

# Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

---



## 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.....	5
2	The Site & Constraints.....	5
2.1	Location.....	5
2.2	Planning Search.....	6
2.3	Background to Listed Building Consent and the NPPF.....	6
2.3.1	Curtilage Buildings/ Farm Buildings .....	8
2.4	The Sites Listed Building Description .....	8
2.5	Neighbouring Listed Buildings .....	9
2.6	Conservation Area.....	10
3	Setting and Vistas.....	11
3.1	Brief Historical Background –Eckington.....	11
3.2	Current Setting Court Close Farm Photographic Views .....	12
4	Assessment Court Close Farm and former Milking Parlour .....	13
4.1	Scope of Assessment.....	13
4.2	Map Regression.....	13
4.3	Farm Characterisation .....	15
4.4	Historical research .....	17
4.5	Historical Photographs & Analysis .....	17
4.6	Frank Fincher Recollections .....	21
4.7	Phasing of Farmhouse and Outbuildings .....	22
5.	Current Photographic Record and Descriptions Building Recording Level 2 Former Milking Parlour [with Significance Levels].....	28
5.1	Exterior Former Milking Parlour Building .....	29
5.2	Interior: Former Milking Parlour Building and Note of Significant Features .....	33
6	Summary Assessment of Significance Former Milking Parlour .....	37
6.1	Background to Assessments of Significance .....	37

RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH	
6.1.2	Evidential Value/Architectural Value ..... 38
6.1.3	Historical Value ..... 39
6.1.4	Aesthetic /Setting/Group Value..... 39
6.1.5	Community Value..... 39
6.2	Statement of Significance ..... 39
7	Conservation Advice ..... 40
	Bibliography ..... 41

RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

## 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 Court Close Farm and Outbuildings is in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal for the possible conversion of the former milking Parlour 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 this heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on July 1<sup>st</sup> 2021

There was one site visit made on July 1<sup>st</sup> 2021 to access and take photographs, equivalent to a Level 2 Building Recording, of the Former Milking Parlour. The remainder of the site was recorded at a Level 1 [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

Limited access to interior of 'Former Milking Parlour' due to building used as storage.

## 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.



## RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

### 1.7 Acknowledgements

Mr Frank Fincher [now retired farmer of Court Close Farm] for his recollection of the farm

## 2 The Site & Constraints

### Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH



Farmhouse



Former Milking Parlour

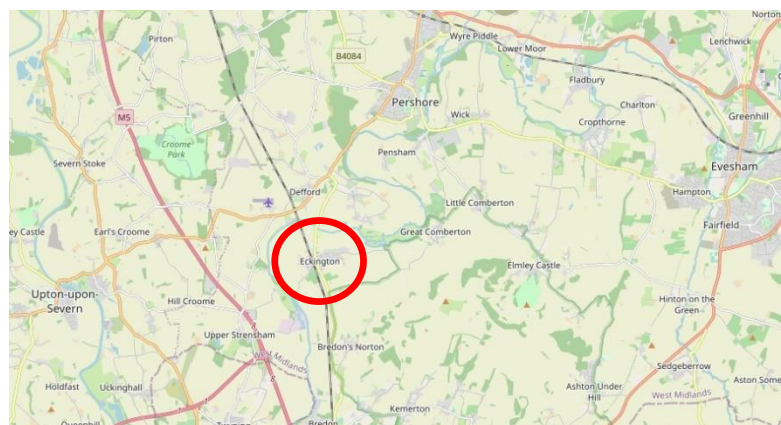
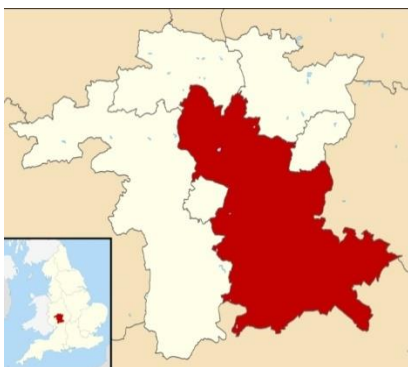
### 2.1 Location

#### Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

Designation: Grade II Listed

Eckington Conservation Area

LPA : Wychavon District Council Worcestershire



**Eckington** is located 4kms to the south-west of Pershore, on the B4080 road between Pershore and Tewkesbury. It sits in a loop of the River Avon, with the river to its north and west, and Bredon Hill to the south-east. It is one of a number of historic villages sited on the rich agricultural soils alongside the river. The village sits in a low lying, gently undulating and open landscape of large fields of arable and pasture, at the junction of the lower foothills of Bredon Hill with the River Avon floodplain. Bredon Hill is a prominent landscape feature, particularly in view from the west where it forms a striking backdrop to the village. This area has been classified as Principal Village Farmlands by the county Landscape Character Assessment, the key characteristics of which are predominantly medium to large scale hedged arable fields and a pattern of nucleated villages where the farmsteads are part of the village fabric and not isolated in the countryside. This is well illustrated in Eckington where Court Close, Manor, Beaconsfield and Lower End Farms are all integrated within the village framework [Ref Eckington Conservation Area Appraisal Wychavon LPA]

## 2.2 Planning Search

### **Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH**

RDA carried out an online planning search for **Court Close Farm**.

Three historic applications were found

1985 85/01676 Remove existing corrugated iron roof and replace with tiles roof

1988 88/02491 & 88/02490 Convert Former Cider Mill into a Bungalow

## 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 C18 Court Close Farm; the C19 brick Milking Parlour with shelter sheds attached, the Cider House, The barn, the stable, the granary, the perimeter brick walls are all **Curtilage Listed Buildings/Structures**

## 2.4 The Sites Listed Building Description

### Court Close Farm, Manor Road, Eckington, Pershore WR10 3BH



Statutory Address:  
COURT CLOSE, MANOR ROAD.  
County:  
Worcestershire  
District:  
Wychavon (District Authority)  
Parish:  
Eckington  
National Grid Reference  
SO 91943 41160

Licence number 100024900

ECKINGTON

1. 2301 Manor Road Court Close SO 9141 22/348 II

2. Late C18. Red brick. 2-storeys. 3 windows (centre blocked). 12 pane sashes, flush boxing. Centre door with ogee arch. Brick dentil eaves and string courses. Tile roof. Wing at rear has 2 splayed bays.

