

Brockington House  
Historic Building Recording  
Hereford

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# Brockington House and Associated Buildings.

## *Historic Building Recording.*

*For the Heritage Collective.*

*Acting as agents on behalf:*

*Mr B Smaylen,*

*Prime (UK) Developments Limited*

*MAY 2017*

TAC. Ref: HBHH-001-17

NGR: SO 52510 39611

Oasis ref: thearcha5-286493

Event No: [EHE80302](#)

Local authority: Herefordshire Council

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## Contents

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1.	Introduction .....	4
2.	Location and Geology .....	4
3.	Designations .....	5
4.	Project Background .....	5
5.	Aims and Objectives .....	5
6.	Method.....	5
7.	Limitations .....	6
8.	Historic Background .....	6
9.	Results .....	10
	Map Regression.....	10
	Building Recording .....	11
	Main House.....	13
	Surviving Historic Features.....	17
	Building A .....	22
	Building B .....	22
	Building C .....	23
	Building D.....	23
10.	Conclusion .....	26
11.	References.....	28
	Bibliographic sources .....	28
	Appendices.....	30
	Appendix 1. Photographic register.....	31
	Appendix 2 Written Scheme of Investigation.....	55
	Appendix 3 Specification of Works .....	61
	Appendix 4 Historic Environment Record .....	63
	Appendix 5 OASIS Report Form.....	66



## List of illustrations

<i>Illus. 1 Site Location</i> .....	2
<i>Plate 1 Aerial view Of Brockington House and associated buildings</i> .....	4
<i>Illus. 2 Ground Floor Plan (1909)</i> .....	7
<i>Illus. 3 First Floor Plan (1909)</i> .....	8
<i>Plate 2 Undated Photograph showing the exterior of Brockington House.</i> .....	8
<i>Plate 3 Undated Photograph showing the interior of Room G.35</i> .....	8
<i>Illus. 4 Brockington House and Associated Buildings basic phase plan.</i> .....	9
<i>Illus. 5 Extract from the Six-inch England and Wales OS map 1902</i> .....	10
<i>Illus. 6 Extract from the Six-inch England and Wales OS map 1930</i> .....	10
<i>Illus. 7 Extract from the Six-inch England and Wales OS map 1948</i> .....	10
<i>Illus. 8 Extract from the Six-inch England and Wales OS map 1953</i> .....	11
<i>Illus. 9 Modern OS mapping show extent of building complex.</i> .....	11
<i>Illus. 10 Phase Plan Ground Floor</i> .....	12
<i>Illus. 11 Phase Plan First Floor</i> .....	12
<i>Plate 4 Main façade of Brockington House</i> .....	15
<i>Plate 5 Main entrance to Brockington House.</i> .....	15
<i>Plate 6 Ground floor window showing cutback sill.</i> .....	15
<i>Plate 7 Main Façade showing dentil detail under eaves.</i> .....	15
<i>Plate 8 East elevation showing location of original bay window, (crack line in render and change in dentil pattern).</i> ...	15
<i>Plate 9 Detail showing original decorated lead light to principle staircase.</i> .....	15
<i>Plate 10 Detail showing Palladian style dormer window.</i> .....	15
<i>Plate 11 Detail showing entrance to basement.</i> .....	15
<i>Plate 12 Detail showing possible blocked coal chute.</i> .....	15
<i>Plate 13 Internal detail showing decorated panels and modern window installations, Room G. 1</i> .....	16
<i>Plate 14 Internal detail showing original eight panel door with lobed architrave and hood moulding reflecting external window styles, Room G.1</i> .....	16
<i>Plate 15 Internal detail showing blocked fireplace and decorated panels, Room G.1</i> .....	16
<i>Plate 16 Internal detail showing principle staircase, Room G.36</i> .....	16
<i>Plate 17 Internal detail showing panel and wall construction details, Room G.36</i> .....	16
<i>Plate 18 Internal detail showing original window for principle staircase, Room G.36</i> .....	16
<i>Plate 19 Internal detail showing landing newl post and ill fitting panel.</i> .....	16
<i>Plate 20 Internal details showing principle staircase cutting rear door architrave.</i> .....	16
<i>Plate 21 Internal detail showing inserted and blocked doorway, Room F.68</i> .....	16
<i>Plate 22 Original floor surface surviving in toilet, Room F.45</i> .....	16
<i>Plate 23 Internal detail showing partially plastered room, modern dormer window, Room S.87</i> .....	16
<i>Plate 24 Internal detail showing roof and dormer construction, Room S.88</i> .....	16
<i>Plate 25 Internal detail showing hipped roof construction, Room S.87</i> .....	16
<i>Plate 26 Building A, west elevation</i> .....	22
<i>Plate 27 Building A, window detail with corbeled sills mimicking that of Brockington House.</i> .....	22
<i>Plate 28 South facing elevation Building B showing connection with Building D.</i> .....	23
<i>Plate 29 showing construction materials, Building B.</i> .....	23
<i>Plate 30 Main elevation of Building C.</i> .....	23
<i>Plate 31 Commemorative plaque (1990)</i> .....	23
<i>Plate 32 Internal detail showing Council debating chamber.</i> .....	23
<i>Plate 33 Building D</i> .....	24
<i>Illus. 12 Photographic Location Plan - Ground Floor</i> .....	50
<i>Illus. 13 Photographic Location Plan - First Floor</i> .....	51
<i>Illus. 14 Photographic Location Plan - Second Floor.</i> .....	52
<i>Illus. 15 Photographic Location Plan - External.</i> .....	53

