |
| 1992         | Heritage Assessment The Old Dairy [Minton, Elaine Oct 2019]                               | Follitt House Sold   |
| 2018         | Heritage Assessment The Old Dairy [Minton, Elaine Oct 2019]                               | The Dairy and Barns Purchased from WCC   |
| 2020         | Current Owners  | Follitt House purchased from 1992 owners   |



#### 4.5 Historical Photographs & Analysis

A search for historical photographs online was made within the timescale and scope of this report.

Unusually no photos were found except a photo from the 1960s on Francis Frith site Neg C499002 View from Church Road looking West with the Church of St Gregory in the background, Folllott House, Stabling, The Dairy to the left and to the right hand side of the road a corrugated iron building with the Church Pond in the foreground

#### 4.6 Phasing of Main Buildings

With reference to Farmhouses in Worcestershire the Farmstead Project describes Farmhouses as follows:-

“From the mid-18th century houses that were more symmetrically designed (with central entrances, chimneystacks on the end walls and services placed to the rear of the front reception rooms) became standard across the country. As a general rule, farms over 70 acres needed to look beyond the family for additional labour, and so rooms for live-in farm labourers – usually in the attic or back wing of the house – became a feature of many farmhouses. There was extensive rebuilding of farmsteads in the 18th and 19th centuries and clay was readily available, brick is the typical building material by around 1700 the stair was housed in a rear lean-to or wing They have a distinctive outward appearance as the stacks are sited on the gable ends and the door may be either central or off-centre: symmetry is more prized as the 18th century progresses and is commonplace from around 1750. Houses faced towards or away from the yard, and may be attached or detached from the working buildings. Local tradition and status were the principal reasons for whether the house was accessed through the yard and buildings were attached, or whether the house looked toward or away from the yard. Farmhouses included, or were placed very close to, areas for brewing and dairying, and pigsties were often placed close to the houses It will be clear from the OS plans that many of these houses are double-depth in their plan form (a square more than rectangular shape) and thus post-1750 in date” [Ref Worcestershire Farmstead Project]

The Author RW Brunskill describes Double pile Houses as follows:-

##### **Double pile**

“Quite a number of these double pile houses had a cellar, sometimes only over the parlour where it was probably more for ventilating the newly fashionable suspended timber floor than for increasing service accommodation” reference [Brunskill]. Double pile examples are most plentiful from the late 18th century until the mid-19th century but the double pile plan was probably introduced about 1725” “Classical detailing was used on these houses including Greek revival details in the early 19th century” reference [ Brunskill] ‘Double pile House Plans came into use late in the 17th century and were universally used in the 18th century and lasted much of the 19th Century in a Greek, Gothic, Italianate dress. Brick was the most favoured material. Double pile large houses had a central lobby leading to double flight fully exposed staircase mostly at the rear, the two principal living rooms were at the front, one on each side of the entrance lobby, the two principal service rooms at the rear, one on each side of the staircase. The principal bedrooms were on the first floor, sometimes

## Heritage Assessment and Statement of Significance for Folliot House Church Road Castlemorton Malvern WR13 6BQ

subsidiary bedrooms were above partly in the roof space and subsidiary service rooms were below the entrance level and partly underground. There were varieties in the position of the main staircase. Fireplaces usually were on side walls but might have been placed back to back on spine walls. Deep plans were solved by having two parallel roofs with a vulnerable gutter in-between by having a hipped or gabled roof at the front.... deep overall roof of shallow pitch making use of good quality slates.’ (Ref Brunskill: Houses and Cottages of Britain,2000)

### **Folliot House [Former Church Farm House]**

With reference to both descriptions quoted above and the RDA assessment survey [ Section 5] Folliot House the former Church Farmhouse front elevation east facing Gable is built in brick [Flemish bond of bricks 2 inch  $\frac{3}{4}$  by 9inch] with a large brick external chimney stack that would appear to be possibly early –mid 18<sup>th</sup> century. Sash Windows boxes to the front are visible and are set back half a brick indicating early to mid-18<sup>th</sup> century. A date keystone of 1785 and initial JW above the FF landing casement window keystone is not a reliable source and not necessarily an indication to the date of the build of the building. Datestones should be treated with caution. It may be a date of renovations or alterations, commemorating a builder or owner but not necessarily the first occupant. Where a plaque features a pair of initials is maybe what is known as a marriage stone commemorating the year of a couples wedding, or it may refer to when a couple moved into the house or some other important date. Sometimes one initial is a wedding but they were probably the initials of one person. This possible early-mid 18<sup>th</sup> century build date is evidenced by a few features found internally that are not mentioned in the list description as this was just to aid and identify this building. There is a large inglenook fire opening in the front parlour to the north side with large oak bressumer beam [3.37m 11ft in length 0.37m height 14 inches] and there is some evidence there may have been a bread oven at the rear. This room also has a central chamfered timber beam with stops. In this part of the building there are wide and simple 4 plank and batten doors that can date from the early 18<sup>th</sup> century. [Hall, L Fixtures & Fittings] 4 planks were common at this time. In the attic rooms [in the roof space] there are wide elm or oak boards of random widths and lengths still favoured in early 18<sup>th</sup> century, and carpenters marks from 18<sup>th</sup> century carefully formed using a chisel or gouge (1700s -1800s) The stable block and shelter sheds have some similar carpenters marks that probably date to a similar time( early-mid 18<sup>th</sup> century ) as the bricks are the same size as the main frontage of the house.

The rear West facing gable pile of the house steps down from the front wing. The brick is slightly larger here [3inch by 9  $\frac{1}{4}$  inch] but still handmade, different to the front, perhaps an inferior brick may have been used for the service side and some later patch repairs and alterations have gone on especially with insertions of casement windows. A double pile was created to accommodate a service wing, with tall chimney stacks on the rear wall, a second staircase and more accommodation on the first floor. In 1851 the farm was described as well established ‘Truly Valuable Estate called Church Farm 300 Acres, Arable Meadow and Pasture Land and productive Orchard with extensive Common rights on Castlemorton Common. Occupation of Mr John Rayer= Farm House, Barns, Stables, Granary and all requisite outbuildings and in 1853 an auction described Ricks of Corn, Team of Cart Horses, Stock of Cattle, Pigs, Agricultural Implements, Seasoned Casks of Cider, Dairy Articles, misc Furniture and effects and description of livestock.’ {Ref BNA}

Other adaptations to this rear Gable pile appear to have taken place in the early 20<sup>th</sup> century in the Edwardian period with some internal four panelled timber doors, and narrow machine sawn plank and batten doors, an art nouveau fire surround in the front south side room, casement windows in the west rear walls, south, north gables of the rear gable pile, and the rear side porch and inserted door with two glass panels was probably built and attached at this time. During this time according to OS mapping a single storey outbuilding to the North end gable was built between 1902 and 1927. At a later date in the 20<sup>th</sup> century two further windows were inserted creating two bathrooms on the first floor butting up against wall of the front pile.

The Stable and Cow-house/Sheltershed appear to be of a similar date to the farm house.

The Cider House seen today is constructed of brick and was certainly in operation by evidence in the 19<sup>th</sup> century auctions, along with the other farm buildings on the farmstead, the dairy and barn etc now not owned by Folliott House.

## 5. Current Photographic Record and Descriptions Building Recording Level 1-2 Follitt House & Outbuildings [with Significance Levels]

RDA assessed Follitt House & Outbuildings to an equivalent of a Level 1-2 Building Recording Photographic Survey with some analysis of the phasing and significant interior details by surveying and using appropriate books and websites. [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

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.

As any future proposals may affect the interior RDA assessed the Building for significance at an equivalent of a Level 1-2

### LEVEL 2

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

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]

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

**KEY to Significance Levels**

|                |   |
|----------------|---|
| <b>HIGH</b>    | Elements and elevations are historically and architecturally significant  |
| <b>MEDIUM</b>  | Elements and elevations are later additions but some may have historical, architectural, community significance |
| <b>UNKNOWN</b> | Further Analysis may be needed  |
| <b>LOW</b>     | These elements /elevations are low and or have a negative impact to the historic fabric.                        |

**5.1 Exterior Main Building****Photo East Front Elevations.****Written Description EAST ELEVATIONS**

The East front facing elevation is Flemish bond brickwork, (2 ¾-inch by 9-inch) under a tile roof with dentiled eaves. It comprises of two storeys with attic, three bays. At roof level, are three gabled attic dormers with timber casement windows. Fenestration to this elevation are symmetrical with x4 flush timber sash windows; 8 over 8 curved top with thin glazing bars; keystones, and stone sills. The central window on the first floor is a mullion and transom timber casement window with central glazing bars and Y-shaped tracery rising to segmental arch, the keystone of this window is inscribed: "JW 1785". Entrance, timber six panelled timber door, top two lights glazed, set in doorway with stone step, has a transom light and a flat timber hood on brackets.