Listing NGR: SO9194341160

## 2.5 Neighbouring Listed Buildings



Nearby listed buildings marked with blue triangles : Licence number 100024900

The nearest listed building to Court Close Farm is located opposite:-

### **COURT GATE COTTAGE, MANOR ROAD**



List Description:

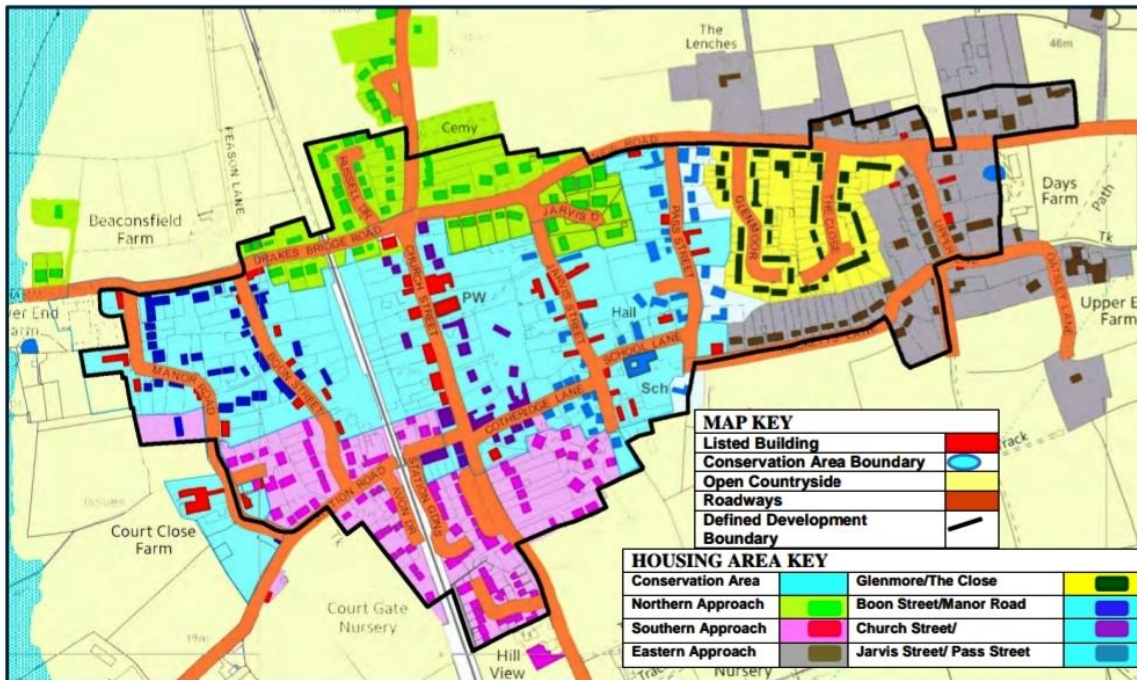
C16 timber framed cottage with cruck construction. Plaster infilling and brick on ground floor. Thatched roof with eyebrow dormers. Modern porch.

Listing NGR: SO9198741175

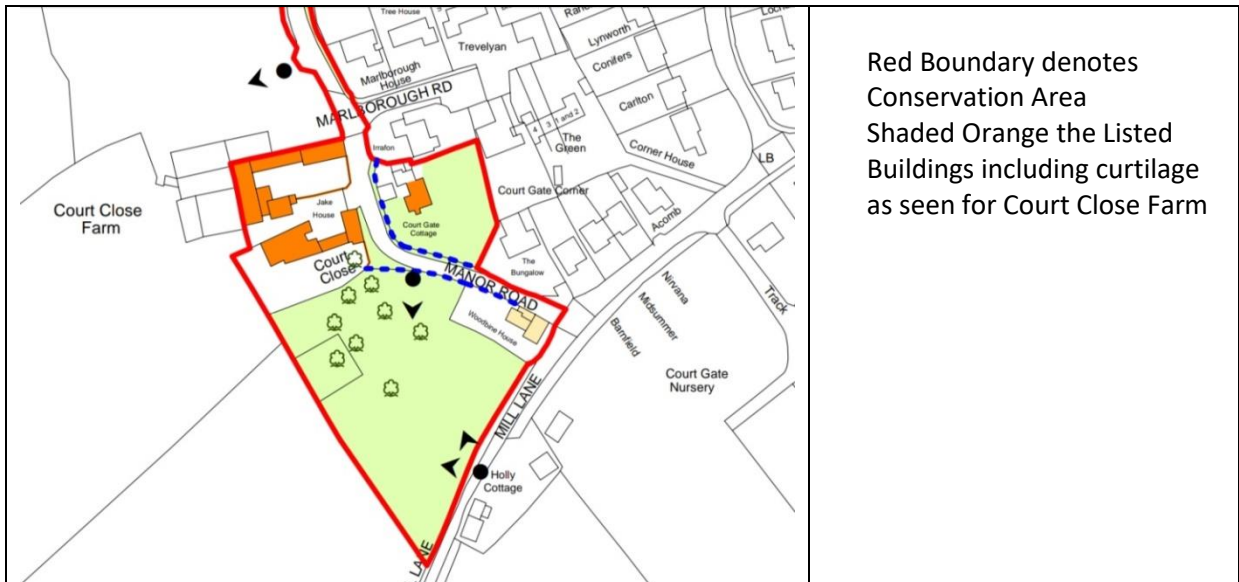
### 2.6 Conservation Area

Court Close Farm is included in the Eckington Conservation Area. The Eckington Conservation Area was designated in October 1975 and reviewed in 2010. Eckington also has a Neighbourhood plan

Map of Individual Characteristic Areas



Reference Eckington Neighbourhood Plan 2015



Red Boundary denotes Conservation Area  
Shaded Orange the Listed Buildings including curtilage as seen for Court Close Farm

Ref Eckington Conservation Area Appraisal 2010



A conservation area is an area of special architectural or historic interest, usually the historic part of a town or village, where we wish to preserve or enhance its character or appearance. Part of Eckington is a conservation area and under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Planners have a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Details of the review of the Conservation Area are set out in the Appraisal document issues by Wychavon planning department dated October 2010