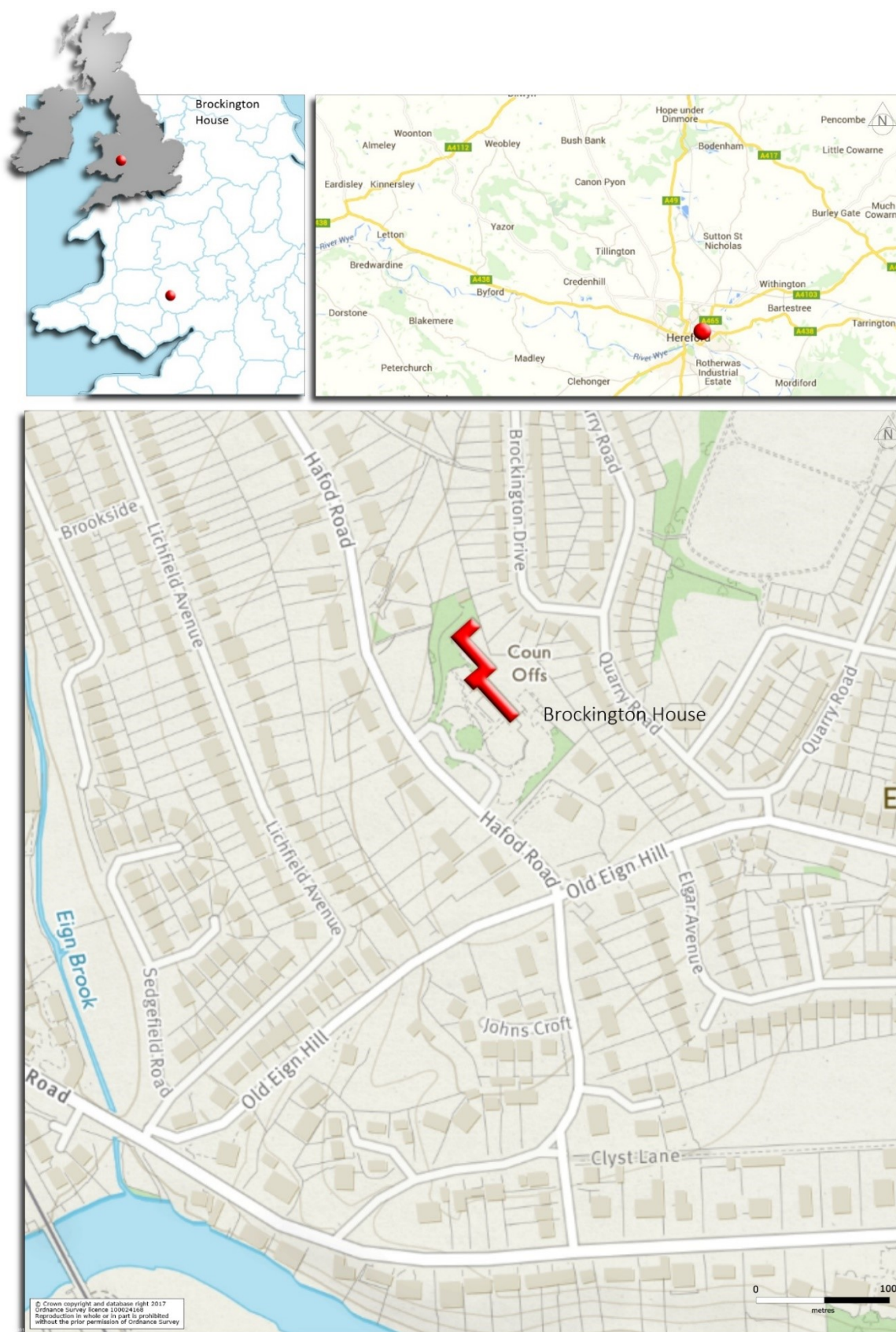


## List of Plates

<i>Plate 1 Aerial view Of Brockington House and associated buildings</i> .....	4
<i>Plate 2 Undated Photograph showing the exterior of Brockington House</i> .....	8
<i>Plate 3 Undated Photograph showing the interior of Room G.35</i> .....	8
<i>Plate 4 Main façade of Brockington House</i> .....	15
<i>Plate 5 Main entrance to Brockington House</i> .....	15
<i>Plate 6 Ground floor window showing cutback sill</i> .....	15
<i>Plate 7 Main Façade showing dentil detail under eaves</i> .....	15
<i>Plate 8 East elevation showing location of original bay window, (crack line in render and change in dentil pattern)</i> ...	15
<i>Plate 9 Detail showing original decorated lead light to principle staircase</i> .....	15
<i>Plate 10 Detail showing Palladian style dormer window</i> .....	15
<i>Plate 11 Detail showing entrance to basement</i> .....	15
<i>Plate 12 Detail showing possible blocked coal chute</i> .....	15
<i>Plate 13 Internal detail showing decorated panels and modern window installations, Room G. 1</i> .....	16
<i>Plate 14 Internal detail showing original eight panel door with lobed architrave and hood moulding reflecting external window styles, Room G.1</i> .....	16
<i>Plate 15 Internal detail showing blocked fireplace and decorated panels, Room G.1</i> .....	16
<i>Plate 16 Internal detail showing principle staircse, Room G.36</i> .....	16
<i>Plate 17 Internal detail showing panel and wall construction details, Room G.36</i> .....	16
<i>Plate 18 Internal detail showing original window for principle staircase, Room G.36</i> .....	16
<i>Plate 19 Internal detail showing landing newl post and ill fitting panel</i> .....	16
<i>Plate 20 Internal details showing principle stairecas cutting rear door architrave</i> .....	16
<i>Plate 21 Internal detail showing inserted and blocked doorway, Room F.68</i> .....	16
<i>Plate 22 Original floor surface survivieng in toilet, Room F.45</i> .....	16
<i>Plate 23 Internal detail showing partially plastered room, Room S.87</i> .....	16
<i>Plate 24 Internal detail showing roof and dormer construction, Room S.88</i> .....	16
<i>Plate 25 Internal detail showing hipped roof construction, Room S.87</i> .....	16
<i>Plate 26 Building A, west elevation</i> .....	22
<i>Plate 27 Building A, window detail with corbeled sills mimicking that of Brockington House</i> .....	22
<i>Plate 28 South facing elevation Building B showing connection with Building D</i> .....	23
<i>Plate 29 showing construction materials, Building B</i> .....	23
<i>Plate 30 Main elevation of Building C</i> .....	23
<i>Plate 31 Commemorative plaque (1990)</i> .....	23
<i>Plate 32 Internal detail showing Council debating chamber</i> .....	23
<i>Plate 33 Building D</i> .....	24







Illus. 1 Site Location





# Brockington House

## Historic building Recording

*The Archaeology Company Ltd was commissioned to conduct a programme of historic building recording at Brockington House, Hafod Road, Hereford, Herefordshire. The historic building recording work has illustrated that the original Brockington House, built in 1909, has been adapted and considerably extended from the original design to suit the requirements of commercial premises, rooms have been subdivided, windows replaced with modern units and architectural elements removed, however despite the nature, scale and extent of both internal and external development, evidence remains to visualise the original architectural quality of the building.*

### 1. Introduction

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In May 2017, The Heritage Collective commissioned The Archaeology Company Ltd (TAC) carried out a programme of historic building recording at Brockington House and associated buildings (NGR SO 52510 39611).

The recording was conducted according to a written scheme of investigation (WSI) prepared by Heritage Collective (May 2017 Project Ref: 2963B), (Appendix 2).

The WSI has been informed by an understanding of the building gained through a site visit and research undertaken in the preparation of a detailed Heritage Statement submitted by The Heritage Collective during the application process in 2016 and by discussions with Julian Cotton, Archaeological Officer for Herefordshire Council.

### 2. LOCATION AND GEOLOGY

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Brockington was built in 1909 as a private dwelling.

The former house forms only a small part of a large building complex which sits within a sizable

plot with established trees, mature shrubs, driveways, and parking areas. (Illus. 2.)



*Plate 1 Aerial view Of Brockington House and associated buildings*

The underlying geology of the study area consists of Raglan Mudstone Formation a Siltstone and Mudstone, Interbedded Sedimentary Bedrock formed approximately 416 to 419 million years ago in the Silurian Period indicating a local environment previously dominated by rivers.

Superficial deposits are recorded as River Terrace deposits comprising sand and gravel, formed up to 3 million years ago in the Quaternary Period.



(British Geological Survey website; <http://www.bgs.ac.uk>).

### 3. DESIGNATIONS

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The building is not listed but is located within the Hafod Road Conservation Area and as such was recognised during the pre-application process as a non-designated heritage asset.

### 4. PROJECT BACKGROUND

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Planning permission (*Application reference: 163646*) was granted for the demolition of the former office buildings and the redevelopment of the site to provide a 70-bed care home (*Use Class 2*).

Condition 5 of the consent decision states that:

*“No development shall take place until the developer has secured the implementation of a programme of archaeological survey and recording to include recording of the standing historic fabric and any below ground deposits affected by the works. This programme shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority and shall be in accordance with a brief prepared by the County Archaeology Service”.*

*“Reason: To allow for recording of the building/site during or prior to development and to comply with the requirements of Policy LD4 of the Herefordshire Local Plan – Core Strategy. The brief will inform the scope of the recording action and the National Planning Policy Framework”.*

### 5. AIMS AND OBJECTIVES

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These were laid out in the Written Scheme of Investigation (WSI) for the work produced by The

Heritage Collective and have been restated below. (*Appendix 2*)

This WSI details a proposal for the historic building recording of the Building known as Brockington House, Hafod Road, Hereford.

The WSI was prepared by Jody O’Reilly, Associate Director at Heritage Collective, on behalf of Mr B Smaylen, Prime (UK) Developments Limited

Specific aims relating to the project were:

- to undertake appropriate levels of historic building recording as defined by the brief for the work;
- to establish the location, extent, nature, integrity, state of preservation and date of any archaeological features present;

### 6. METHOD

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#### *Historic Building Recording*

An historic building survey commensurate a level II record as described in ‘*Understanding Historic Buildings: A Guide to Good Recording Practice*’ (Historic England 2016). (*Appendix 3*)

The overall level of detail of the standing building survey was broadly in line with level 2 standards of recording (a descriptive record with annotation of existing scaled plans and general internal and external photography). A more detailed analytic (level 3) record was made where appropriate including brick measurements and phasing relationships alongside the documentary assessment.

The scope of the work is summarised in the following points:

- General external and internal photographs of the main building and associated buildings forming the complex;
- A descriptive written record of these structures;



- Annotated plans and elevations showing detail relevant to the interpretation of the main building and phasing;
- Photographic records of details within the standing building fabric that assist in its interpretation;
- Documentary research using readily available primary and secondary sources to assist in the interpretation of the history and phasing of the building.
- Phasing was recorded and illustrated on the final plans where it was observed within the structure.

## 7. LIMITATIONS

At the time of the building survey only one room within the basement of the Main House was inaccessible. (*Illus. 12*)

Within the Main House, at ground level, the low level of external lighting due to external vegetation resulted in the use of artificial lighting (*Flash light*) to produce the photographic record.

Construction works being conducted to the east of the site limited access to the east elevation of Building C, while tree cover and heavy vegetation limited the access to the north elevation of Building A.

The restrictions placed upon the examination of external elevations of Building A and C, and the general low levels of internal lighting within the Main House did not reduce the quantity of recording work that was undertaken.

## 8. HISTORIC BACKGROUND

The Heritage Collective conducted a comprehensive historic background study (*Heritage Collective, Heritage Statement, Brockington Hafod Road, Hereford, 2016*) the results of which have been summarised below.

### *Development of Hafod Road*

In the 19th and early 20th centuries, the main areas of suburban housing development in Hereford were on the east and west sides of the town. The areas to the west included Whitecross Road and Broomy Hill.

To the east the 'most ambitious' was the Hampton Park area, begun in 1862, with assorted later houses close by on Hafod Road.<sup>1</sup>

Hafod Road itself was laid out in 1885 by William Cheiake. Cheiake designed the first houses on the east side, nos. 1-7, which date from around 1886.

Subsequent buildings constructed in the later 19th and early 20th centuries included houses by Robinson, W. Bowers & Co., Bernard Dyer, J. H. Evins and E. G. Davies.<sup>2</sup>

### *Description of Brockington, 35 Hafod Road*

*'BROCKINGTON (No. 35), E side, in large grounds, by Groome & Bettington, 1909, for William Bowers himself, is the grandest house here. Rendered, with quoins and central pediment; hipped green slate roof, porch with fluted Ionic columns. .'<sup>3</sup>*

Brockington House was built as a private dwelling in 1909. It was designed by Groome and Bettington.

The plot of land use for the construction of Brockington House was purchased by William Bowers for £1425 from Stephen Robinson of Lynhales. The area of land acquired comprised 5 acres, 2 roods and 19 perches.

<sup>1</sup> A. Brooks and N. Pevsner, *The Buildings of England. Herefordshire* (New Haven and London: Yale University Press, 2012), p. 63.