**A few Photo Details of Exterior Elevations**

Six panelled door, top two lights glazed



Flush sash windows; 8 over 8 curved top

**Sash windows**

“In the rebuilding following the Great Fire of London and 1666 sash windows were to begin with fitted flush with new brick and stone facades as they would have been in their timber frame predecessors. The whole of the sash box was visible externally giving each window a broad timber surround. This was thought to be a fire risk and from 1709 boxes and frames was required by law to set back half a brick 102 mm behind the wall face. Although the legislation applied to the cities of London and Westminster result in changes in window design were emulated in the provinces. A further London building act in 1774 required a sash box had to be concealed within a rebate behind the bricks facade leaving only a thin strip of timber visible at the head and on each side. Astragal glazing bar profiles occur in the early eighteenth and early nineteenth century as well as lambs tongue glazing bar profiles”. [Ref English Heritage Practical Building Conservation Timber]

**Significance Levels : All EAST Elevations, windows and door main house HIGH**

**Photo South Front Elevations.**



Double pile, to the front pile gable, a stepped external chimney stack



Segmental archway to cellar with stone keystone; timber porch with tiled pitch roof

### Written Description SOUTH ELEVATIONS

South elevation; double pile, to the front pile gable, a stepped external chimney stack; basement level a segmental archway to cellar with stone keystone, with round headed ledge and braced door. The rear pile under slate roof has a lower gable end, at first floor level a flush timber casement window, under a segmental brick arch, a smaller C20 timber casement window with a flat brick head and at ground level a timber casement window at under segmental arch; timber porch with tiled pitch roof; 4 panel timber door, upper panels glazed

### Significance Levels SOUTH Elevations main house

Main Elevations **HIGH**

Right Gable **HIGH** Brick Entrance to Cellar **HIGH** [Probably was used to store Cider Barrels]

Timber Door to Cellar **MODERATE** [Late C19 Early C20 Edwardian]

Left Gable **HIGH** Casement Windows **MODERATE** Edwardian Porch **MODERATE**

### A few Photo Details of Exterior South Elevations



Entrance to Cellar



Entrance to Cellar



**Photo West Rear Elevations.****Written Description e.g. WEST ELEVATIONS**

The West elevation is the rear elevation facing St Gregory's Church; of Flemish bond brick construction, under a slate roof with brick dentilled eaves, 2 lateral chimney stacks rising above roof level. The windows to this elevation are all timber casement windows, the central window on the first floor is a mullion and transom casement window with central glazing bars and Y-shaped tracery rising to segmental arch matching front elevation, at ground floor x3 casement windows, one inserted on top of previous blocked door opening, and one smaller x2 light casement window with a flat head.

**Significance WEST Elevations main house**

Main Elevations **HIGH**

Casement Windows **MODERATE**

**Photo North Road side Elevations.**



Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ

**Written Description** NORTH ELEVATIONS Main Building [single Storey outshot building described separately]

The North side elevation double pile; to the front pile gable; a large stepped external brick chimney stack. A C20 timber casement window, with flat brick head, inserted at first floor level to the West of the stack, a fixed C19 timber window with segmented brick arch to the east of the stack at ground level. The rear pile has a lower gable; at first floor level is a flush timber casement window under a segmental brick arch, a timber casement window at ground level under segmental arch.

**Significance** NORTH Elevations main house [single Storey outshot building described separately]

Main Elevations **HIGH**

GF Fixed 4 pane window with cylinder glass probably 19<sup>th</sup> century **HIGH**

Casement Windows **MODERATE**

### 5.1.1 Single Storey Outshot Building/Utility/Store Room/Tool Store

#### Photos



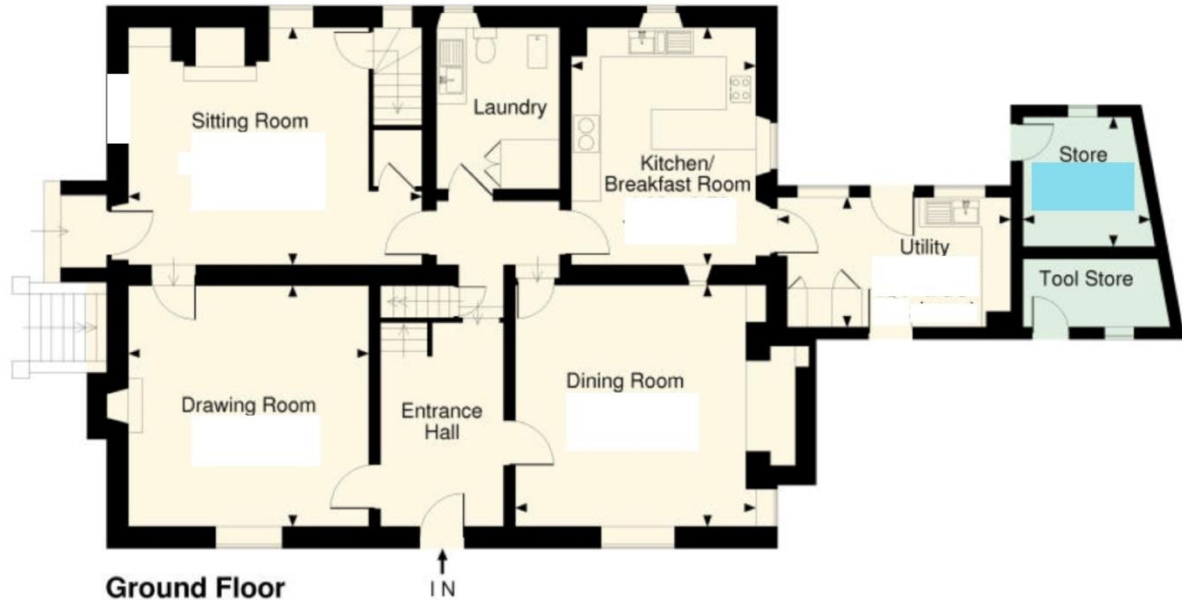
The North extension attached single storey utility and tool store; Flemish bond brick under tiled roof, 2 chimney stacks; two timber entrance doors and paired timber casement window to east; timber door and timber casements to west.

Main Elevations **MODERATE** Reason : Added building between 1902-1927[Historic mapping]

## 5.2 Interior: Main Building and Note of Significant Features

### 5.2.1 GROUND FLOOR:

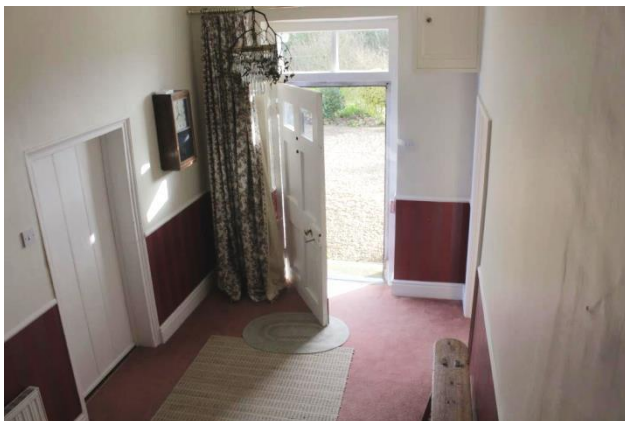
Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing



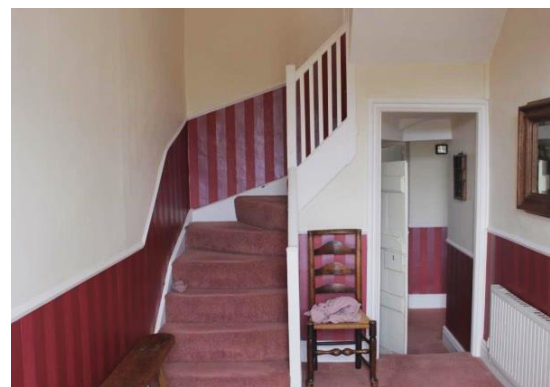
Plan Form : Double pile with central lobby leading to triple flight staircase at the rear of entrance hall, two principal living rooms at the front, one on each side of the entrance lobby, below the Drawing Room a brick lined cellar; the two principal service rooms at the rear, one on each side of a further rear staircase, with further service room. An addition of a single storey building housing Utility Store and Tool Store; early C20.

Photos of Significant features: Internal Features discussed are **C18 HIGH/ C19 MODERATE** significance

#### Entrance Hall/Stairs



Large Lobby Area



Stairs with entrance to Cellar underneath

## Analysis

With reference to 'Winder' stairs or straight flight with winders. "Around 1800 stairs become much simpler plain stick balusters of pine an inch square under a mahogany handrail, balusters were painted"

With reference to 'Newell' stairs "Simple plain balustrades also found often consisting of simple handrail and one or two horizontal rails and these are hard to date anything from 17<sup>th</sup> century to early 19<sup>th</sup> century is possible" [Ref Linda Hall, Fixtures and Fittings pg 103]

Handrails that have flat tops. "In the 1690s may have been carved from solid timber or consists of separate mouldings applied to a central block" [Ref Linda Hall Fixtures and Fitting page 128]

### With reference to The Georgian Group Advice Guides : Stairs [pg 23 Fig 4 1700 1710]

" Albury Street Deptford London. Open Well staircase in a modest town house with winders used to turn the corner rather than a landing. The square wooden newels have simple caps, the handrail has a slightly more elaborate moulding, the twisted balusters are closely set"



Courtesy The Georgian Group Advice Guides Staircases Pg 23 Date 1700 1710

**Folllott House stairs- Open Well with Winders: Some FURTHER INVESTIGATION NEEDED****Description**

The square wooden newels have simple caps, the handrail has a slightly more elaborate moulding. Underside of stairs is lath and plaster and the timber structure is integrated into the plasterwork and would appear original. The staircase rises again from the first floor to the second floor where there is a timber galleried balustrade.