Planning Framework relative to position of the management of the conservation area is:

- South Worcestershire Development Plan – SWDP6; SWDP24; Eckington Conservation Area Appraisal 2010; Wychavon Residential Design Guide Supplementary Planning Document 2010
- Policy ENV12 of the Wychavon District Local Plan (June 2006) which is intended to ensure that development preserves or enhances the character or appearance of conservation areas.
- National Planning Policy Framework [NPPF] and Planning Practices Guide

### 3 Setting and Vistas

#### 3.1 Brief Historical Background –Eckington

The first documentary evidence of Eckington is in the Saxon period, in a charter of King Edgar of AD972. It records land at Eckington belonging to Pershore Abbey, and the name of Eckington is derived from the Saxon name “Eccyngtune”, believed to mean an enclosed settlement of a Saxon chieftan and his family. By the time of the Domesday survey in 1086 Eckington’s lands are recorded in the ownership of the Abbey of Westminster and tenanted by 57 men from five different classes, indicating a large and well established settlement in the area by the beginning of the Norman period of some two to three hundred. This early settlement would most likely have comprised a number of scattered farmsteads of family groups farming independently and probably trading produce. The church is the earliest surviving building in the village today. It dates from the late 12th century and was probably built by Westminster Abbey at the heart of the early medieval village. Although there are no other surviving buildings in the village from such early date, Eckington’s Enclosure Plan of 1813 shows a wide linear main street (Church Street) lined with rectangular plots with the church at the centre. The layout apparent at this date suggests Church Street to be a planned element to the village, probably laid out by the Abbey along a pre-existing route between Pershore and Tewkesbury, and possibly originating from around the time of the construction of the church in the 12th century. Existing development at Eckington was likely consolidated as a farming community by Westminster Abbey and worked by tenants of the monastic estate to contribute to support of the Abbey. The land would have been cultivated in strips in large open areas of arable crops, probably with communal grazing and hay meadows next to the river. There is still evidence of this medieval farming system in the landscape near the village in the very distinctive patterns of “ridge and furrow” that have

RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

survived to the present day. A medieval cross stands at the northern end of Church Street, at the crossroads of its two main through roads. This is believed to have originally stood to the south of the village and was moved to its present position in the 19th century. It may originally have been a wayside cross marking the meeting point of medieval roads.

### 3.2 Current Setting Court Close Farm Photographic Views



View from Manor Road looking South



View from Manor Road looking North and Brick walling



View of Entrance from Manor Road



View opposite Farm entrance 1970s Housing



View from field looking South, C20 Barns outside Conservation Area



View of GDII Farm House looking East C20 Barns outside Conservation Area



RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

## 4 Assessment Court Close Farm and former Milking Parlour

### 4.1 Scope of Assessment

This report contains a brief analysis of the significance of the history and character of the building known as Court Close Farm and a more detailed analysis on the former Milking Parlour Court Close Farm Eckington [Section 5]

Any proposed works and the impact on the special character of this curtilage listed building or structure and its setting will 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. [A]The 1880s OS 1<sup>st</sup> Edition map shows Court Close Farm with Regular courtyard with L-plan range plus detached buildings to the third side of the yard. OS 2<sup>nd</sup> Edition [B]1906 no change, [C] OS Revised 1924 published [D] OS 1972-73 is the same. [E] Modern day satellite image shows no loss of C19 buildings

#### Extracts from Maps

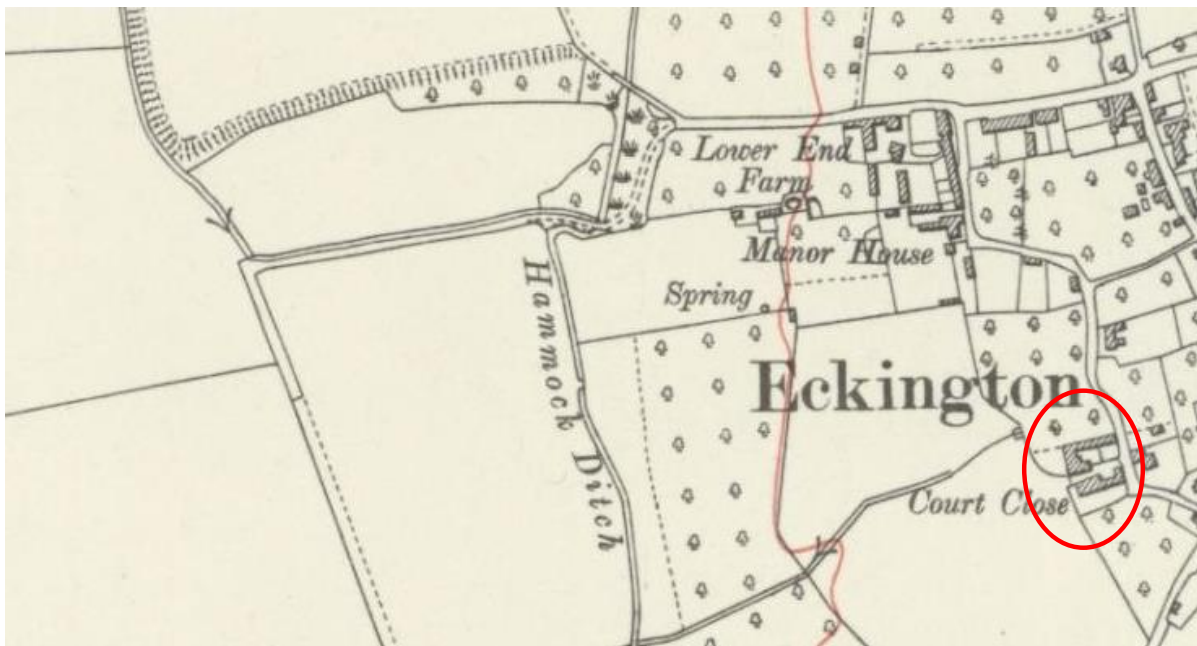


[A] OS 1<sup>st</sup> Edition 1885 Worcs XLVIII NW Reproduced with the permission of the National Library of Scotland'

RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH



OS 2<sup>nd</sup> Edition Worcs XLVIII.6 1904 Reproduced with the permission of the National Library of Scotland'