<sup>2</sup> A. Brooks and N. Pevsner, *The Buildings of England. Herefordshire* (New Haven and London: Yale University Press, 2012), p. 351

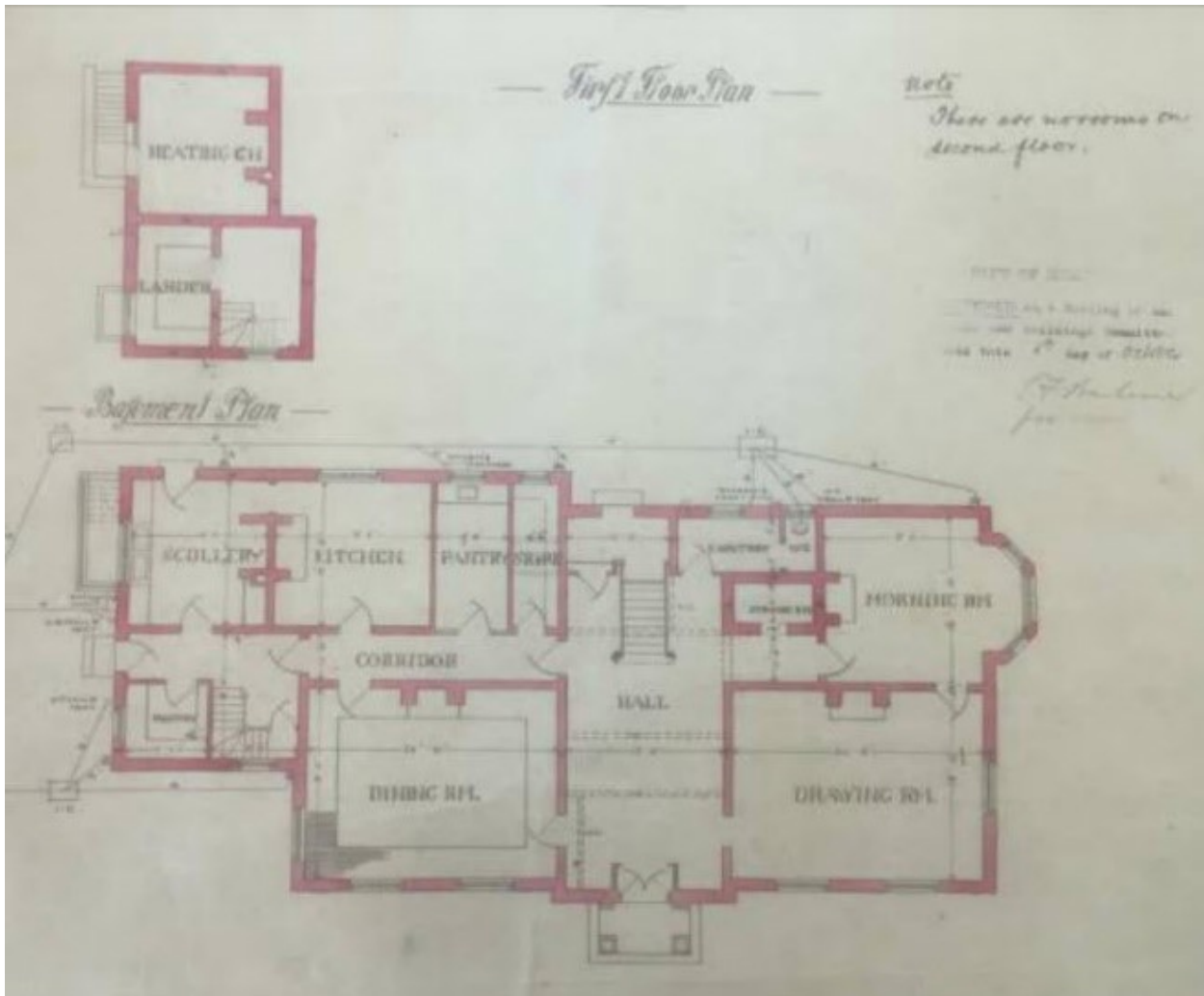
<sup>3</sup> A. Brooks and N. Pevsner, *The Buildings of England. Herefordshire* (New Haven and London: Yale University Press, 2012), p. 351.



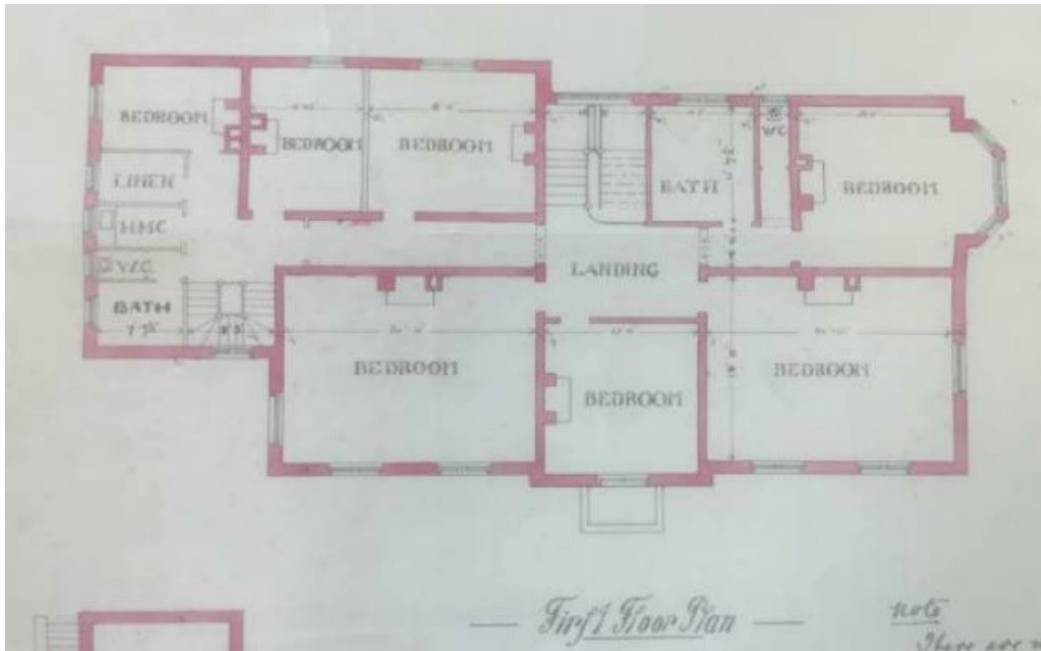
The original deeds, dated 1909 and held at Herefordshire Record office (*reference BJ21/165-166*), give Bowers' occupation as 'Builder' and his address as Bath Street, Hereford.

The 1911 census lists William Bowers, Builder, Hafod Road, and his residence to comprise 11

rooms. The form of the original house is documented in the original drawings, held as a matter of public record at the Herefordshire Records Office. (*Illus. 2 & 3*)



*Illus. 2 Ground Floor Plan (1909).*



*Illus. 3 First Floor Plan (1909).*

The Kelly's Directories of Herefordshire and Shropshire series list Bowers as resident of 'Brockington' from its construction in 1909 through to 1939.

Undated photographs show the form and character of the exterior and interior shortly after its construction. (*Illus. 5 & 6*) (BJ21/165-166, Houses; Photographs, Brockington, Hafod Road: photographs (Herefordshire Records Office))



*Plate 2 Undated Photograph showing the exterior of Brockington House.*



*Plate 3 Undated Photograph showing the interior of Room G.35*

Extensive records of correspondence dating from 1946 are held on file at Herefordshire Records Office in respect of the acquisitions of Brockington during the 20th century.

In that year the Home Office had inspected the property and to assess its suitability as a new police headquarters for the area. It was deemed suitable for the purpose and capable of sustain the new use without a significant outlay.



“An application was therefore made by the Home Office for the change of use from residence to a police headquarters but was refused by the City Council on 23 September 1946” (Heritage Collective, Heritage Statement 2016). The reason given for refusal related to the council’s desire to have housing at the location with provision of 4 houses per acre. The Home Office successfully appealed the refusal and were granted permission.