**Discussion**

Earlier stairs are oak and would be left unpainted. Simple plain balustrades if oak could be early-mid 18<sup>th</sup> century. Pine is more likely to be C19. More investigation and removal of carpet to examine the treads and some careful paint removal on the balusters and handrail would help date the stairs. if careful removal of packaging to the underside of the staircase from the cellar steps to view the underside was undertaken this would again help RDA to date the staircase to the C18 or C19.

C18/C19 Some **FURTHER INVESTIGATION NEEDED**

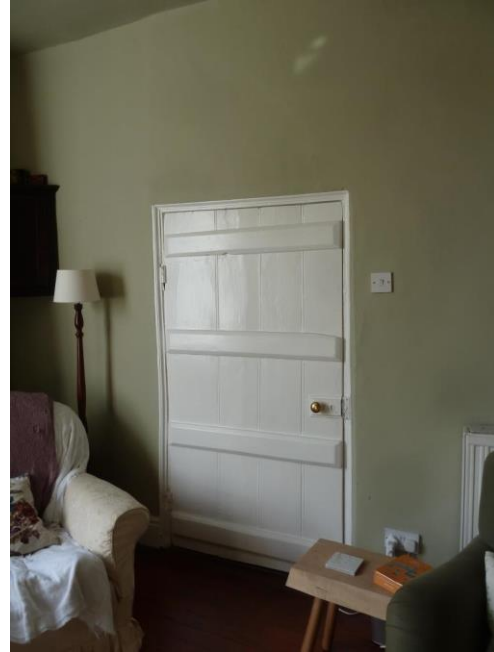
C18/C19

### Description Dining Room [now Lounge]

This room is lit by a sash window with timber shutters, fixed timber window with cylinder glass left hand side chimney breast, and a small fixed window in rear wall that looks into the Kitchen area; 4 panelled timber door to rear lobby.



C18 X4 Plank and batten door. C19 architrave



C18 X4 Plank and batten door with original C18 architrave  
Evidence of previous T hinges

**Plank doors** “Planks and batten doors with widest planks, 2 to 3 a door are earliest, end of the 17<sup>th</sup> century. Four planks; planks get narrower during the 18<sup>th</sup> century. By the 19<sup>th</sup> century doors of 6 or more common and more regular in appearance and the machine sawn than the earlier hand sawn variety” [Ref Linda Hall Fixtures & Fitting p. 30]

The width of the doors to the front rooms at Folllott House are very wide and would accommodate the wide dresses women wore in the early-mid 18th century.



C18 Inglebrook Fire with large Bressumer Beam



C18/C19 Fixed window /view to Kitchen



Large Timber C18 Bresummer Beam. Fireback has replaced bricks/evidence of a possible bread oven



C18 Chamfered central timber beam with Lamb tongue stops



**Description Drawing Room [Now Dining Room]**



Late C19 early C20 Fire Surround



Art Nouveau Details

A later C19 timber door with more decorative C19 architrave leads into this room from the entrance hall lobby. Room lit by sash window with timber shutters. Room has dado rails and picture rails and a later C19 4 panelled door leads into the rear service wing. A timber fire surround with cast iron grate of late C19 early C20 Art Nouveau

**REAR WING**

**Description Sitting Room**



Entered by rear porch and glass panelled door late C19/C20/ South facing 2 light casement window late C19/C20

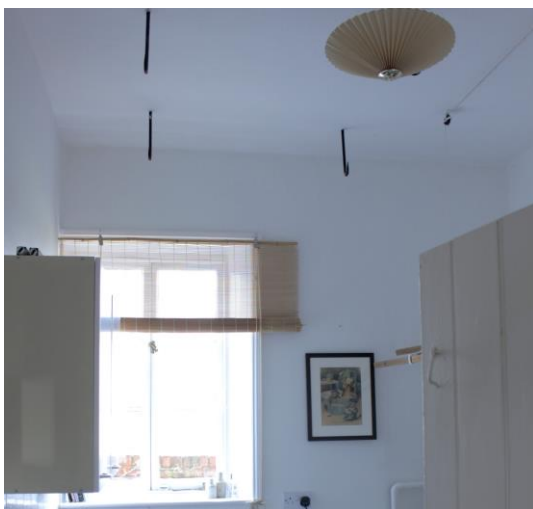
## Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ

This Room is accessed internally via 2 steps from the Drawing Room [Now Dining Room]

Also entered from outside via rear timber porch and a top lit glass and timber panelled door. This door has an older doorframe with X2 remaining iron loops for some sort of draw bar lock. [South facing x6 light casement window late C19/C20 [evidence: glazing bars and external brick work disturbance.] Casement to West facing wall is earlier C19 [evidence: glazing bars and ironmongery] although this was a former door opening at some time. Chimney fire surround probably C19 [needs further investigation.] A later C19 early C20 plank and batten door, very tall door, leads to the rear staircase.



Wide C19 narrow plank and batten door leads to lobby area where access is gained to cellar via C18 plank and batten door under front stairs and a wide C19 narrow plank and batten door to **Laundry**; lath and plaster ceiling with iron hooks probably for hanging game or meat, possibly former larder.



C19 lath and plaster ceiling with iron hooks



C18 plank & batten door to cellar

### Description Kitchen /Breakfast Room



Wide C19 narrow Plank and batten door

A Wide C19 narrow plank and batten door from rear lobby with C19 T hinges leads to Kitchen/Breakfast Room lit by casement window to the west ; C18/C19 fixed window in wall rear front pile wall ; floor laid to terracotta tiles.



Terracotta Quarry Tiles



C18/C19 Fixed window in rear front pile wall



Detail Fixed C18/C19 window in rear front pile wall

### Description Utility Room /Single Storey Outbuilding

Terracotta tiles extend to Utility area through a brick arched doorway with a later probably early C20 narrow plank and batten door. Early C20 ceiling of timber boards. The Tool Store and Store accessed from outside.



Early C20 Ceiling Timber Boarded



Brick arched doorway of original building

### 5.2.2 FIRST FLOOR

Floor Plan, Rooms Labelled for reference; do not scale off this drawing



First Floor

**Plan Form:** Double pile with central lobby leading to triple flight staircase. Rear staircase to second floor to rear pile. Principal bedrooms on the first floor, [Further subsidiary bedrooms above in the front pile roof space SF] Photos are of Significant features: Internal Features discussed are **C18 HIGH/ C19 MODERATE** significance

#### Description Landing and Front Stairs



Underside of stairs are lath and plaster and structure is integrated into the plasterwork



Underside of C18/C19 stairs are lath and plaster and structure is integrated into the plasterwork  
**Description Bedroom 1**

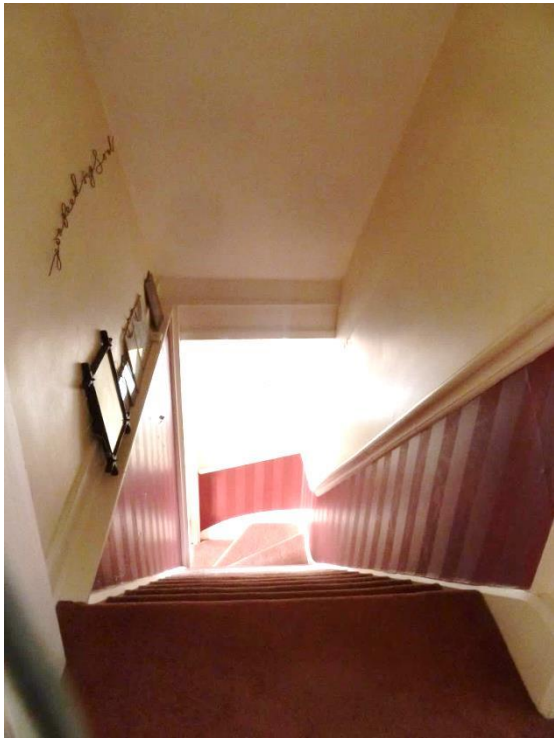


Front Landing Window

Lit by front sash window. C19 x6 plank and batten door with C19 architrave. C18 Large timber beam. X4 panel door to rear pile ; access to bathroom and Bedroom 3. Bedroom 3 would have once been larger. A stud wall /dividing wall was created to form a Bathroom.