OS Map 1924 Worcs XLVIII NW Reproduced with the permission of the National Library of Scotland'



Extract 1970 Map

**RDA Note:**

In 1970 The Farmstead is still C18 and C19 the Dutch Barn and modern sheds are not depicted on this mapping, dating them to after 1970. The estate opposite the farm entrance has yet to be built although the bungalows on the corner of Manor Road and Mill Lane are on the 1970s mapping



Modern Satellite Image 2017 Google Earth

### 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. Court Close Farm was included in the GIS mapping for this Farmstead Character Survey of 2006. And described as :- Court Close Farm, Eckington. Partially extant 18th century listed farmstead with unconverted buildings. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. Additional, prominent detached elements to the main plan. The farmhouse is detached with side on to the yard. There has been a partial loss (less than 50%) of traditional buildings. [See RDA Note\*\*] Located within or in association to a village. Large modern sheds are located to the north west of the site. Assessment of any results of any recording exercise should be submitted to and made publicly available through the Worcestershire Historic Environment Record (HER) The farm buildings are mentioned are being part of the Worcestershire Heritage at Risk Monitoring Project 2012 Update.(4) SWR21939.

[Ref West Midlands Farmsteads and Landscapes Project Regional Statement]



RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

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

Ref [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)

Extent of Original C18 C19 Buildings Court Close Farm [Diagram Below] Analysis RDA



OS 2nd Edition map

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



The GDII Farm house with Wing at rear having 2 splayed bays attached to Former Cider House via C19 brick wall and building with corrugated iron roof. L shaped plan courtyard of former Stable and Granary attached to Hay Barn attached to shelter sheds and former milking parlour/stabling. ALL delineated outlined in RED

Peripheral C20 Dutch Barns and covered yards and sheds with tin roofs

Analysis and Diagram RDA

\*\* RDA Note: Our assessment concludes that there has not been less 50% partial loss of historic buildings, quite the contrary all C18 /C19 brick farm buildings appear to be present today as assessed against 1<sup>st</sup> and 2<sup>nd</sup> edition OS mapping and our assessment on the ground.

‘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 at Court Close Farm is equivalent to Level 1 [See Outbuildings Section 4.6] 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. As the milking parlour is proposed for conversion this was recorded at Level 2.

#### 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] No records were found in the search for Court Close Farm. The occupants of the farm since 1924 have their own recollections and some photographs that have been included in Section 4.5.

##### Chronological List

- 1855 John Parish is farmer at Court Close Ref Billings Directories
- 1879 John Parish is farmer at Court Close Ref Littleburys Directories
- 1899 mrs Bagshaw Farmer Court Close Farm Bennetts Directory
- 1924 Fincher Family Court Close Farm
- 2021 Fincher Family still in residence

#### 4.5 Historical Photographs & Analysis



Farm House Front West Elevation with Brick Barn/Granary before C20 Covered Yard



RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH



Farm House with bay windows South Elevations/ Brick walling and former Cider House Manor Road  
Circa Early C20



View of Farm yard with former stabling before conversion to Milking Parlour



View of Farm yard with former stabling before conversion to Milking Parlour



Yard with Stabling converted for Milking Parlour from 1957



Aerial View Court Close Farm before C20 additional buildings





Farm House South Elevations with cattle



Filling the Barn with Bales

#### 4.6 Frank Fincher Recollections

The Fincher family, Albert Edward Percy Fincher took over the farm from a Mr Winnall in 1924. They took over the village milk round. They kept pigs, hens, sows, cows, geese and later turkeys and grew Christmas trees, they milked the cows in the field. In 1938-39 They rented 4 acres of parish Meadow adjacent to 8 acres of osiers (reed/ withy beds) which Ren Key rented for making baskets, pot and a half pots, hampers and sieves used for packing the produce for market, an industry all over the Vale.

WWII saw the farm ploughing fields and growing corn for the war effort with a cart horse but after the horse died the hay was cut by contractors. It was during this time the farm started to keep bees. Mr Frank Fincher, Alberts son, remembers an engine was used to drive a system of pulleys through the wall and the belts for driving the mangle pulper, chaff cutter and the corn mill at one time. He remembers his father had a gas engine which drove the pulleys. Later a converted engine did this job. Albert, his father, eventually bought a tractor and grew various crops in the home ground for silage. Early Rye grasses would yield early for grazing and provide two cuts for silage. Haymaking was the most important job of the year with an old swath turner. They used to build cobs which were small ricks which would be built with pitch forks 12 feet high. With the tractor they bought in 1959 they had a manless loader and these bales would be stacked in the barn which would be full. In 1957 they bought a milking parlour for four cows and installed it in the old stable. The old door was blocked up and two new ones made one to enter by and the other to exit. The yard was concreted and the arrangement of gates and divisions to guide the cows in and out worked. Milk was picked up in churns until years later they installed a bulk tank that kept the milk at a lower temperature and then was picked up by the tanker. The cattle were sold in approximately 2003. The Dutch barn and implement shed and extension with covered yard dates to after 1970. The front of the farm house was used and rented as a holiday let for 30 years. The Cider house converted for the family in 1988. Today the farm specialises in rearing rare breed sheep and still keeps bees.



RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

#### 4.7 Phasing of Farmhouse and Outbuildings

Photographically Recorded by RDA at Level 1

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.

#### THE FARMHOUSE



South Elevations



Wing at rear has 2 splayed bays [RH Former Dairy]



3 windows (centre blocked).



Centre door with ogee arch.



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, chimney stacks 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....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 19<sup>th</sup> century” ...“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 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. (Ref Brunskill: Houses and Cottages of Britain, 2000)

**THE OUTBUILDINGS**

The Former Cider Mill Converted 1988 Manor Road



The Former Cider Mill Converted 1988 West

**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 particular external characteristics, other than a wide doorway allowing for the passage of barrels. [Ref National Farm Building Types English Heritage] There is no cider mill or press in situ. The building was converted to residential in 1988



Range of open Shelter Sheds attached to Former Milking Parlour



Range of open Shelter Sheds attached to Hay Barn [left] and former Milking Parlour [right]

“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 castiron. 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] The National Farm Building Types by English Heritage says ‘An open-fronted structure for cattle facing onto cattle yards. Cattle yards with shelter sheds were typical of mixed farming areas where cattle were housed on the farmstead as fatstock and for their manure. Typical features are Single storey ranges. Shelter sheds can be detached buildings, attached to the gable end of a barn or built against the side of the barn. Common internal fittings were mangers and hayracks, and sometimes stalls. Doors in one or both of the gable ends near the back wall gave access to a feeding passage.