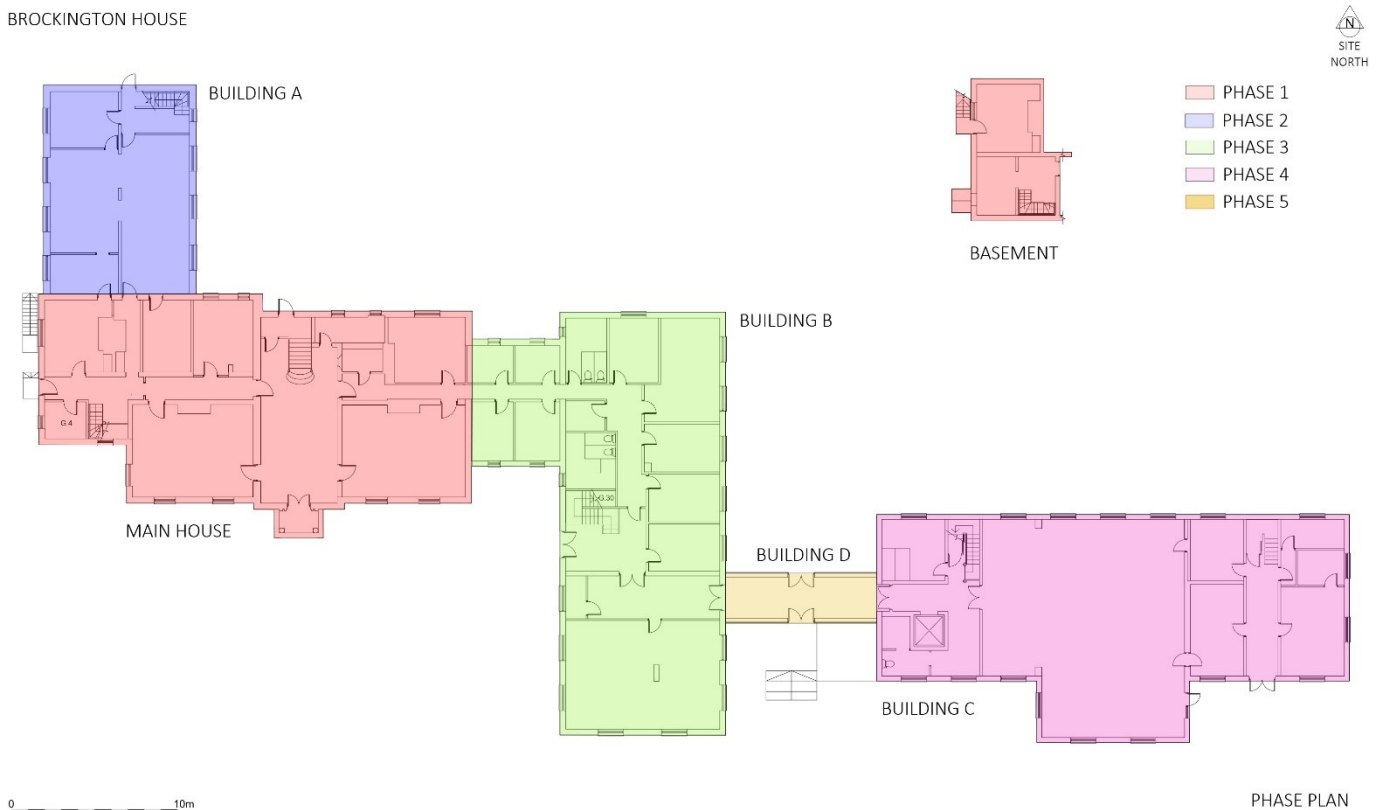
The extent of works undertaken by the Home Office during its tenure as police headquarters is not documented. Map evidence shows the footprint of the building to have remain unaltered but that a parade ground and ‘Training Wing’, a detached building, had been developed to the south east of the house.

“Records show that the plot was again reconsidered for housing in 1968. A plan drawn by Herefordshire County Council at that time

notionally shows a series of residential plots lining Hafod Road with Brockington retained and seemingly adapted as two dwellings”. (Heritage Collective, Heritage Statement 2016)

On 26 April 1977, the house and garden was sold to Herefordshire County Council for their use as offices. The acquisition was soon followed by the construction of a large rear range (Building A) and then a large ‘L’ shaped extension to the east (Building B). (Illus. 4)

In 1990 subsequent development involved the erection of a two-storey office and committee room (Building C) connected by a linking corridor (Building D) to the south of Building B. (Illus. 7.)



Illus. 4 Brockington House and Associated Buildings - basic phase plan.





## 9. RESULTS

### Map Regression

All available historic maps were examined for this assessment but only selected maps illustrating change through time have been analysed in detail.

The maps selected for analysis were:

- 1902 Ordnance Survey (illus. 3)
- 1930 Ordnance Survey (illus. 4)
- 1948 Ordnance Survey (illus. 5)
- 1953 Ordnance Survey (illus. 6)
- Modern Ordnance Survey (illus. 7)

Each of the selected maps has been examined to identify the changes to the field boundaries as well as any other landscape changes through time.

The earliest available detailed map is the 1902 Ordnance Survey Map (*Illus. 5*). This broadly shows a landscape of open fields within the study area, prior to the construction of Brockington House in 1909.



*Illus. 5* Extract from the Six-inch England and Wales OS map 1902

The 1930 Ordnance Survey Map (*Illus. 6*) identifies that the main house sits within a

landscaped garden. The building is shown with an extension running from the rear of the main house, this has previously been identified as a period extension to the property but more likely reflects the construction of a green house or orangery to the rear of the property, a feature common with buildings of this date.



*Illus. 6* Extract from the Six-inch England and Wales OS map 1930

Examination of the 1948 Ordnance Survey map illustrates that the building remains unchanged from the 1930 Survey (*Illus. 7*). This period of non-development is also reflected in the 1953 Ordnance survey mapping when again no changes are recorded. (*Illus. 8*)

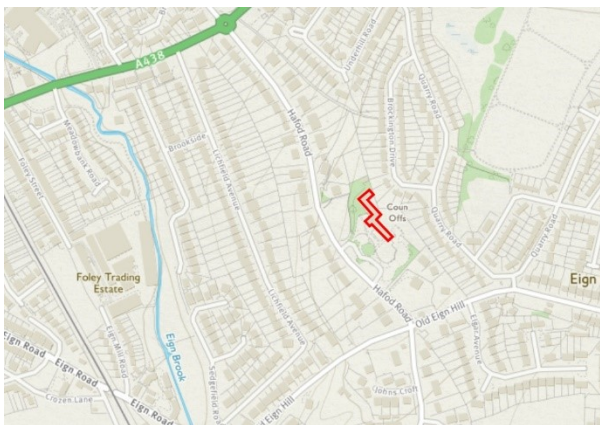


*Illus. 7* Extract from the Six-inch England and Wales OS map 1948



The results of the Historic Building Assessment are presented as a summary of findings on a block by block basis, with a summary of identified surviving original features within the Main House.

*Illus. 8 Extract from the Six-inch England and Wales OS map 1953*



*Illus. 9 Modern OS mapping show extent of building complex.*

The Modern Ordnance Survey mapping illustrates the range of new buildings and alterations to the landscaping that have been constructed within the original plot of Brockington House. (*Illus. 9*)

### **Building Recording**

The current building is an amalgamation of 20th century structures comprising the 1909 former house and three connected extensions. Each are internally linked, allowing the buildings to function as a single complex with shared amenities.

The alignment of the building complex is approximately northwest – southeast but for the purposes of clarity, in respect to this report, a site north has been aligned upon the central axis of the main house. (*See Illus.4*)



BROCKINGTON HOUSE



*Illus. 10 Phase Plan Ground Floor*

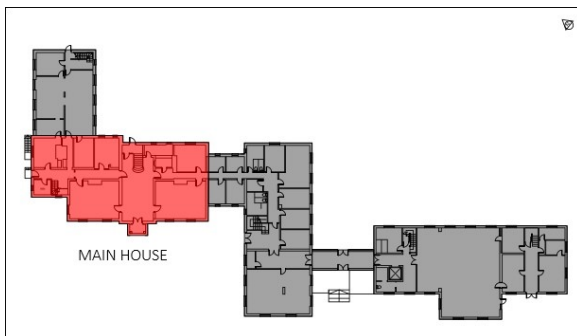
BROCKINGTON HOUSE



*Illus. 11 Phase Plan First Floor*



### Main House.



### External

The Main House was constructed in 1909, stylistically the house is of a simple classical appearance possibly taking its influence from Italian renaissance architecture. The main façade of the building retains a symmetrical balance, a central bay with single window below a triangular pediment, flanked by 2 bays of windows, while chamfered quoins laid in an alternating long-short pattern reinforce the structural presence of the building. (*Plate. 4*)

The main entrance is accessed via a portico with a projecting entablature, supported by of fluted columns of the iconic order, a stylistic trait that is mimicked within the interior of the building (*Plate. 5*). The Main House has a hipped roof with projecting eaves supported by projecting dentils.

The windows are rectangular with moulded architrave and angular keystones, stone sills are supported by curved corbels, the lower window jambs differ from the first-floor windows, the key stones are elongated to intercept a moulded band running at first floor level and the moulded jambs form a lobed architrave with cosseted corners at lintel level, again a stylistic detail repeated within the interior decoration of the building (*Plate. 6 & 7*).

The building measures approximately 25.62m in length with a maximum width of 12.47m, eaves height of 7.11m, roof line height of 11.81m and a

maximum chimney height of 12.85m. The building is constructed from red brick (0.21m x 0.10m x 0.07m) laid in an English bond and bonded with a hard-grey mortar set flush, with an external rendered and painted finish.

### Internal

The internal layout of the building despite being adapted for modern needs still retains evidence of the original floor plan and decorative embellishments. (*See Illus. 10 & 11*)

Internally all the Chimney pieces have been remove and the fireplaces blocked, in some case period skirting has been used to match the original skirting to conceal the blocked fireplaces (*Plate. 15*).

However, a certain number of original features are still retained for example Room G.1.

Within Room G.1 the original ornamental plaster ceiling decorations survive along with moulded wall panels and heavily moulded architrave, that

mirrors the external window mouldings. Room G.1 also retains the original eight panel wood doors although the door furniture has been updated (*Plates. 13, 14 & 15*).

The main entrance hall (Room G.36) contains wainscot panelling, original cornice, and architrave details (*Plates. 16 & 17*). However, the main feature of the entrance hall, the principle staircase appears to be a later alteration to the original design, the panelling around the staircase is ill fitting (*Plate. 19*) and beneath the staircase, the staircase cuts the rear door architrave in a manner that would not have been considered acceptable during the original construction (*Plate. 20*).