C18 Large Timber beam with evidence of a chamfer and stop. Beam cut back

**Rear Stairs and Study**

Rear Pile staircase with timber handrail



Rear Casement Window with Y Tracery design

**Description Corridor between Front and rear Pile**

C18 Painted Timber Beam with lamb tongue stop

This is a continuation of painted timber Beam from Bedroom 4. This room was divided with a stud wall to create a Bathroom

#### Description Bedroom 4

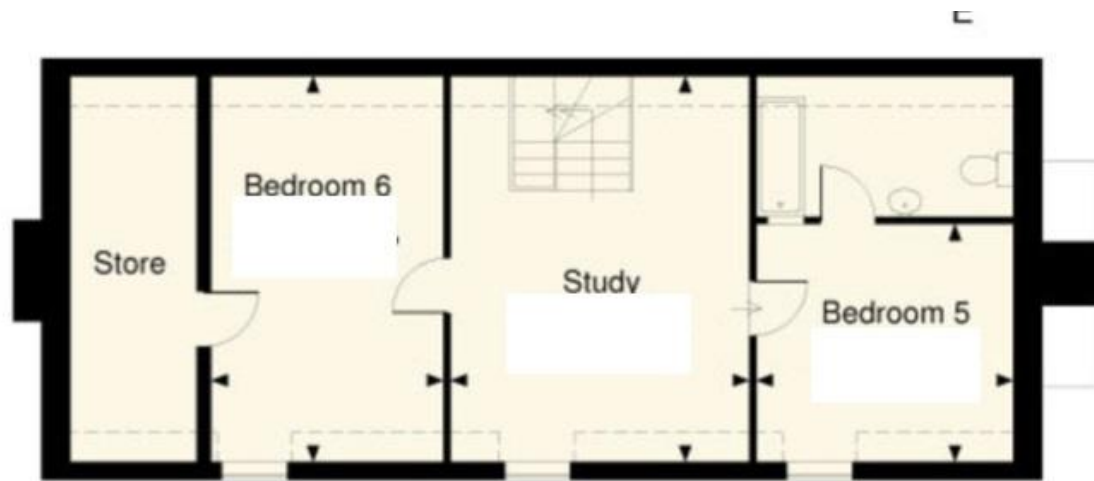
Entered via a x4 plank and batten door probably C18 with original C18 architrave. Lit by front sash window. Ceiling with painted C18 timber with chamfer and lamb tongue stops. To Left; stud wall of Bathroom.





### 5.2.3 SECOND ATTIC FLOOR

Floor Plan, Rooms Labelled for reference; do not scale off this drawing



**Second Floor**

**Plan Form** : Rising from Principal bedrooms on the first floor, [subsidiary bedrooms above in the front pile roof space SF only ] approached via staircase from rear of front pile landing opening to galleried landing on SF. Roof of x3 bays. One unique and rare. Lit by X3 dormer windows. Photos are of Significant features: Internal Features discussed are **C18 HIGH/ C19 MODERATE** significance

#### Description Study /Landing and Galleried Balustrade



C18/C19 Balustrade



C18/C19 Balustrade

Painted Timber C18 C19 balustrade that needs some further investigation; handrail has moulding; newell posts; two have simple caps remaining. C18 Wide elm or oak irregular floorboards. One bay truss infilled timber framed to Bedroom 6; Infilled vertical timber frame to truss to Bedroom 5 with unusual elbow timber construction. A unique design, a double principal rafter, the lower one with a cranked end apparently created to provide clearance in the attic. Collar visible at floor level. C20 Stud wall to Bathroom and possible C19 timber boarded stud wall to Store



C18 Wide elm or oak irregular floorboards



C18 One bay truss infilled timber framed to Bedroom 6.



C18 Infilled vertical timber frame to truss to Bedroom 5; unusual unique double principal rafter, the lower one with a cranked end sawn construction. Collar visible at floor level.



One of the x3 Dormer casement timber windows

## 6 Outbuildings

**RDA NOTE** All Outbuildings had limited inspection and recorded to Level 1-2

### 6.1 CIDER HOUSE

**Photos** : limited inspection and recorded to Level 1-2



Cider house



Double leaf doors; entrance to cider house

Situated to the South of the main farmhouse the Cider House is detached and appears on the Worcester shire L1V Birtsmorton Castlemorton OS map 1884 Published 1885

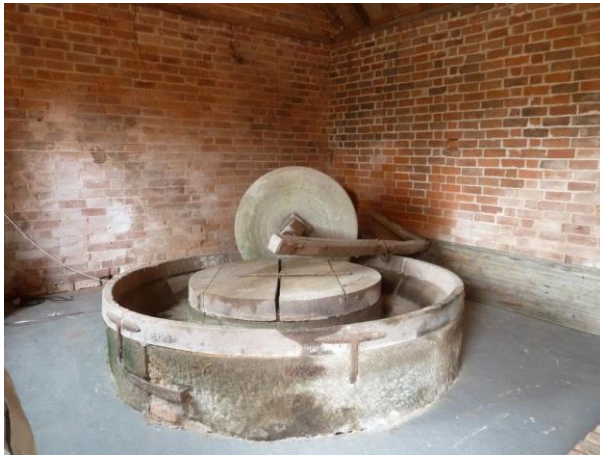
Significance **HIGH** Condition: Good

With reference to HAY BARNs, CIDER HOUSES AND OTHER CROP-RELATED BUILDINGS IN THE SOUTH WEST REGION “The commercial production of cider is documented from the medieval period. East Cornwall, west Somerset, south Devon, parts of Gloucestershire (the Forest of Dean) and west Dorset, together with Herefordshire in the West Midlands Region, form the premier cider-making area of England. It was said, for example, of parts of Gloucestershire that a farmstead was not complete without a cider house (Marshall 1796, p.39). Cider houses are frequently incorporated into other buildings ranged around the yard. Where the cider house is a separate building it usually does not have any external characteristics, other than a wide doorway allowing for the passage of barrels. Cider could be kept for far longer than beer, and thus on some farms where cider was grown for export cider houses were built with storage for barrels. Interior fittings of cider houses, namely cider presses and mills, are very rare.” [The Historic Farmsteads. Preliminary Character Statement: South West Region’. Published in August 2006 p56]

#### Description

The Cider House at Folliot House appears to date from the C19 but has undergone some modifications and reordering in the C20. Single Storey Flemish bond brick building under tiled roof; C20 inserted sash effect casements in segmental arches; C20 timber central ledge and brace double leaf doors in frame under segmental arch; cider house has C20 lean-to; blue brick in stretcher bond under corrugated asbestos roof; C20 casement timber window and C20 plank and batten door to gable end. These C20 elements are **LOW** Significance

Photos of Significant features: Internal Features discussed are **HIGH/ MODERATE** significance



The Apple mill, a circular stone trough with a stone roller which crushed the apples



The stone tray of the apple press



C19 King post roof Truss



Cider house interior; C20 Concrete floor

Cider houses first appeared in the 17th century, the room where apples were crushed and pressed for their juice, and put into barrels to ferment. The cider house at Folllott House contains the two characteristic pieces of equipment; The Apple mill, a circular stone trough with a stone roller which crushed the apples. The roller is on a wooden arm connected to revolving vertical spindle in the centre of the trough; it would have been driven by a horse walking round. The second item of equipment is the press; this would have had two vertical members rising from the stone base with a beam operated by a screw or levers. The stone tray with a rim which still is intact possibly repositioned on a brick base, it was designed to catch the juice and direct it to a tub. **HIGH** significance. The crushed Apple was placed on the tray in 4-inch layers, separated by cloths. The juice was transferred from the tub to a barrel to ferment. The crushed Apple might then be reground and repressed. The barrels for fermenting the Juices were normally kept in the cider cellar, or the existing cellar under part of the farmhouse. C20 Concrete flooring **LOW** significance

**6.2 STABLE****Photos:** limited inspection and recorded to Level 1-2

C18 Stable and Cow -house View from Road



C18 Stable and Cow house View from Yard



C18 Stable View from Yard



C18 Stable gable end from yard

**Description Stable**

C18 Stable and Cow- house/Shelter Shed sit on road boundary facing what would have been the farmyard as part of a loose farmstead plan, both buildings were built as part of the original C18 farm with the C18 farmhouse. [Appears on the tithe map, 1839]. The stable is significantly intact with original bays and loft above. "After the barn, the stable is often the oldest building on the farmstead. Examples retaining internal fittings including stall partitions and feed racks are rare and significant." [Ref National Farm Building Types historic England 2015]