Roof structure [King post Baltic timbers] open Shelter Sheds  
X5 Bays X4 Trusses



Rear of **Brick Hay barn** with diamond ventilation bricks



Roof structure Hay Barn



Rear of Hay barn with x2 brick archways[See Historic Photos 4.5] below former Granary probably for loading wagons

**A barn** for storing and processing the harvested corn crop over the winter months was the basic requirement of farms, and corn could also be stacked in yards adjacent to the barn. Grain was stored in a granary, which could be detached, sited over another farm building, incorporated in the barn or in the farmhouse

19th century hay barns on a planned farmstead were built to house a large herd of dairy cattle, and the hay needed to feed them. These types of barns are commonly associated with the large dairying farmsteads. The take-up of mechanised methods of threshing the corn crop – by horse engines from the 1790s, water power, wind power and from the 1820s steam – was regionally very varied. Belt drives and shafting conveyed power to rooms for mixing animal feed elsewhere in the barn. Mechanisation was usually associated with the subdivision of the barn into smaller spaces for housing the threshing machine, the straw, grain and also preparing feed for cattle.





**Former Granary** with steps up to first floor



**Former Brick Stable** for Cart Horses

**Granaries** were a common building type on arable farmsteads, typically found in association with cart sheds or in combination ranges. Most examples are of 19th-century date. A building, or first-floor room in a building, for the dry and secure storage of grain after it has been threshed and winnowed. The size of the granary provides an indication of the arable acreage of the farm. If the granary was sited in the loft of a working building, it required substantial external steps and/or a hoist for pulling up or lowering the heavy sacks of grain

**The Stable** is a building, or part of a building, for housing horses and their harnessing and tackle. The largest stables are concentrated in corn-producing areas, where farms were larger and more horses were needed for ploughing and many other tasks. Fewer horses were needed in cattle-rearing or dairying areas



**Former Milking Parlour/Former Stabling**



### Milking Parlours

20th century and later change- Very few cow-house interiors of the nineteenth century or earlier have survived unaltered because hygiene regulations for the production of milk have resulted in new floors, windows and stall arrangements being inserted

The introduction of hygiene regulations early in the 20th century for the production of milk resulted in new floors, windows and stall arrangements being inserted. Animal welfare standards are now rendering traditional housing redundant; cows on farms seeking Soil Association assurance require more than double (at 6 square metres) the space of tethered beasts in traditional cow houses. Some, particularly under split-level barns, are too low for modern usage and so have been preserved by abandonment or occasional use by sheep. [See Section 5]

### Court Close Farm Phasing

With reference to descriptions quoted above and the more detailed RDA assessment Level 2 survey of the Milking Parlour [ See Section 5] Court Close Farm House is built in brick [Flemish bond of bricks 2 inch  $\frac{3}{4}$  by 9inch] and is listed as late C18. The farmstead appears to have then grown in the early C19 whereby the remainder curtilage farm buildings, the barn, the open shelter /cart sheds and former milking parlour/stabling, the granary, the main stable, the former cider house, now converted, are all of later C19 origins and these curtilage buildings are also within the Eckington Conservation Area. In 1957 a milking parlour for four cows was installed in the old stable. The old door was blocked up and two new ones made one to enter by and the other to exit. The yard was concreted and the arrangement of gates and divisions were created to guide the cows in and out. All farm buildings survive in moderate condition but repairs are needed, apart from the former Cider House, to safe guard their future. The modern C20 barns and sheds to the rear of the barn are out of the Eckington Conservation Area.

RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

## 5. Current Photographic Record and Descriptions Building Recording Level 2 Former Milking Parlour [with Significance Levels]

RDA assessed former Milking Parlour to an equivalent of a Level 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]. As any future proposals may affect the exterior and interior RDA assessed the building for significance at an equivalent of a Level 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; *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.



RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH

## 5.1 Exterior Former Milking Parlour Building

A single Storey 5 bay red brick built former milking parlour under clay tiled pitched roof.

### Photo South Front Elevations.



South elevation end section of shelter shed with corrugated iron sheeting to front; former milking parlour and adjoining feed room



Detail changes to the brickwork; blocked and inserted window/door openings



South elevation brick infill up to eaves; boundary wall



South elevation door to store fixed; windows; brick infill to eaves

**Written Description; SOUTH ELEVATIONS.** Comprising end section of shelter shed with corrugated iron sheeting to front; former milking parlour and adjoining and connected feed room buildings with different roof heights. Former milking parlour is at the end of long range of single storey C19 farm buildings; running at right angle to barn and facing the farmyard; shelter sheds continuing to the West side. Tiled pitched roof with plain ridge tiles; eastern section roof line is set at a lower level. brick construction in Flemish stretcher bond (with four stretcher courses between the Flemish bond courses) 9 ¼" wide x 3 ¼".

This front elevation has x4 door openings and x4 window openings. Phasing and adaptations to brickwork; infill of window/door openings; reusing existing bricks. To the main section are x3 adjacent doorways first with weathered timber x4 panel door: then x2 sliding timber doors. This frontage also has two recessed x8 light inward opening galvanised C20 steel casement windows. To the east side frontage, a door opening with horizontal fence panel door; x2 single pane fixed glazed timber windows either side and timber fascia board to eaves.

**Photos North Rear Elevations.**



Rear view with C20 galvanised casement windows



Original C19 entrance depressed/basket brick arch with 2m scale pole



Rear door with depressed/basket brick arch



C20 galvanised casement window, thin render, and sill; timber lintel

**Written Description North elevations rear.**

Range of adjoining buildings with different roof heights; under tiled pitched roof with plain ridge tiles; east section roof line is set at a lower level. brick construction in Flemish stretcher bond (with four stretcher courses between the Flemish bond courses) 9 ¼" x 3 ¼". Wall of range continues to west shelter shed rear wall in unbroken brickwork. Brick coping at ridge. This elevation also has two recessed x8 light inward opening galvanised C20 steel casement windows with timber lintel and rough rendered sills. Rear door with depressed/basket brick arch and arched timber ledge and braced door with brick sill.