The only original window still retained within Brockington House provides light to the principle staircase, the window is formed of six panels of leaded lights with coloured glass motifs set around an



arched rectangular fan light, again containing coloured glass details. (*Plate. 18*)

Rooms G.5, 13, 12 originally formed the kitchen range and scullery, the rooms have been subdivided to form office space and a linking corridor to Building A.

Within G.13 a linen or storage cupboard remains within the recess formed by the chimney jambs, this is likely to be an original feature but has been heavily damaged.

The first-floor layout has also been adapted to cope with the changing requirements that the building has undergone, however some original decorative embellishments and original features remain. The first-floor landing retains original skirting, cornice, and moulded architrave. Two arched entrances with moulded key stones provide access to the main service corridors.

However, the original character of the building at first floor level has generally been removed through the adaptation of the building. The original floor plan of the west wing has been altered to form two large office spaces (F.70 and F.71) resulting in the loss of original features associated with bathrooms and bedrooms. The principle bed rooms in the east wing have also been subdivided (F67 and F.67a) resulting in the loss of original fixtures and fittings.

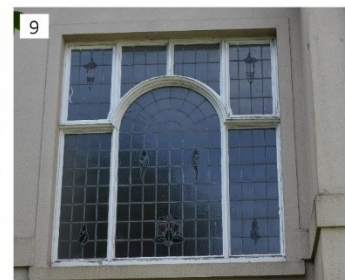
However, period features remain within Room F.45 illustrating the grandeur of the original building.

Room F.45 still retains original decorated wall and floor tiles, the room was designed to function as a toilet, this function has survived the adaptation of Brockington House. (*Plate 22*).

The second floor / roof space has been adapted to service the modern needs of the former commercial premises, no evidence remains to illustrate the function or nature or original layout of the second-floor rooms. Within Room S.87 a portion of the room retains a plaster finish,

unpainted, however a modern inserted dormer window suggests that the plaster finish is not original. (*Plate 24*) the second floor/ roof space is open to the rafters and allows the inspection of the roof construction.

Most of the roof fabric is original, the roof is typical for the period and is constructed from machine cut purlins and common rafters with tongue and grooved weather panelling.



*Plate 4 Main façade of Brockington House.*

*Plate 5 Main entrance to Brockington House.*

*Plate 6 Ground floor window showing cutback sill.*

*Plate 7 Main Façade showing dentil detail under eaves.*

*Plate 8 East elevation showing location of original bay window, (crack line in render and change in dentil pattern).*

*Plate 9 Detail showing original decorated lead light to principle staircase.*

*Plate 10 Detail showing Palladian style dormer window.*

*Plate 11 Detail showing entrance to basement.*

*Plate 12 Detail showing possible blocked coal chute.*

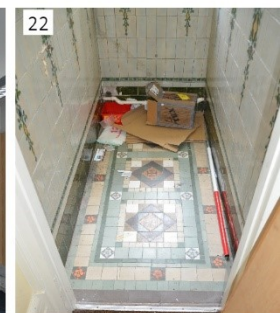
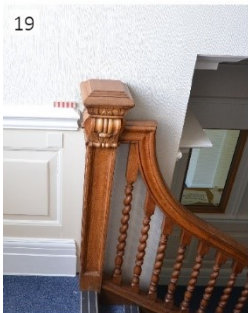
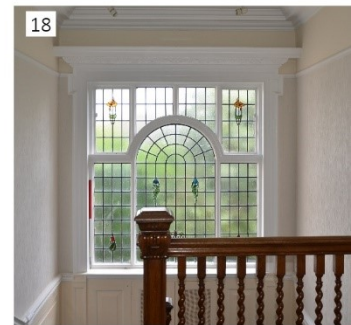


Plate 13 Internal detail showing decorated panels and modern window installations, Room G.1

Plate 14 Internal detail showing original eight panel door with lobed architrave and hood moulding reflecting external window styles, Room G.1

Plate 15 Internal detail showing blocked fireplace and decorated panels, Room G.1

Plate 16 Internal detail showing principle staircase, Room G.36

Plate 17 Internal detail showing panel and wall construction details, Room G.36

Plate 18 Internal detail showing original window for principle staircase, Room G.36

Plate 19 Internal detail showing landing newel post and ill fitting panel.

Plate 20 Internal details showing principle staircase cutting rear door architrave.

Plate 21 Internal detail showing inserted and blocked doorway, Room F.68

Plate 22 Original floor surface surviving in toilet, Room F.45

Plate 23 Internal detail showing partially plastered room, modern dormer window, Room S.87

Plate 24 Internal detail showing roof and dormer construction, Room S.88

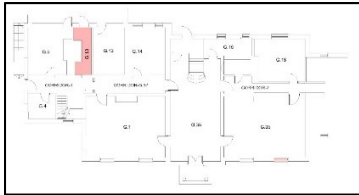
Plate 25 Internal detail showing hipped roof construction, Room S.87



## Surviving Historic Features

Room by room description identifying original heritage assets surviving within Brockington House.

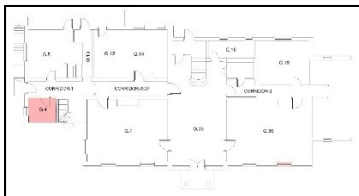
### Room G.1



Internal dimensions 7.14m by 5.48m.

The original ornamental plaster ceiling decorations have been retained along with moulded wall panels, moulded architrave, and an element of original skirting board (*Plates 11 & 15*). Room G.1 also retains the original eight panel wooden doors, although the door furniture has been updated (*Plate 14*).

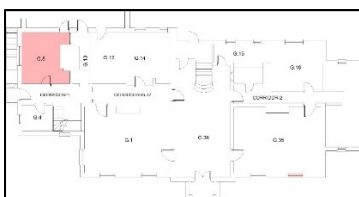
### Room G.4



Internal dimensions 2.18m by 2.46m.

The room has been converted to a “data safe” through the addition of a solid metal door, the room originally functioned as a storage room, no original features sets are retained.

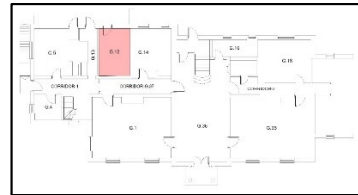
### Room G.5



Internal dimensions 3.47m by 4.26m.

The room has been converted to an office/ reception area, a small amount of original skirting board is present upon the south wall and represents the only original surviving features in a room that original functioned as the house scullery.

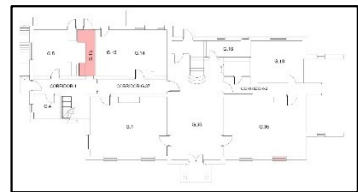
### Room G.12



Internal dimensions 2.86m by 4.26m.

The room has been converted to an office through the subdivision of the original kitchen area (G.12, G.13) resulting in the removal of all original features such as skirting or cornice.

### Room G.13



Internal dimensions 1.59m by 4.26m.

The original kitchen area has been subdivided through modern partitions, room G.13 has been adapted to form a link corridor from Corridor-1 to building A, within the room an original storage or linen cupboard is retained within the fireplace recess to the south elevation, the cupboard has been heavily damaged, no other original features have been retained.

### Room G.14



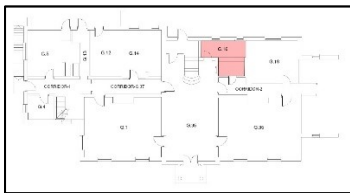




*Size - Internal dimensions 3.55m by 4.26m.*

The layout of Room G.14 originally consisted of a small storage room with a toilet area located to the east, the only evidence for the existence of this toilet area being a change in the window sizes and a stub wall projecting from the south elevation, the original toilet was accessed from corridor G.37 and measured 1.20m by 4.26m, no original features have been retained during the conversion.

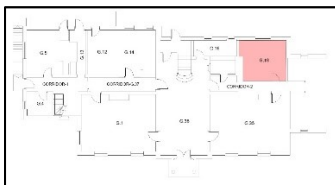
#### Room G.16



*Size - Internal dimensions 4.12m by 3.55m.*

The layout is "L" shaped and originally comprised of two separated rooms accessed from G.36 and Corridor-2. The rooms were combined to form a reception area with a modern service hatch insert in the east wall. Within room G.16 the original plans indicated the room contained a wash area or toilet, the only evidence remaining being a change in window dimensions. The adaptation of the room has resulted in the removal of all original features.

#### Room G.18



*Size - Internal dimensions 4.17m by 3.88m.*

The room retains no original features. The original layout contained a bay window on the east elevation, removed for the construction of Building B. the room has been divided by an internal partition wall on the southern elevation

to form Corridor-2, again because of the construction of Building B.

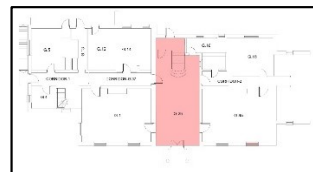
#### Room G.35



*Size - Internal dimensions 5.45m by 7.29m.*

The room originally functioned as a drawing room, the construction of Building B resulted in the blocking of an original window on the east elevation, the room retains some evidence of original features in the form of ornate moulded architrave, skirting and eight panel wooden doors.

#### Room G.36

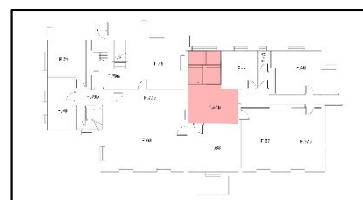


*Size - Internal dimensions 4.53m by 11.00m.*

The main entrance hall contains original wainscot panelling, original cornice, ornately moulded architrave and original eight panel doors. However, the main feature of the entrance hall, the principle staircase appears to be a later insertion. The main door has also been replaced with a relatively modern half glazed unit.