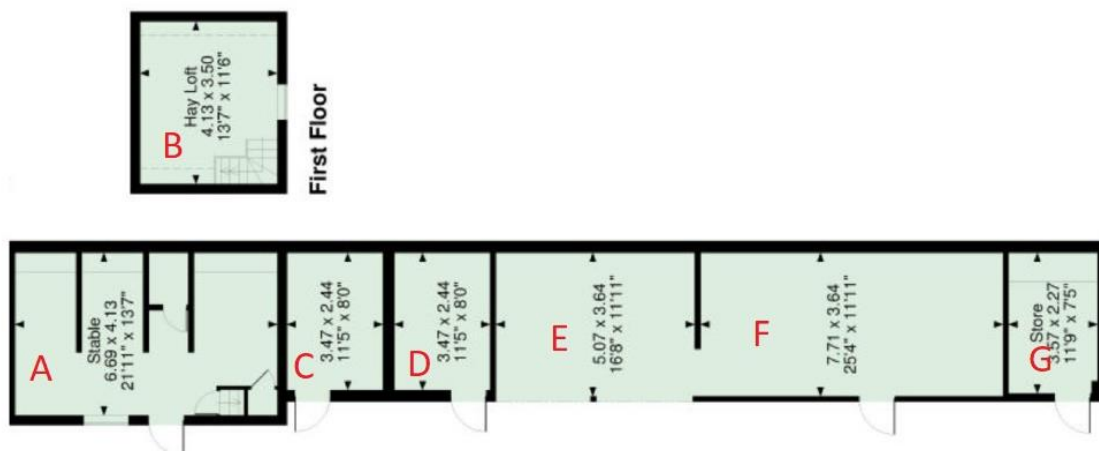
Significance C18 **HIGH** C20 **LOW** Condition: Good

The C18 Stable house at Folllott House; one and a half Storey with hay/ fodder loft; Flemish bond brick building under tiled roof with dentiled brick band at eaves; front or South facing C20 modern casement window; C20 pine ledge and brace door and frame under segmental arch; roadside or North facing dentiled eaves; Flemish bond

## Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ

“The size of stabling was, like granaries and cart sheds, loosely linked to the arable acreage of the farm. The number of horses needed to work a farm changed little until the arrival of the tractor, with one horse for every 20 acres being the frequently quoted figure. Smaller farms still needed a team of horses, so even a 50-acre farm might well have four horses. Most farms kept a few working horses until the 1950s, and they were finally replaced by tractors during the 1960s. Farmsteads, and the farmyards attached to manor and gentry houses, often had stables for riding and coach horses, the upper floors commonly being used as accommodation for stable hands.” [Ref South West Character Farmstead] “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. 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. Stable exteriors are characterised by being: Usually two-storey, with pitching openings and ventilation to the first-floor loft and an external staircase. The upper floor sometimes provided accommodation for farm labourers or stable lads. Despite textbook advice on the tainting of the hay, the practice of housing horses below haylofts persisted, partly because of the perceived need to protect horses from chills and draughts. . Many stables, particularly those located within ranges that included cow -houses, were converted into dairies when modern electrically powered milking and cooling machinery was introduced from the 1950s.” [Ref South West Character Farmstead]

### INTERIORS



Sketch Plan of Interior supplied by Client. Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing

**Interior Description:** Fittings in stable; 3 partitions between the stalls; between stall 2&3; partitions are of oak, high at the head, full length of the store five to six feet apart, enough room for the horse to be groomed whilst tied up. At the head of the stall still retains the trough and rack for feeding. The timber trough about 3 feet at the lip so the horse fed standing; rack; the front sloping out from the wall stretching full width of the stalls; store cupboard possible for tack/harnesses. The sloping floor is of well-worn hand laid paviments, pattern/design to delineate usage areas; doors; plank; old timberwork and walls limewashed ;loft covers half the stable area access by timber winder stairway.

**Stables Photos of Significant Internal features:** Internal Features discussed are **HIGH** significance



**A** : Timber Stall partitions; tack cupboard



**A** : Partitions, Timber Trough and Rack



**A** : Pattern brick pavements well worn by horses hooves



Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ



A : Timber Trough and rack



A : Ceiling to loft; partition to cupboard with metal guard



A: Staircase to loft; loft floor joists with through (tusk) tenon with face pegs



A : Harness/tack cupboard



A: Timber Stairs to loft



A: Door and Cupboard under loft stair; hanging board for harness, missing the pegs back of stable door

## HAY LOFT

**Stables : Photos of Significant Internal features:** Internal Features discussed are **HIGH** significance



**B;** Carpenters marks loft on roof truss



**B;** Carpenters marks loft on roof truss



**B;** Back/Pine boards; window stable loft  
Lime plaster to walls



**B;** To S Front lime plastered ; Limewashed truss  
exposed rafters ; Pine boards, stable loft  
handrail



**B;** Loft Staircase rail; view to rafters and  
purlin; boarded with C20 Plywood sheets



**B;** Principal trussed purlins. The lath and plaster  
ceiling has been removed

### 6.3 COW -HOUSE/SHELTER SHEDS

**Photos** : limited inspection and recorded to Level 1-2



View External Elevations from Roadside North; continuous tiled roof



View External Elevations from Yard South; Single storey cow house/Shelter Sheds portioned and open and now part weather boarded, supported on posts.

#### Description

C18 Cow-house/Shelter Sheds to East side of stable; 5 bay; under continuous tiled roof; single storey open and part C20 weather boarded, supported on posts, originally for open cattle shelter; open shelter sheds. On roadside continuous brick Flemish bond wall.

Significance C18/ C19 **HIGH/ MODERATE** C20 **LOW** Condition: Good

Significance Value: Surviving examples of pre-19th-century cow houses – including within combination barns - are rare in a national context and are of high significance. [Ref National Farm Building Types Historic England 2015]

Traditional cattle stalls were replaced from the early 20th century to conform with hygiene regulations. The cow house is the most important of the various types of building used to accommodate cattle. It is a building in which the cattle are kept tied all the time that they are in it; there was little or no difference between those built for milking cattle, fat stock or draught oxen. A cow house was nearly always approached from the main yard in the farmstead. This was for ease in depositing of the manure, which was collected there until it was taken out to spread on the fields. Long cow houses might be subdivided into a series of rooms or broken up by feed preparation rooms. The usual arrangement was a partition between every 2 cows which was lower and shorter than in the stable with an inclined top partitions, usually of timber usually low so the cattle could feed lying down made of wood stone or brick. The floor of the cow-house was paved with cobbles or bricks and it slipped back gently to an open channel behind the animals draining to the yard. There are many regional variations in types of cow-house used before the 19th century.

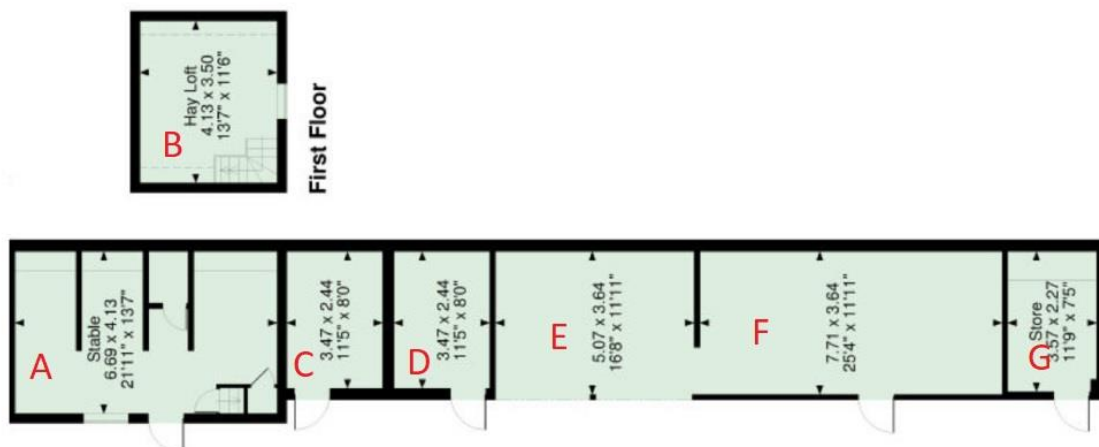
The cow-house/shelter sheds at Follitt house (previously Church Farm) is a type that is identified by the author J EC Peters as the Worcestershire cow house type, in his book 'Discovering Traditional Farm Buildings' once widespread in Worcestershire, and occasionally found elsewhere; This was for tying and partitions for cattle but is completely open at the front without a front wall. Examples are single storey; most were used for loose cattle some are reported to have been for tied animals; usually designed for two cows with tethering posts. Ref 'Discovering Traditional Farm Buildings' J EC Peters

### The Shelter Shed

"...was a long single storey building, open fronted, but with solid end walls and one solid side wall. The roof was carried above the open front on piers of stone, or brick or columns of timber or cast iron. Within the shelter shed were troughs to serve mangers and racks to hold the hay....There were no stall divisions and there was no means of tying cattle. The shed provided shelter from the worst of the weather and a place where the cattle could be fed..." [RW Brunskill Traditional Farm Buildings of Britain p.70]

#### INTERIOR

**RDA Note** limited inspection and recorded to Level 1-2



Sketch Plan of Interior supplied by Client. **Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing**

**Interior Description:** Original C18 Roof Trusses, Roof re-felted C20. Some original timber partitions. Floors; probably relaid late C19 C20; Concrete drainage gullies. X1 earlier feeding trough in **G**

Significance C18/ C19 **HIGH/ MODERATE** C20 **LOW**

**Internal Photos of Shelter Sheds C D E F G**



**C : View of Interior**



**D : View of Interior**



**Roof Truss between C and D**

Roof truss with purlins and principal rafters; mortice holes in truss for raking struts [since removed]; sitting on brick replacing timber bay division



**E** : Open fronts. Dividing wall to **F** Flooring relaid late C19 C20



**F** : Roof truss/ Dividing timber wall to **E**



**F**: Roof Truss/ Dividing wall to **G**  
Flooring relaid late C19 C20



G: Brick trough with timber edge and example original timber bay division



G: Timber Bay division and Roof Truss

## 7 Assessment of Significance Follitt House

### 7.1 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 [Significance (for heritage policy)]

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

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 memory ....Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. [Conservation Principles English Heritage 2008]*

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>



The four principle Significance Values for Folllott House and Outbuildings 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.