**Photos East Roadside Elevations.**



View of east elevation from roadside northeast



East elevation



Single steel door, timber window



View of east elevation from roadside southeast

**Written Description East ELEVATIONS**

The gable end of a range of adjoining buildings with different roof heights; under tiled pitched roof with plain ridge tiles and close verge with a brick coping course at eaves; east section roof line is set at a lower level. Brick construction in Flemish stretcher bond (with four stretcher courses between the Flemish bond courses) 9 ¼" wide x 3 ¾". Wall on brick plinth 3 courses above ground level. Probably C20 inserted openings for Inserted C20 century sliding single steel sheet door set with timber lintel and C20 century flush timber x6 light C20 casement window with patterned /frosted glass panes, timber sill and lintel.



**Photos West Elevations.**



Gable end with open shelter shed abutting brick former milking parlour



Shelter shed range



End section of shelter shed with covered bay for animal feed/chaff grinder and gable end of former milking parlour with brick coping at eaves



View from open barn of shelter shed and gable end former milking parlour

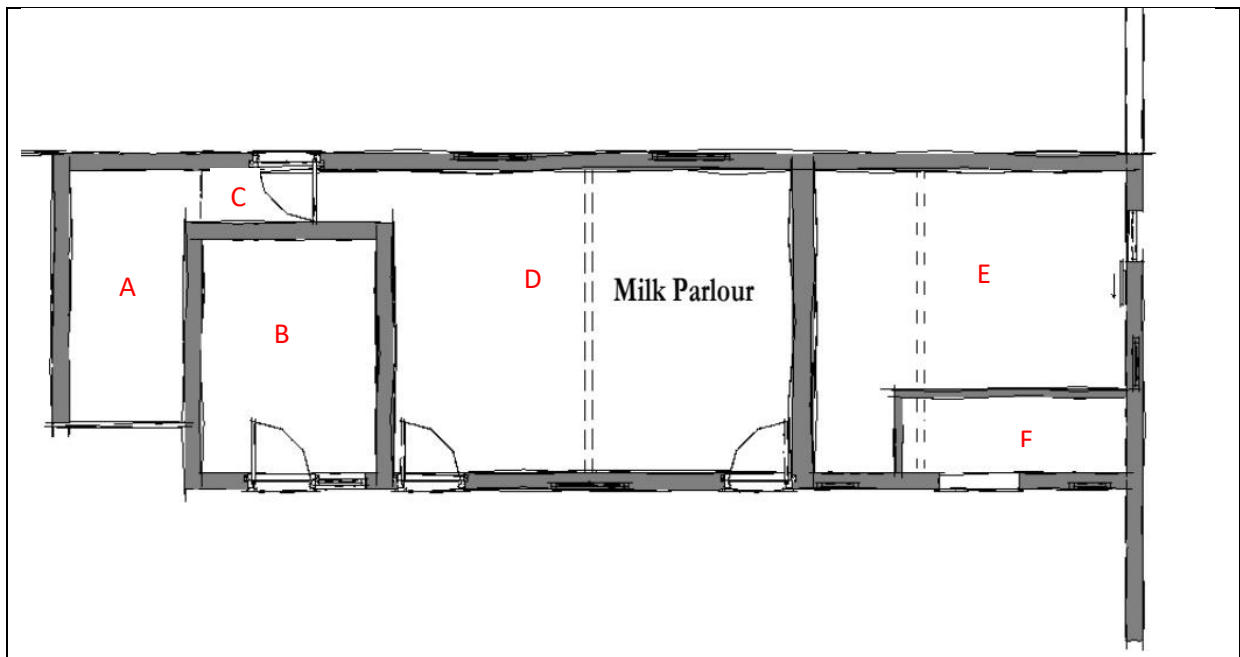
**Written Description West Elevations.** A gable end under tiled pitched roof with plain ridge tiles and close verge with a brick coping course at eaves; end section of open shelter shed abutting gable end of former milking parlour. This elevation of brick construction in Flemish stretcher bond (with x4 stretcher courses between the Flemish bond courses) 9 ¼" wide x 3 ¼". The end bay of shelter shed maybe included in the proposed plans for conversion, has corrugated iron sheet covering and was in the past used for animal feed/chaff grinder.

**Significance Levels exterior Elevations**

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> <li>All roof trusses incl. Baltic timber marks.</li> <li>Original sections of brickwork to gables and to rear, and sections of original brickwork to front.</li> <li>Original North entrance with depressed/basket brick arch.</li> </ul>	GDII Curtilage Listed Building Original Architectural features
MEDIUM	<ul style="list-style-type: none"> <li>C20 galvanised metal casement windows</li> </ul>	Later Phasing of some interest as 1950s design
UNKNOWN		
LOW	<ul style="list-style-type: none"> <li>C20 windows/doors</li> </ul>	Not of Architectural merit

## 5.2 Interior: Former Milking Parlour Building and Note of Significant Features

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



### Photos /Written Description



**A:** Side Entrance to former milking parlour at gable end Corrugated steel sheet and door enclosed in bay section with king post roof truss



**A:** Baltic timber marks on tie-beam interior shelter shed. Inset photo; Wide door set below enclosing bay roof truss.

**A:** Enclosed Bay of shelter shed on west gable end; corrugated steel sheet and door enclosed bay section with king post roof truss; Baltic timber marks on tie-beam of interior shelter. **C** side entrance doorway to former milking parlour at gable end. Entrance has internal brick wall; C20 internal wall to right (rear of workshop **B**)



**B:** Workshop Exterior



**B:** Workshop interior space; concrete floor hard board ceiling rendered brick walls

**B:** Workshop interior space; concrete floor; hard board ceiling rendered brick walls; x4 panelled timber door ;x6 light C20 galvanised steel casement window.



RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH



**C:** side entrance from shelter shed space **A** to former milking parlour with section brick relieving arch and timber lintel



**C:** doorway to interior space **D**; internal brick wall; 20<sup>th</sup> wall to right (rear of workshop B)

**C:** side passage from shelter shed space **A** to former milking parlour with section brick relieving arch and timber lintel originally part of space B before insertion of internal brick C20 wall. Rear door with depressed/basket brick arch and arched timber ledge and braced door with brick sill.