#### First Floor

#### Room F.41b

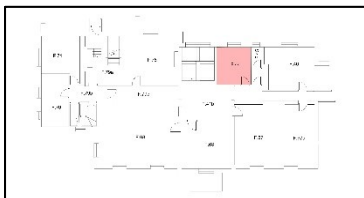


*Internal dimensions 4.52m by 6.59m.*



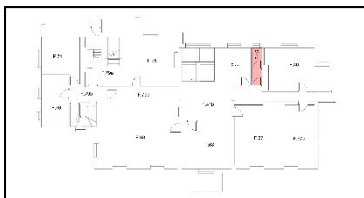
The area forms the upper landing to the main house and retains period features such as ornate architrave mouldings on the corridor doorways, original skirting, and cornice details. Principle staircase window, rectangular leaded lights with natural motives picked out in coloured glass, fan light centre piece, again with decorative styling, moulded entablature above window reflecting style seen in principle doorways. A blocked door once provided access into room F.68 however this is a later addition as is the large rectangular loft access hatch.

#### Room F.44b



Internal dimensions measure 3.13m by 3.38m, the adaptation of residential to commercial office space has resulted in the removal of original features within room F.44b.

#### Room F.45



*Internal dimensions 0.89m by 3.38m.*

Examination of the historic plans indicates that this room originally functioned as a toilet and despite the modern alterations undertaken elsewhere the function of the room is unaltered, consequently F.45 retains features such as decorated wall tiles, patterned floor tiles and ceiling details contemporary with the construction of Brockington House.

#### Room F.46



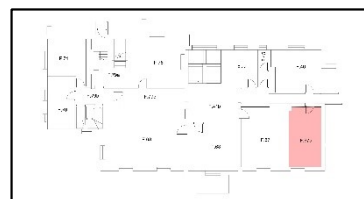
Internal dimensions measure 4.57m by 3.88m, the room retains no original features. The original layout contained a bay window on the east elevation, removed for the construction of Building B. the room has been divided by an internal partition wall on the southern elevation to form a linking corridor to allow access to the first floor of Building B.

#### Room F.67



Internal dimensions measure 4.25m by 5.45m, the room has been subdivided through a modern partition wall, forming two offices (F.67 and F.67b). the conversion has resulted in the removal of all original features.

#### Room F.67b

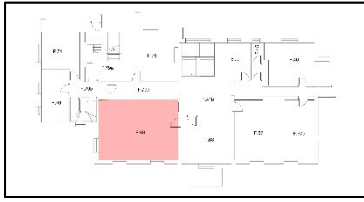


*Internal dimensions 3.03m by 5.45m.*

The room has been subdivided through a modern partition wall, forming two offices (F.67b and F.67). the conversion has resulted in the removal of all original features.



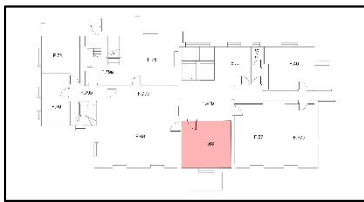
### Room F.68



*Internal dimensions measure 7.27m by 5.48m.*

No original features remain within this room

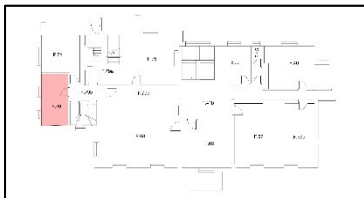
### Room F.68b



*Internal dimensions 4.53m by 4.28m.*

Examination of the room indicates that the conversion to modern office space has removed all original features associated with Brockington House.

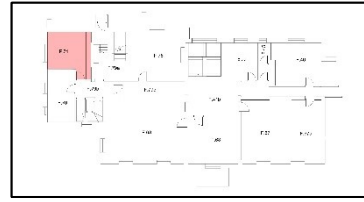
### Room F.70



*Internal dimensions 2.46m by 4.67m.*

Both rooms F.70 and F.71 are relatively modern adaptations of the original layout and hence contain no original features. The original layout as shown in the historic plans indicate this wing of the house to have been subdivide into bathrooms and bedrooms.

### Room F.71



*Internal dimensions 3.51m by 3.39m.*

The modern adaption and alteration of the original layout of both rooms F.71 and F.70 as indicated on the historic plans has resulted in the loss of any original features.

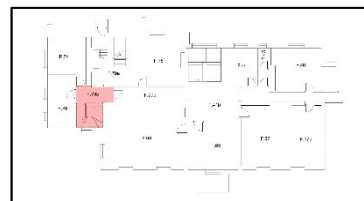
### Room F.78



*Internal dimensions 4.27m by 4.26m.*

The modern adaption of the original building has resulted in the removal of all original features.

### Room F.79b

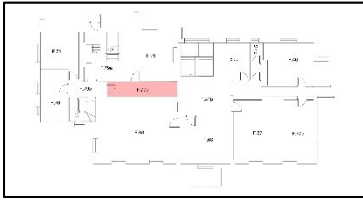


*Internal dimensions 3.41m by 1.51m.*

The original floor plan of the landing area has been much altered through the adaptation of the residential dwelling into commercial premises, however the landing area retains elements of original skirting and door architrave.



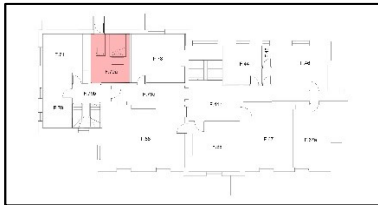
### Room F.79c



*Internal dimensions 6.36m by 1.35m.*

Room F.79c forms an internal corridor aligned east west, illustrating the original floor plan of Brockington House, and retains original skirting board and door architrave mouldings.

### Room F.79a

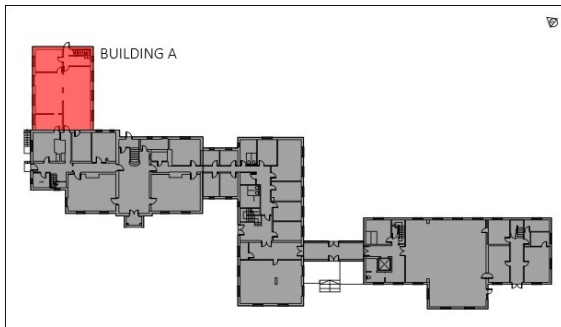


*Internal dimensions 3.42m by 4.26m.*

The room retains the original floor plan however the construction of Building A has resulted in the insertion of modern staircases and doorway resulting in the removal of any original features



### Building A



Building A forms an extension to the rear of the Main House aligned north south (*Site North*). The building measures approximately 12.30m in length with an external width of 12.30m, an eaves height of 6.15m and a roof line of 10.20m. (*Plate. 26*)

The building is constructed from lightweight masonry aggregate blocks and concrete, with a painted render finish matching the main house, stylistic details of Brockington house have been adopted to unify the construction, for example the lower stepped foundation course, the first-floor moulding band and corbeled window sills. (*Plate. 27*)

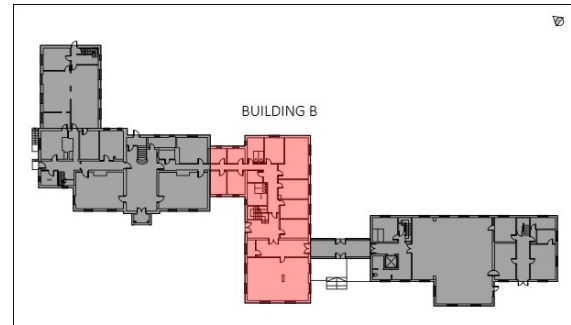
The interior of the building is fitted out as office space on three floors. The construction of Building A resulted in the alteration to the original layout of Brockington House, with though passages being constructed within the Main House at ground and first floor levels.



Plate 26 Building A, west elevation.

Plate 27 Building A, window detail with corbeled sills mimicking that of Brockington House.

### Building B



Building B forms an “L” shaped extension to the east face of the Main House, aligned north south (*Site North*), the construction of Building B necessitated the removal of the two-story canted bay window seen in the historic record.

The building measures approximately 25.02m in length with a maximum external width of 15.00m, an eave height of 6.33m and a roof line of 10.50m.

The building is constructed from lightweight masonry aggregate blocks and slab concrete floors with a painted render finish matching the main house, stylistic details of Brockington house have also been adopted to unify the construction, for example the lower stepped foundation course, the first-floor moulding band and corbeled window sills

The interior of the building is fitted out as office space on three floors, modern alterations relating to the internal decoration and layout have occurred to meet the changing office needs, but are of little ‘historic’ interest to the development of the main house and site.

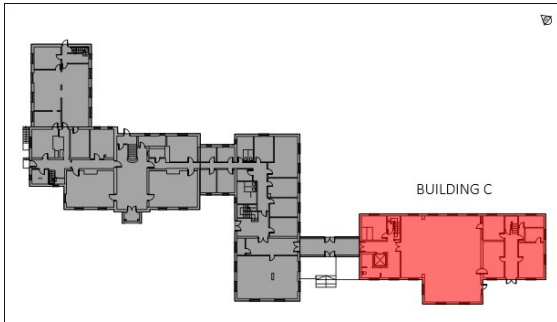




Plate 28 South facing elevation Building B showing connection with Building D.