### 7.1.2 Evidential Value/Architectural Value

The evidential value lies primarily in the architecture of the Folllott House and its outbuildings that date from the early-mid 18th century. Folllott House is recognised as a nationally designated heritage asset graded at Grade II. It is a good typical example of a polite classical farmhouse with Stable, Cow-house /Shelter sheds and a Cider House. [The remaining farm buildings now being in separate ownership next door]. The architectural principle layout and phasing of the house has changed little in its overall plan form since then. Most external features remain intact although some alterations were probably carried out in the late C19 early C20 and an additional single storey building was added to the North side.

### 7.1.3 Historical Value-

Historical value lies from the architectural phasing, early and mid-19<sup>th</sup> centuries, Described in an Auction in 1853 A 'Truly Valuable Estate called Church Farm 300 Acres, Arable Meadow and Pasture Land and productive Orchard with extensive Common rights on Castlemorton Common. Occupation of Mr John Rayer= Farm House, Barns, Stables, Granary and all requisite outbuildings in 1853". The mention of the orchard hints at the historical and illustrative value of the Cider House and the Stables are mentioned although there were probably more stables in the yard that is now in separate ownership, and the stable that exists today would most likely have been for the pony and trap. There is an historical association with John Rayer and possibly the Rayer Lane Family of Castlemorton. There is an historical association with Worcester County Council

### 7.1.4 Aesthetic /Setting/Group Value

[See 2.5 and 3.2 Setting and Vistas Photographic Building Recording & Analysis Level 1-2 Section 5]

Folllott House [former Church Farm] a GDII listed building and curtilage outbuildings make a valuable contribution to Castlemorton

### 7.1.5 Community Value

Community value lies within the collective experience or memory of the past owners/past tenant farmers and their families, and village people who may remember Folllott House [Former Church Farm]

Worcester County Council appears to have owned the farm in the C20.

## 8 Statement of Significance

Folllott House [GDII listed], in Castlemorton Worcestershire is important architecturally and has original early-mid 18<sup>th</sup> century features. Folllott House is recognised as a nationally designated heritage asset graded at Grade II. It is a good typical example of a polite classical farmhouse with curtilage Stable, Cowhouse /Shelter sheds and a Cider House. [The remaining curtilage farm buildings now being in separate ownership next door]. The architectural principle layout and phasing of the house has changed little in its overall plan form. Most external features remain intact although some alterations were probably carried out in the late C19 early C20 and an additional single storey building was added to the North side. Internally there are some original 4 plank and batten doors and architraves; a large inglenook fire opening in the front parlour to the north side with large oak bressumer beam [3.37m 11ft in length 0.37m height 14 inches] and there is some evidence there may have been a bread oven at the rear. This room also has a central chamfered timber beam with stops and there are other chamfered beams to first floor rooms. In the attic rooms [in the roof space] there are wide elm or oak boards of random widths and lengths still favoured in early 18<sup>th</sup> century, and carpenters marks from 18<sup>th</sup> century. A unique design, a double principal rafter, the lower one with a cranked end was apparently created to provide clearance in the attic. The service wing, with tall chimney stacks on the rear wall, has a second staircase and more accommodation on the first floor.

The Stable and Cow-house/Shelter shed appear to be of a similar date to the farm house. The Stable is intact internally and is a rare survivor. Original bays and loft above with original winder staircase. The interior still retains the timber trough and timber rack for feeding. The timber troughs are about 3 feet at the lip so the horse could feed standing and there is a store cupboard possibly for tack/harnesses. The sloping floor is of well-worn hand laid paviments.

The Cider House as seen today is constructed of brick and was certainly in operation by evidence in the 19<sup>th</sup> century auctions, along with the other farm buildings on the farmstead, the dairy and barn etc now not owned by Folllott House. The Apple mill, a circular stone trough with a stone roller which crushed the apples is still intact although a concrete floor has been laid around it. Intact is the roller and wooden arm connected to revolving vertical spindle in the centre of the trough; it would have been driven by a horse walking round. The press; would have had two vertical members rising from the stone base with a beam operated by a screw or levers. The stone tray with a rim is still intact but possibly repositioned on a brick base, it was designed to catch the juice and direct it to a tub.

There is some historical connection to the Rayer family of Castlemorton who lived at Folllott House in the 19<sup>th</sup> century. Worcester County Council appears to have owned the farm in the C20. The house was not sold until the 1990s when the farm yard was split. After the 1914-18 War Worcestershire County Council was one of many local authorities to respond to a government initiative that encouraged the construction, and adaptation, of farmsteads and smallholdings for the returning troops. As of September 2009 Worcestershire County Council still owns 145 farms and smallholdings, incorporating 4,612 acres

## 9 Conservation Advice

**The Main House:** It is desirable to ensure that listed buildings are retained in use or brought back into use, where this is consistent with their conservation and it is recognised that some physical interventions may contribute to achieving that end. However changes which have an adverse impact on the significance of a listed building, such as the subdivision of well-proportioned rooms or to create open plan living/dining/kitchen areas, are likely to be unacceptable.

Cellars often act as a buffer between the earth and habitable spaces, and are often damp. They play a key role in the environmental system of the building of which they form part. Infilling or conversion of cellars to habitable accommodation can give rise to serious technical problems and/or a loss of significance

### **IHBC Guidance on Alterations to Listed Buildings GN2021/1 Jan 2021**

The advice in this Institute of Historic Building Conservation (IHBC) Guidance Note sets out general principles and good practice on dealing with alterations

#### **The Guidance says:-**

“Almost every listed building will have unique characteristics, usually related to its original or subsequent function and this should be respected as far as possible in any proposals for alterations. Special interest is not restricted to external architectural features but may include orientation, plan form, fenestration patterns, internal details, fixtures and fittings, or other aspects only discernible from documentary evidence information about the history and evolution of the building should always inform proposed alterations.

Consideration of change is based on a staged approach to developing the proposal; by understanding the history, construction and significance of the building; by judging the impact of the proposal on that history and significance, and then considering how harm can be avoided, reduced or mitigated.”

The aim of this Heritage Assessment and Statement of Significance report is to understand the history, construction and significance of the Farm House building and Outbuildings and is not an analysis of any proposed new works or the impact. This would be issued as a separate document.

#### **The Guidance says:-**

“7.1.2 The quality of interiors and the survival of internal historic fabric may vary considerably. Some rooms or other internal spaces may be of undoubted heritage merit. Others may be less so, either individually or collectively, and may have been significantly altered. The special interest of each space and the nature of the proposed work should be carefully assessed to determine to what extent the character of the space may be affected in whole or in part.”

This report has assessed the special interest of Follitt House and Outbuildings Level 1-2

**The Guidance says:-**

**“7.2 Plan form**

7.2.1 The plan of a building is one of its most important characteristics. Interior plans and individual features of interest should always be respected and left unaltered as far as possible with all major works of alteration limited to areas of secondary or lesser importance. Internal walls should always be investigated with care in advance of alterations as ancient or interesting features may be hidden. In many cases the partitions themselves may be of historic interest.

7.2.2 In a property that retains its original plan form it is seldom appropriate to open up a sequence of rooms to create a larger space or for subdivision into several smaller spaces.

7.2.3 Internal spaces, staircases, panelling, window shutters, doors and doorcases, mouldings, decorated ceilings, stucco-work, wall decorations and other fixtures and fittings or decorative features all contribute to the special interest of a building.”

**The Guidance says:-**

**7.4 Fixtures**

7.4.1 Architectural joinery and other architectural fixtures should not be altered or removed. This may include for example: panelling, dados, chair rails and other mouldings; skirtings; decorative woodwork and shutters; doors, doorcases (and door furniture of quality or originality); built-in fixtures such as windows seats or inglenooks, wardrobes in bedrooms and cupboards in service accommodation; decorative stucco and plasterwork, floor and other tiling, marble flooring and mosaics.

7.4.4 Staircases should generally not be removed or altered. These are often a principal feature of the building and an integral part of the structure.

7.4.5 Fireplaces containing original register grates and associated integrated over-mantles provide important dating evidence

**Outbuildings:** For any adaptations to the Outbuildings it is advised to follow the advice in HE Farm Buildings & Traditional Farmsteads Best Practice Guidelines. Understanding the historic character and significance [as this report has undertaken] to a Level 1-2 Building recording level can reveal opportunities for conservation and enhancement, from buildings capable of adaptive reuse to those whose fabric or the wider landscape setting requires further consideration and understanding.