**D:** Interior former milking parlour looking to rear north wall



**D:** Interior former milking parlour looking to brick internal wall to west



**D:** Interior space; Baltic timber mark on west facing surface tie beam; roof truss



**D:** Roof truss interior space; diminished principal rafters and iron bolts passing through tie beam and collar for tension

**D:** Interior former milking parlour; open to roof timbers exposed with internal brick wall to each end; cement render to side walls up to approx. 4ft; x2 windows to rear and x2 doors to front. Roof truss with diminished principal rafters, iron bolts passing through tie beam and collar for tension, supporting purlins. Baltic timber mark on west face of tie beam.

RDA Heritage Assessment and Statement of Significance Court Close Farm and former Milking Parlour, Manor Road, Eckington, Pershore WR10 3BH



E: Interior space with roof truss and steel door to road, and breeze block and boarded store F



E: Interior space

E: ceiling boarded with hardboard: roof truss visible; diminished principal rafters; iron bolts passing through tie beam and collar for tension; steel door at east facing exterior wall to road, sliding door to interior space D x2 fixed windows to front. concrete block and stud wall of rear of boarded store F.



F: Store entrance



F: Store concrete block and stud walls hardboard ceiling

F: Store with hardboard ceiling, concrete floor, concrete block and stud walls, original brick wall to side, inserted window to front wall.

#### Significance Levels interior Elevations

LEVEL	Elements/ Fabric	REASON
HIGH	<ul style="list-style-type: none"> <li>All roof trusses and all Baltic timber marks</li> </ul>	GDII Curtilage Listed Building Original Architectural features
MEDIUM		
UNKNOWN		
LOW	<ul style="list-style-type: none"> <li>Unsuitable covering materials : hardboard etc</li> <li>C20 internal walling</li> </ul>	Not of Architectural merit Detracts

## 6 Summary Assessment of Significance Former Milking Parlour

### 6.1 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://historicensland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

## Summary of Significance of Former Milking Parlour gained from this Report

NB

The four principle Significance Values for Former Milking Parlour 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.

### 6.1.2 Evidential Value/Architectural Value

This 19th century outbuilding has some high to medium significance with architectural value yielding evidence of past human activity inherited from the past association with the main house GDII Court Close Farm. Over time many changes have taken place to the external appearance of this outbuilding, for example with the blocked doorways and changes of use and additions from the 20th century so it is all not in its original built form so is diminished in proportion to the extent by some removal or replacement. Further evidential value and significance value not known internally may come to light when this building is cleared from storage items.

### 6.1.3 Historical Value

This 19th century outbuilding has some illustrative and associative value as part of remaining auxiliary outbuildings associated with the main Court Close Farm although lack of completeness does not strengthen the original illustrative value.

### 6.1.4 Aesthetic /Setting/Group Value

This 19th century outbuilding is a curtilage listed building in its own right, has an important value in contributing to the setting of this GD II building Court Close Farm. Many small changes to the outbuildings elevations have occurred right up to and including the 20th century. The opening up of blocked entrances or perhaps blocking up later openings /entrances may enhance this building and its setting value. Its sympathetic restoration with the adjoining shelter sheds that have largely been unaltered would also enhance the setting in the former foldyard.

### 6.1.5 Community Value

There will be some communal value to the past owners, the current owners the Fincher family, and the memories of those in the village.

## 6.2 Statement of Significance

The 'Former Milking Parlour' the main subject of this assessment report have been assessed for significance and recorded at a Level 2 Building Recording, [Ref Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016] This outbuilding known now as 'Former Milking Parlour' , was a possible former brick stable/ cowhouse building, and contains some elements from its original plan form from the 19th century although modifications and alterations/ repairs have been made in the 20th century particularly in the 1950s when its use was converted as a small milking parlour from stabling. The farm yard and farm house itself was assessed at Level 1, it is a GDII listed building and is largely unaltered. The farm buildings that are curtilage listed have been retained although the barn has been encroached by modern sheds

## 7 Conservation Advice

Any proposed scheme for converting the farmstead buildings will need planning permission and listed building consent. Any scheme should take into account the 19th century traditional materials used, for instance brick walls and clay tiled roofs. All HIGH significant features mentioned in the Level 2 assessment of the former milking parlour should be retained and repaired. Sympathetic repairs and reuse of existing traditional materials should be carried out with any conversion schemes. Internally the roof trusses are significant and should be incorporated into any scheme. Modern materials needed for new windows /doors /guttering etc should complement the building and should not be of uPVC material. Correct conservation methods should be carried out when repairing brickwork using lime mortar, timber repairs using correct timber and skilled carpentry work, repair or relaying existing tiled roofs using correct conservation roofing skills. A scheme of works is recommended along with working methods.

Generally the brick perimeter walling especially on the roadside needs to be cleared of vegetation and may need to be repaired using lime mortar. This wall is a curtilage listed structure and in the conservation area. There are trees too near the rear wall of the milking parlour. These are within grounds not included in the conservation area so felling should not need permission. However, the setting of the buildings and conservation area should be taken into account, so careful selected removal is needed.

### General Condition of all buildings and Conservation Advice

Generally some roof tiled coverings on most of the farm buildings assessed at Level 1 have some slipped roof tiles which are letting water penetrate onto the timber roof trusses. Minor repairs and maintenance now will save a lot of money in the future on repair if the maintenance issues are addressed. These buildings are all listed structures being part of the curtilage of the Grade II farmhouse including former cider house, now a residential dwelling, which both are generally in good repair.

### 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.



## 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

Eckington Conservation Area Appraisal Wychavon

Eckington Neighbourhood Plan 2015

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

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

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

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

### Websites

[historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-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)

<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.