Plate 29 showing construction materials, Building B.

### Building C



Building C represents the final major construction phase within the development, a commemorative plaque placing the dedication of the building to 1990 (Plate.31). The building is linked to the complex via the glass corridor (Building D).

The building measures approximately 27.97m in length with maximum width of 12.90m, eave height of 6.50m and roof line height of 12.90m.

The building is constructed from ash blocks, steel frame and concrete slab flooring, with a painted render finish matching the main house, stylistic details of Brockington house have also been adopted to unify the construction, for example the lower stepped foundation course, the first-floor moulding band and corbeled window sills, to further the connection the main elevation was constructed with a projecting central pediment containing a bull's eye window. (Plate 30)

The internal layout of the building contains three floors, with storage space in the roof space and office space on the first and second floors as well as a council debating chamber on the ground floor (Plate.32).

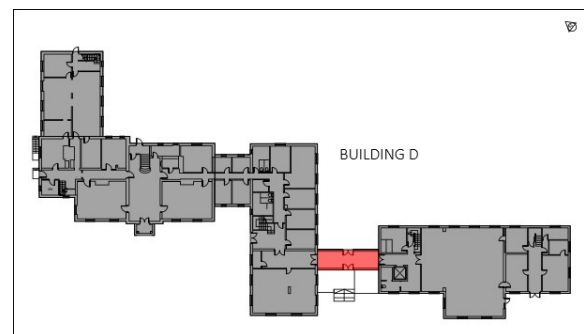


Plate 30 Main elevation of Building C.

Plate 31 Commemorative plaque (1990)

Plate 32 Internal detail showing Council debating chamber.

### Building D



Building D forms, a link block / access corridor between Buildings B and C, aligned west east (Site North). The building measures approximately 8.95m in length with an external width of 2.99m, internal width of 2.42m and a height of 3.19m. The building is constructed from two low aggregate block walls with an aluminium framed greenhouse structure above. Internal flooring is formed from cast concrete.

The building has two external doors, located centrally to the cross passage, providing points of entry and egress. (Plate. 30)



*Plate 33 Building D.*

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## 10. CONCLUSION

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The historic building recording work has illustrated that the original Brockington House, built in 1909, has been adapted and considerably extended from the original plans to suit later 20<sup>th</sup> century use as Council Offices.

Initially the building was constructed on open ground placing Brockington House in a prominent position overlooking the residential development to the south of Hafod road.

The design of the Brockington House projects a classical appearance possibly taking its influence from Italian renaissance architecture.

The main façade of the building retains its symmetrical balance, a central bay with single window below a triangular pediment, flanked by two bays of windows with chamfered quoins reinforcing the structural presence of the building. However, the construction of modern extensions to the north and east of the Main House (Building A & B) has resulted in the loss of significant architectural details such as a two-story canted bay on the east elevation as seen in the historic photographs of the original building.

The internal layout of the building despite being adapted for modern needs still retains some evidence of the original floor plan and decorative embellishments.

The main entrance hall contains wainscot panelling, original cornice, and architrave details. However, the principle staircase appears to be a later alteration to the original design. Within the principle rooms, despite alterations, evidence remains to indicate the level of interior decoration that was originally applied to the building.

Historic documents illustrate that the house was extended in 1946 and the 1990's first for use as

the police headquarters and more recently as offices for Herefordshire County Council.

The original layout of the building has been adapted to suit the needs of modern office space, rooms have been subdivided, windows replaced with modern units and internal decorations updated, this has removed much original architectural character from the historic core of the building. However, despite the nature, scale and extent of both internal alterations and external extensions, evidence remains within the core to enable an understanding of the former architectural quality of the building and its original function as a high status domestic residence.





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MAGIC (Multi-Agency Geographic Information for the Countryside) <http://www.magic.gov.uk/>

National Library of Scotland (<http://maps.nls.uk>)





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## *Appendices*

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*Appendix 1. Photographic register*

<b>Photo number</b>	<b>Digital</b>	<b>Direction Site North</b>	<b>Building – Room No</b>	<b>Description</b>
001	TAC-7141	-	-	Photographic Identification sheet.
002	TAC-7143	S	Building C- G.98	Internal detail showing inserted false ceiling - modern door furniture and heating system.
003	TAC-7144	SE	Building C- G.94	Internal detail showing modern fittings.
004	TAC-7145	N	Building C -G.94	Internal detail showing modern fittings.
005	TAC-7146	S	Building C -G.94	Internal detail showing modern window fittings.
006	TAC-7147	-	Building C -G.94	Detail showing building construction – Ash block.
007	TAC-7148	W	Building C -G.94a	Blocked door way with window light above.
008	TAC-7149	S	Building C -G.97	Internal detail showing modern window fittings.
009	TAC-7150	W	Building C -G.97	Detail showing sound proofing double door into council chamber.
010	TAC-7151	N	Building C -G.98	Internal detail showing staircase and store cupboard.
011	TAC-7152	NE	Building C -G.96	Internal detail showing modern window fittings and skirting detail.
012	TAC-7153	SW	Building C -G.101	Internal detail of main Council chamber, raised seating area.
013	TAC-7154	S	Building C -G.101	Internal detail of main Council chamber.
014	TAC-7155	E	Building C -G.101	Internal detail of main Council chamber.
015	TAC-7156	E	Building C -G.101	Detail showing commemorative plaque, dated 1990.
016	TAC-7157	E	Building C -G.101	Detail showing commemorative plaque, dated 1990.

017	TAC-7158	W	Building C -G.101	Internal detail of main council chamber, raised seating area.
018	TAC-7159	N	Building C -G.108	Internal detail showing staircase and store cupboard.
019	TAC-7160	W	Building C -G.102	Internal detail showing toilet fittings.
020	TAC-7161	N	Building C -G.103	Detail showing lift mechanism.
021	TAC-7162	W	Building C -G.108	Internal detail showing connecting corridor (Building D)
022	TAC-7163	-	Building C -	Internal detail showing building construction details, First floor corridor.
023	TAC-7164	S	Building C -F.3	Internal details of first floor room, showing false ceiling and large bore eating pipes.
024	TAC-7165	W	Building C - corridor F-F	Internal detail showing corridor arrangement with supporting beam, sunken fluorescent lighting.
025	TAC-7166	S	Building C - corridor F-F	Internal detail showing door style within building C, entrance to room F.4
026	TAC-7167	W	Building C - corridor F-F	Internal detail showing door and architrave style within building C, entrance to connecting corridor.
027	TAC-7168	NE	Building C -F.7	Internal detail showing double lights within room F.7, also matching support beam as seen in main corridor.
028	TAC-7169	NE	Building C - corridor F-F	Internal detail showing stair case construction and hand rail (concrete steps).
029	TAC-7170	S	Building C - F-F Kitchen	Internal detail showing modern kitchen instillation.
030	TAC-7171	W	Building C - F.F - Toilet	Internal detail showing toilet, sink and modern window furniture.
031	TAC-7172	S	Building C - F.F - Staircase	Internal detail showing staircase approach to second floor, Velux window, loft access and dormer window
032	TAC-7173	S	Building C - S.130	Internal detail showing dormer window arrangement within roof space.
033	TAC-7174	S	Building C - S.131	Internal detail showing round picture window within roof space.
034	TAC-7175	N	Building C - S.135	Internal detail showing staircase, handrail, and metal banister.

035	TAC-7176	S	Building C – S.135, S-F	Internal detail showing concrete staircase construction and first floor corridor arrangement.
036	TAC-7177	S	Building C – F.1	Internal detail showing room arrangement.
037	TAC-7178	-	Building C – F.1	Internal detail showing sunken florescence light fitting.
038	TAC-7179	W	Building D – G.28b	Internal detail showing linking corridor between buildings C and B, modern concrete, glass and UPVC construction. The linking corridor has been designed with a through passage allowing access to the rear of the building complex.
039	TAC-7180	E	Building D – G.28b	Internal detail showing linking corridor between buildings C and B, modern concrete, glass and UPVC construction. The linking corridor has been designed with a through passage allowing access to the rear of the building complex.
040	TAC-7181	W	Building B – G.28	Internal detail showing corridor, raise false ceiling and surface fluorescent lighting. Dark wood architrave and skirting.
041	TAC-7182	-	Building B – G.28	Internal detail showing construction details of Building B, concrete floor slabs.
042	TAC-7183	SE	Building B – G.27	Internal detail showing window furniture and layout within room G.27, secondary cable shaft seen within foreground of image.
043	TAC-7184	SE	Building B – G.27	Internal detail showing window furniture and layout within room G.27
044	TAC-7185	E	Building B – G.27	Internal detail showing modern and period furniture details.
045	TAC-7186	N	Building B – G.39	Internal detail showing staircase arrangement, right handed volute on the hand rail, metal spindles and concrete risers. Note radiator under staircase suggesting an alteration to the staircase.
046	TAC-7187	E	Building B – G.26	Internal detail showing window details within building B, note oversized heating pipe.
047	TAC-7188	S	Building B – G.25	Internal details showing door detail of doorway between rooms G.29 and G.26, not marked on survey plan.
048	TAC-7189	-	Building B – G.25	Internal detail showing construction details, ash block and concrete slabs.
049	TAC-7190	S	Building B – G.F, Corridor	Internal detail showing main corridor, construction details revealed in removed ceiling.