**For example Guidance from Historic England Adapting Traditional Farm Buildings Best Practice Guidelines for Adaptive Reuse Historic Advice Note 9 2017**

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

Any development proposals to the curtilage listed 'Outbuildings' will have anticipated archaeological potential. Any likely impact on the historic environment caused by any proposed development if it was granted should be offset by the implementation of a conditional programme of archaeological works and building recording to a higher level.

### **Wildlife**

Historic buildings very often provide habitats for wildlife such as bats, barn owls and other nesting birds. Various species are afforded protection under the Wildlife and Countryside Act 1981 (as amended) and, in the case of bats, by the Conservation of Habitats and Species Regulations 2017 (as amended). Harm to protected species and/or their breeding places or roosts is punishable in law. Local Planning Authorities have a duty to consider legally-protected species as a material consideration when determining applications for planning permission and for listed building consent.

Heritage Assessment and Statement of Significance for Follitt House Church Road Castlemorton Malvern WR13 6BQ

## Bibliography

Conservation Principles, Policies and Guidance, English Heritage (now Historic England), April 2008.

Brunskill RW: Houses and Cottages of Britain, 2000

Brunskill RW Traditional Farm Buildings of Britain

English Heritage, Practical Building Conservation Timber

Historic England Advice Note 10: Listed Buildings and Curtilage, Historic England, February 2018.

Historic England Advice Note 9 2017 The Adaptive Reuse of Traditional Farm Buildings

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

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

Hall, L Period House Fixtures & Fittings 1300-1900 Countryside Books 2015

IHBC Guidance on Alterations to Listed Buildings GN2021/1 Jan 2021

Noakes, John 1868

Peters, J.E.C. Discovering Traditional Farm Buildings Shire Publications

The Georgian Group Advice Guides, Staircases

The Dairy and buildings by Elaine Minton Heritage Assessment The Old Dairy [Minton, Elaine Oct 2019

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

The Historic Farmsteads. Preliminary Character Statement: South West Region'. Published in August 2006]

Victoria County History

'Parishes: Castlemorton', in *A History of the County of Worcester: Volume 4*, ed. William Page and J W Willis-Bund (London, 1924), pp. 49-53. *British History Online* <http://www.british-history.ac.uk/vch/worcs/vol4/pp49-53> [accessed 9 February 2021].

West Midlands Farmsteads and Landscapes Project Regional Statement

Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2

Worcestershire Farmsteads Character Statement

Victoria County History

'Parishes: Castlemorton', in *A History of the County of Worcester: Volume 4*, ed. William Page and J W Willis-Bund (London, 1924), pp. 49-53. *British History Online* <http://www.british-history.ac.uk/vch/worcs/vol4/pp49-53> [accessed 9 February 2021].

## Websites

[https://www.worcestershire.gov.uk/info/20230/archive\\_and\\_archaeology\\_projects/1023/historic\\_farmstead\\_characterisation](https://www.worcestershire.gov.uk/info/20230/archive_and_archaeology_projects/1023/historic_farmstead_characterisation)

<http://www.users.totalise.co.uk/~fortroyal/NoakeGuide/260.html>

<https://historicengland.org.uk/advice/hpg/has/listed-buildings/>

### Guidance on Alterations to Listed Buildings

<https://www.google.com/url?sa=t&source=web&rct=j&url=https://historicengland.org.uk/images-books/publications/listed-buildings->

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

[https://www.worcestershire.gov.uk/downloads/file/8980/worcestershire\\_farmsteads\\_and\\_landscapes\\_project\\_report](https://www.worcestershire.gov.uk/downloads/file/8980/worcestershire_farmsteads_and_landscapes_project_report)

<http://bcharchive.org.uk/castlemorton/castlemorton-history.html>

[http://www.castlesfortsbattles.co.uk/midlands/castlemorton\\_castle\\_tump.html](http://www.castlesfortsbattles.co.uk/midlands/castlemorton_castle_tump.html)

<http://www.gatehouse-gazetteer.info/English%20sites/3681.html>

<https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>

Monument Full Report



Report prepared by Worcestershire HER. Tel 01905 845618 or email HErecord@worcestershire.gov.uk. Information valid for three months from date of production.

10/02/2021 Number of records: 3

| HER Number | Site Name   | Record Type |
|------------|---|-------------|
| WSM39356   | Farmhouse, (Folliott House) Church Farm, Castlemorton | Building    |

Monument Types and Dates

FARMHOUSE (18TH CENTURY AD to 21ST CENTURY AD - 1785 AD to 2050 AD)

|                        |                       |
|------------------------|-----------------------|
| Evidence               | PHOTOGRAPHIC EVIDENCE |
| Evidence               | EXTANT BUILDING       |
| Main building material | BRICK                 |
| Main building material | TILE                  |

Description

House dated to 1785. It is brick in Flemish bond with tile roof. The house is two storeys with attic and three bays. Windows are sashed with glazing bars and keystones, except for the central window on the first floor. This has casements, a round head, and a central timber mullion which branches to form Y-tracery. Its keystone is inscribed: "JW 1785". Three gabled attic dormers. The doorway, in the central bay, has a transom light and a flat timber hood on brackets. Gable chimneys.[1][4]

Noted in 1979 as an 82 acre dairy farm with two-storey brick and tiled farmhouse.[2]

Photographs taken during a site visit to Castlemorton on 7th January 2009. Photographs and historic mapping suggest that Church Farm was historically a stock farm.[3]

Church Farm, Castlemorton. Partially extant 18th century listed farmstead with unconverted buildings. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. Prominent regular courtyard in association, with multi-yard group. The farmhouse is detached with side on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a Church and/or Manor farm group. Large modern sheds are located on the site.[5][6]

West Midlands Farmsteads and Landscapes Project Regional Statement.[7]

Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2 Worcestershire Farmsteads Character Statement.[8][9]

Farmhouse: 18th century. Brick in Flemish bond, tile roof. Working building(s): 18th century. Brick, tile roof. Stock Farm. Animal housing, cart shed, mixing house, possible slaughter house or fodder preparation building.[10]

Building present on Ordnance Survey 1st edition map. Building photographed as part of the Historic Buildings of Worcestershire project.[11][12]

Sources

- (1) Digital archive: English Heritage. Reg updates. THE NATIONAL HERITAGE LIST FOR ENGLAND. English Heritage. SWR2380
- (2\*) Bibliographic reference: Not Known. 1979. Houses of Architectural and Historic Interest Situated on the Smallholdings Estate. Hereford and Worcestershire County Council. SWR7677
- (3\*) Photograph: Gough, E. 07/01/2009. Church Farm, Castlemorton. SWR11221
- (4) Digital archive: English Heritage. 2000. Images of England. English Heritage website of Listed buildings. English Heritage. SWR9341
- (5) Digital archive: Gough, E. 2006. Worcestershire Historic Farmsteads and Landscapes Project - GIS Layer. Worcestershire Historic Environment and Archaeology. PRN1134 SWR9231





|      |   |          |
|------|---|----------|
| (6*) | Unpublished document: Hathaway, E, Lake, J and A, Mindykowski. 2012. Worcestershire Historic Farmsteads Characterisation Project (The West Midlands Farmsteads and Landscapes Project). English Heritage. | SWR22519 |
| (7)  | Bibliographic reference: Lake, J and B, Edwards. 2010. West Midlands Farmsteads and Landscapes Project Regional Statement.  | SWR22520 |
| (8*) | Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde, S. 2014. Worcestershire Farmsteads Guidance: Farmstead Assessment Framework. English Heritage.   | SWR22523 |
| (9*) | Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde S. 2014. Worcestershire Farmsteads Guidance: Character Statement. English Heritage.   | SWR22524 |
| (10) | Personal Comment: Hathaway, E. 2007 - 2013. Worcestershire Historic Farmsteads and Landscapes Project - Personal Comments.  | SWR22517 |
| (11) | Map: Ordnance Survey. 2003. Digital 1st Edition OS Map (Original scale: 25"(1:2500)). Landmark Digital .  | SWR9303  |
| (12) | Unpublished document: Russell, O. and Noke, M.. 2009. Historic Buildings of Worcestershire Project: Castlemorton. Worcestershire Historic Environment and Archaeology Service.                            | SWR20460 |

#### Location

#### National Grid Reference

SO 7952 3724 Sheet No. SO73NE

#### Administrative Areas

Civil Parish Castlemorton, Malvern Hills, Worcestershire

#### Associated Designations

|                                |                  |        |         |
|--------------------------------|------------------|--------|---------|
| Listed Building (II) - 1098860 | CHURCH FARMHOUSE | Active | DWR4161 |
|--------------------------------|------------------|--------|---------|

#### Associated Historic Landscape Character Records - None Recorded

#### Related Monuments

|          |                           |              |
|----------|---------------------------|--------------|
| WSM59720 | Church Farm, Castlemorton | Hierarchical |
|----------|---------------------------|--------------|