06/07/2021

---

HER Number	Site Name	Record Type
WSM42061	Outbuildings, Court Close Farm, Manor Road, Eckington	Building

---

**Monument Types and Dates**

BARN (18TH CENTURY AD to 21ST CENTURY AD - 1775 AD to 2050 AD)

Evidence	PHOTOGRAPHIC EVIDENCE
Evidence	EXTANT BUILDING
Main building material	BRICK
Main building material	TILE
Main building material	TIMBER

---

**Description**

These 18th/19th century brick farm buildings are included with the curtilage listing of the grade II farmhouse WSM40290. Photographs 22 and 23 in [1]

The Conservation Area includes the 18th/19th century buildings, but not the 20th century buildings seen behind the main foldyard to the north west.[2][6]

Monitored in Heritage at Risk Monitoring Project 2012, Condition: Intermediate, Risk: Medium, Change: Stable. [3][4]

Monitored in Heritage at Risk Monitoring Project 2013, Condition: Poor, Risk: Medium, Change: Deteriorating. [5]

**Sources**

- |      |  |          |
|------|--|----------|
| (1*) | Bibliographic reference: Wilkes N. 2009. Photographic Record of Buildings shown on the 1st Edition of the Ordnance Survey - Eckington.           | SWR11795 |
| (2)  | Personal Comment: Hancox Emma. 2005-present. Comment on setting up/editing record. Historic Environment and Archaeology Service. Comment in 2009 | SWR9926  |
| (3)  | Bibliographic reference: Hancox, E.. 2011. Worcestershire Heritage at Risk Monitoring Project 2011.  | SWR21940 |
| (4)  | Bibliographic reference: Hancox, E.. 2012. The Worcestershire Heritage at Risk Monitoring Project 2012 Update.                                   | SWR21939 |
| (5)  | Bibliographic reference: Parker, E. Hancox, E.. 2013. The Worcestershire Heritage at Risk Monitoring Project 2013 Update.                        | SWR21961 |
| (6)  | Personal Comment: Cornah T. Various. Personal comment.   | SWR19945 |
- 

**Location**

**National Grid Reference**

SO 9193 4118                      Sheet No. SO94SW

**Administrative Areas**

Civil Parish                              Eckington, Wychavon, Worcestershire

---

**Associated Designations - None Recorded**

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



---

**Related Monuments - None Recorded**

---

**Finds recorded in associated Event records**

**Associated Events/Activities - None Recorded**



## 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.

06/07/2021

HER Number	Site Name	Record Type
WSM60176	Court Close Farm, Eckington	Landscape Component

### Monument Types and Dates

FARMSTEAD (18TH CENTURY AD to 21ST CENTURY AD - 1701 AD to 2050 AD)

### Description

Court Close Farm, Eckington. Partially extant 18th century listed farmstead with unconverted buildings. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. Additional, prominent detached elements to the main plan. The farmhouse is detached with side on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Located within or in association to a village. Large modern sheds are located to the north west of the site. [1][2]

West Midlands Farmsteads and Landscapes Project Regional Statement. [3]

Worcestershire Farmsteads Guidance: Part 1 Farmsteads Assessment Framework and Part 2 Worcestershire Farmsteads Character Statement. [4][5]

Farmhouse: 18th century. Red brick. Working building(s): 18th century. Red brick. [6]

Historic Farmsteads: A Manual for Mapping. [7]

### Sources

- |      |   |          |
|------|---|----------|
| (1)  | Digital archive: Gough, E. 2006. Worcestershire Historic Farmsteads and Landscapes Project - GIS Layer. Worcestershire Historic Environment and Archaeology. PRN1821                                      | SWR9231  |
| (2*) | 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 |
| (3)  | Bibliographic reference: Lake, J and B, Edwards. 2010. West Midlands Farmsteads and Landscapes Project Regional Statement.  | SWR22520 |
| (4*) | Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde, S. 2014. Worcestershire Farmsteads Guidance: Farmstead Assessment Framework. English Heritage.   | SWR22523 |
| (5*) | Guide: Lake J, Hathaway E, Mindykowski A and Robson-Glyde S. 2014. Worcestershire Farmsteads Guidance: Character Statement. English Heritage.   | SWR22524 |
| (6)  | Personal Comment: Hathaway, E. 2007 - 2013. Worcestershire Historic Farmsteads and Landscapes Project - Personal Comments.  | SWR22517 |
| (7*) | Unpublished document: Lake, J and B, Edwards. 2008. Historic Farmsteads: A Manual for Mapping.  | SWR22535 |

### Location

National Grid Reference - Not recorded

### Administrative Areas

Civil Parish Eckington, Wychavon, Worcestershire

Associated Designations - None Recorded

Associated Historic Landscape Character Records - None Recorded



---

**Related Monuments**

WSM52526 Court Close Farm, Eckington 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)

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.

06/07/2021

---

HER Number	Site Name	Record Type
WSM40290	Court Close, Manor Road, Eckington	Building

---

**Monument Types and Dates**

HOUSE (18TH CENTURY AD to 21ST CENTURY AD - 1750 AD to 2050 AD)

Evidence	EXTANT BUILDING
Main building material	BRICK
Main building material	TILE

---

**Description**

Late 18th century. Red brick. 2-storeys. 3 windows (centre blocked). 12 pane sashes, flush boxing. Centre door with ogee arch. Brick dentil eaves and string courses. Tile roof. Wing at rear has 2 splayed bays. [1][2]

Photograph 21 in [3] shows its condition in late 2009.

Outbuildings also included within the curtilage of this listed house.[4]

**Sources**

(1)	Digital archive: English Heritage. Reg updates. THE NATIONAL HERITAGE LIST FOR ENGLAND. English Heritage.	SWR2380
(2)	Digital archive: English Heritage. 2000. Images of England. English Heritage website of Listed buildings. English Heritage.	SWR9341
(3*)	Bibliographic reference: Wilkes N. 2009. Photographic Record of Buildings shown on the 1st Edition of the Ordnance Survey - Eckington.	SWR11795
(4)	Personal Comment: Cornah T. Various. Personal comment.	SWR19945

---

**Location**

**National Grid Reference**

SO 9194 4116 Sheet No. SO94SW

**Administrative Areas**

Civil Parish Eckington, Wychavon, Worcestershire

---

**Associated Designations**

Listed Building (II) - 1319815	COURT CLOSE	Active	DWR4296
--------------------------------	-------------	--------	---------

---

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

---

**Related Monuments - None Recorded**

---

**Finds recorded in associated Event records**

**Associated Events/Activities - None Recorded**

---