#### Finds recorded in associated Event records

#### Associated Events/Activities

Countywide projects - including The Historic Buildings of Worcestershire and Historic Farmstead Characterisation Project (Event - Survey. Ref: WSM43249)



| HER Number | Site Name   | Record Type |
|------------|---|-------------|
| WSM41008   | Slaughter House / Fodder Preparation Building,<br>Church Farm, Castlemorton | Building    |

### Monument Types and Dates

Fodder Preparation Area (18TH CENTURY AD to 21ST CENTURY AD - 1785 AD to 2050 AD)

|                        |                       |
|------------------------|-----------------------|
| Evidence               | PHOTOGRAPHIC EVIDENCE |
| Evidence               | CARTOGRAPHIC EVIDENCE |
| Evidence               | EXTANT BUILDING       |
| Main building material | BRICK                 |
| Main building material | TILE                  |

Slaughter House (18TH CENTURY AD to 21ST CENTURY AD - 1785 AD to 2050 AD)

|                        |                       |
|------------------------|-----------------------|
| Evidence               | PHOTOGRAPHIC EVIDENCE |
| Evidence               | CARTOGRAPHIC EVIDENCE |
| Evidence               | EXTANT BUILDING       |
| Main building material | BRICK                 |
| Main building material | TILE                  |

### Description

Building recorded on 1st Edition OS map. [1]

Small brick building with a tiled roof and chimney, identified during a site visit to Castlemorton on 7th January 2009. Late 18th century. Possibly a slaughter house or fodder preparation building. Part of an assemblage of farm buildings with a Loose Courtyard character.[2]

Building described from Google Streetview, not photographed as part of the Historic Buildings of Worcestershire project. One and a half storey red brick farm building, segmental arched window openings to either side of a central door with a loading door above. Tile gable roof with chimney stack with oversailing brickwork projecting through the ridge.[3][4]

Church Farm, Castlemorton. Partially extant 18th century listed farmstead with unconverted buildings. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. Prominent regular courtyard in association, with multi-yard group. The farmhouse is detached with side on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a Church and/or Manor farm group. Large modern sheds are located on the site.[5][6]

West Midlands Farmsteads and Landscapes Project Regional Statement.[7]

Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2 Worcestershire Farmsteads Character Statement.[8][9]

Farmhouse: 18th century. Brick in Flemish bond, tile roof. Working building(s): 18th century. Brick, tile roof. Stock Farm. Animal housing, cart shed, mixing house, possible slaughter house or fodder preparation building.[10]

### Sources

|      |  |          |
|------|--|----------|
| (1)  | Map: Ordnance Survey. 2003. Digital 1st Edition OS Map (Original scale: 25"(1:2500)). Landmark Digital .   | SWR9303  |
| (2*) | Photograph: Gough, E. 07/01/2009. Church Farm, Castlemorton.   | SWR11221 |
| (3)  | Map: Google. Various. Google Street View. Google Street View.  | SWR1718  |
| (4)  | Unpublished document: Russell, O. and Noke, M.. 2009. Historic Buildings of Worcestershire Project: Castlemorton. Worcestershire Historic Environment and Archaeology Service. | SWR20460 |




---

|      |   |          |
|------|---|----------|
| (5)  | Digital archive: Gough, E. 2006. Worcestershire Historic Farmsteads and Landscapes Project - GIS Layer. Worcestershire Historic Environment and Archaeology. PRN1134                                      | SWR9231  |
| (6*) | Unpublished document: Hathaway, E, Lake, J and A, Mindykowski. 2012. Worcestershire Historic Farmsteads Characterisation Project (The West Midlands Farmsteads and Landscapes Project). English Heritage. | SWR22519 |
| (7)  | Bibliographic reference: Lake, J and B, Edwards. 2010. West Midlands Farmsteads and Landscapes Project Regional Statement.  | SWR22520 |
| (8*) | Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde, S. 2014. Worcestershire Farmsteads Guidance: Farmstead Assessment Framework. English Heritage.   | SWR22523 |
| (9*) | Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde S. 2014. Worcestershire Farmsteads Guidance: Character Statement. English Heritage.   | SWR22524 |
| (10) | Personal Comment: Hathaway, E. 2007 - 2013. Worcestershire Historic Farmsteads and Landscapes Project - Personal Comments.  | SWR22517 |

---

**Location**

**National Grid Reference**

SO 7957 3722                      Sheet No. SO73NE

**Administrative Areas**

Civil Parish                                      Castlemorton, Malvern Hills, Worcestershire

---

**Associated Designations - None Recorded**

**Associated Historic Landscape Character Records - None Recorded**

---

**Related Monuments**

WSM59720      Church Farm, Castlemorton                                      Hierarchical

---

**Finds recorded in associated Event records**

**Associated Events/Activities**

Countywide projects - including The Historic Buildings of Worcestershire and Historic Farmstead Characterisation Project (Event - Survey. Ref: WSM43249)



| HER Number | Site Name   | Record Type |
|------------|---|-------------|
| WSM41010   | Farm Buildings, Church Farm, Church Street,<br>Castlemorton | Building    |

### Monument Types and Dates

ANIMAL HOUSE (18TH CENTURY AD to 21ST CENTURY AD - 1785 AD to 2050 AD)

|                        |                       |
|------------------------|-----------------------|
| Evidence               | PHOTOGRAPHIC EVIDENCE |
| Evidence               | CARTOGRAPHIC EVIDENCE |
| Evidence               | EXTANT BUILDING       |
| Main building material | BRICK                 |
| Main building material | TILE                  |

### Description

Buildings recorded on 1st Edition Ordnance Survey map.[1]

Farm buildings, probably animal housing. The western building is recorded as being open fronted on the 2nd Edition Ordnance Survey map. Brick with a tiled roof. Late 18th century.[2][3]

Two farm buildings: Unlisted long single storey 19th century red brick farm building with a plain tile gable roof; Unlisted ?18th century farm buildings. Two storey at west end with dentillated eaves and plain tile gabled roof and a segmental arch window opening in east gable. Formerly single storey but roof has been raised. Eastern half is single storey red brick with plain tile gabled roof. Buildings photographed as part of the Historic Buildings of Worcestershire project.[4]

Church Farm, Castlemorton. Partially extant 18th century listed farmstead with unconverted buildings. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. Prominent regular courtyard in association, with multi-yard group. The farmhouse is detached with side on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within a Church and/or Manor farm group. Large modern sheds are located on the site.[5][6]

West Midlands Farmsteads and Landscapes Project Regional Statement.[7]

Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2 Worcestershire Farmsteads Character Statement.[8][9]

Farmhouse: 18th century. Brick in Flemish bond, tile roof. Working building(s): 18th century. Brick, tile roof. Stock Farm. Animal housing, cart shed, mixing house, possible slaughter house or fodder preparation building.[10]

### Sources

- |      |   |          |
|------|---|----------|
| (1)  | Map: Ordnance Survey. 2003. Digital 1st Edition OS Map (Original scale: 25"(1:2500)). Landmark Digital .  | SWR9303  |
| (2)  | Map: Ordnance Survey. 2003. Digital 2nd Edition OS Map (Original scale:25"(1:2500)). Landmark Digital.  | SWR9687  |
| (3*) | Photograph: Gough, E. 07/01/2009. Church Farm, Castlemorton.  | SWR11221 |
| (4)  | Unpublished document: Russell, O. and Noke, M.. 2009. Historic Buildings of Worcestershire Project: Castlemorton. Worcestershire Historic Environment and Archaeology Service.                            | SWR20460 |
| (5)  | Digital archive: Gough, E. 2006. Worcestershire Historic Farmsteads and Landscapes Project - GIS Layer. Worcestershire Historic Environment and Archaeology. PRN1134                                      | SWR9231  |
| (6*) | Unpublished document: Hathaway, E, Lake, J and A, Mindykowski. 2012. Worcestershire Historic Farmsteads Characterisation Project (The West Midlands Farmsteads and Landscapes Project). English Heritage. | SWR22519 |
| (7)  | Bibliographic reference: Lake, J and B, Edwards. 2010. West Midlands Farmsteads and Landscapes Project Regional Statement.  | SWR22520 |



- 
- (8\*) Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde, S. 2014. SWR22523  
Worcestershire Farmsteads Guidance: Farmstead Assessment Framework. English  
Heritage.
- (9\*) Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde S. 2014. SWR22524  
Worcestershire Farmsteads Guidance: Character Statement. English Heritage.
- (10) Personal Comment: Hathaway, E. 2007 - 2013. Worcestershire Historic Farmsteads SWR22517  
and Landscapes Project - Personal Comments.
- 

**Location**

**National Grid Reference**

SO 7957 3724 Sheet No. SO73NE

**Administrative Areas**

Civil Parish Castlemorton, Malvern Hills, Worcestershire

---

**Associated Designations - None Recorded**

**Associated Historic Landscape Character Records - None Recorded**

---

**Related Monuments**

WSM59720 Church Farm, Castlemorton Hierarchical

---

**Finds recorded in associated Event records**

**Associated Events/Activities**

Countywide projects - including The Historic Buildings of Worcestershire and Historic Farmstead  
Characterisation Project (Event - Survey. Ref: WSM43249)