050	TAC-7191	NE	Building B – G.25	Internal detail, Room G. 25 showing surface mount fluorescents and window furniture.
051	TAC-7192	S	Building B – G.25	Internal detail, room G.25 showing change in heating system pipe size, skirting detail.
052	TAC-7193	W	Building B – G.F, Corridor	Internal detail showing construction details within ground floor linking corridor to Main House.
053	TAC-7194	W	Building B – G.31	Internal detail showing toilet fittings within bathroom.
054	TAC-7195	S	Building B – G.33	Internal details showing window furniture within linking block between buildings B and Main House
055	TAC-7196	NW	Building B – G.19	Internal details showing window furniture within linking block between buildings B and Main House, server rack in foreground.
056	TAC-7197	N	Main House – G35	Internal detail showing original 8 panel door with cross projecting architrave moulding and stepped lower footing block. Raised hood moulding / cornice above a plain freeze with projecting molded reflecting casement details. The hood moulding reflects the style of the cornice moulding and picture rail.
057	TAC-7198	N	Main House – G35	Internal detail showing original 8 panel door with lobbed architrave moulding (Cosseted corners), and stepped lower footing block. Raised hood moulding / cornice above a plain freeze with projecting molded reflecting casement details. The hood moulding reflects the style of the molded cornice and picture rail. (no Flash)
058	TAC-7199	N	Main House – G35	Inset decorated wall panel, plain infill, modern skirting board
059	TAC-7200	W	Main House – G35	Original skirting board profile, showing construction details, skirting board formed from two pieces.
060	TAC-7201	N	Main House – G35	Blocked fire place with decorated panel above, hanging grapes and flowers, decorated freeze below picture rail showing flowing ribbons, heavily molded cornice. Original skirting maybe a later addition after blocking of fireplace.
061	TAC-7202	N	Main House – G35	Internal detail showing decorated panel above fire place, hanging grapes and flowers, decorated freeze below picture rail showing flowing ribbons, heavily molded cornice with decorated freeze
062	TAC-7203	S	Main House – G35	Internal detail showing window arrangements with decorated panel insets, note change in skirting board style, original to modern.

063	TAC-7204	W	Main House – G35	Internal detail showing original 8 panel door with lobbed architrave moulding (Cosseted corners) and stepped lower footing block. Modern door furniture, original brass hinges. Raised hood moulding / cornice above a plain freeze with projecting molded reflecting casement details. The hood moulding reflects the style of the molded cornice and picture rail. Door style reflects original fitment
064	TAC-7205	-	Main House – G35	Internal detail showing molded cornice detail.
065	TAC-7206	N	Main House – G35	Internal detail showing period electrical socket outlet, round tow pin, 5amp, pre 1947
066	TAC-7207	W	Main House – G35	Internal detail showing molded and decorated cornice detail.
067	TAC-7208	N	Main House – G36	Internal detail showing staircase, wall panel and door details reflecting that seen in room G.35, condition of the staircase would suggest a later feature.
068	TAC-7209	N	Main House – G36	Internal detail showing staircase detail, carved newel post (oak).
069	TAC-7210	E	Main House – G36	Internal detail showing molded wainscot paneling.
070	TAC-7211	W	Main House – G36	Internal detail showing molded wainscot paneling original hidden by now removed reception desk, detail shows construction and a section has been removed showing high quality red brick walling., plaster finish above would suggest the wall has been re-plastered.
071	TAC-7212	N	Main House – G36	Internal detail showing six panel door with molded architrave beneath staircase, panel detail can be seen to continue along wall face.
072	TAC-7213	W	Main House – G36	Internal detail showing staircase detail, carved newel post and barley twist spindles (oak).
073	TAC-7214	N	Main House – G.16	Internal detail showing window casement details, modern replacement window.
074	TAC-7215	N	Main House – G.16	Internal detail showing window casement details, modern replacement window, set within recess and cut by modern dividing wall, possible blocked doorway.
075	TAC-7216	W	Main House – G.16	Internal detail showing modern inserted hatch way and supporting beam (ceiling)

076	TAC-7217	E	Main House – G. linking corridor	Internal detail showing molded cornice in small antechamber off main lobby, possibly inserted doorway providing access to building B via linking corridor.
077	TAC-7218	E	Main House – G. linking corridor	Internal detail showing molded cornice in small antechamber off main lobby note ventilation grate, possibly inserted offset doorway providing access to building B via linking corridor.
078	TAC-7219	E	Main House – G. linking corridor	Internal detail showing surviving original moulding, linking corridor to building B.
079	TAC-7220	W	Main House – G.16	Internal detail showing blocked fireplace with modern cupboard to right and covered service run to left.
080	TAC-7221	NW	Main House – G.16	Internal detail showing window arraignment, cut by false ceiling.
081	TAC-7222	W	Main House – G.16	Internal detail showing wall paper detail hidden behind concealed piper work in room G.16.
082	TAC-7223	W	Main House – G.16	Internal detail showing wall paper detail hidden behind concealed piper work in room G.16.
083	TAC-7224	NE	Main House – G.	Internal detail, room underneath stair case, showing rear door architrave cut by staircase construction.
084	TAC-7225	S	Main House – G.	Internal detail showing space beneath staircase. Plank width 0.10m suggesting staircase maybe a later replacement also tongue and groove paneling on rear of staircase.
085	TAC-7226	N	Main House – G.14	Internal detail showing window arrangement, different sizes and removed wall, room originally divided east side possibly toilet area.
086	TAC-7227	S	Main House – G.14	Internal detail showing surviving stub wall from divided room.
087	TAC-7228	E	Main House – G.14	Internal detail showing skirting board detail.
088	TAC-7229	E	Main House – G.37	Internal detail showing linking corridor and modified original eight panel door, run of original skirting.
089	TAC-7230	W	Main House – G.37	Internal detail showing linking corridor, window lights above doorways, run of original skirting.

090	TAC-7231	SE	Main House – G.1	Internal detail showing casement details and cornice mouldings reflecting Room G.36, modified eight panel door.
091	TAC-7232	E	Main House – G.1	Internal detail showing casement details and cornice mouldings reflecting Room G.36, modified eight panel door.
092	TAC-7233	N	Main House – G.1	Internal detail showing casement details and cornice mouldings reflecting Room G.36, modified eight panel door. Blocked fire place.
093	TAC-7234	S	Main House – G.1	Internal detail showing window arrangements, note different heights, later short window with blocking.
094	TAC-7235	S	Main House – G.1	Internal detail showing skirting detail.
095	TAC-7236	S	Main House – G.1	Internal detail showing cornice detail.
096	TAC-7237	NW	Main House – G.13	Internal detail showing original linen cupboard, modified ceiling form linking corridor to building A.
097	TAC-7238	N	Building A -G.7	Internal detail showing room arrangement, flush florescent fittings, modern window furniture.
098	TAC-7239	E	Building A -G.7	Internal detail showing boarded up window.
099	TAC-7240	-	Building A -G.7	Internal detail showing construction material, concrete slab ceiling, slight trace of Main House brickwork showing
100	TAC-7241	W	Building A -G.7	Internal detail showing room arrangement, flush florescent fittings, modern window furniture.
101	TAC-7242	NE	Building A -G.9	Internal detail showing cast concrete stair case.
102	TAC-7243	W	Building A -G.8	Internal detail showing room arrangement, flush florescent fittings, modern window furniture.
103	TAC-7244	N	Building A -G.9	Internal detail showing modern fire door with light above, concrete floor.
104	TAC-7245	SW	Building A -G.6a	Internal view showing reception hatch and barred window.
105	TAC-7246	SW	Building A -G.6	Internal view showing room arraignment and safe door in room G.4
106	TAC-7247	E	Building A -G.6	Internal detail showing blocked fire place.

107	TAC-7248	SW	Building A -G.4	Internal detail showing safe door for room G.4
108	TAC-7249	SW	Main House – G-F	Internal detail showing rear staircase – servants access, plain cut newel post with rounded detail, rectangular spindles set in pairs with pierced panel details.
109	TAC-7250	W	Main House – Basement access	Internal detail showing basement staircase and brick wall support, barred window opening.
110	TAC-7251	S	Main House – Basement access	Internal detail showing brick arch support for basement staircase.
111	TAC-7252	S	Main House – Basement access	Internal detail showing brick arch support for basement staircase.
112	TAC-7253	E	Main House – Basement	Internal detail showing access hatch to area beneath ground floor.
113	TAC-7254	E	Main House – Basement	Internal detail showing foundation levels for Main House construction, note double arched brick lintels.
114	TAC-7255	E	Main House – Basement	Internal detail showing foundation levels for Main House construction, note double arched brick lintels.
115	TAC-7256	S	Main House – Rear staircase	Internal detail showing rear staircase and window details, modern replacement window.
116	TAC-7257	S	Main House – Corridor	Internal detail showing inserted wall.
117	TAC-7258	S	Main House – Corridor	Internal detail showing inserted wall, note change in skirting board size.
118	TAC-7259	S	Main House – Corridor	Internal detail showing staircase to second floor, modern glazing panels enclosing staircase.
119	TAC-7260	SE	Main House – F.71	Internal detail showing chimney breast and side cupboards (modern)
120	TAC-7261	W	Main House – F.71	Internal detail showing modern window details

121	TAC-7262	SW	Main House – F.70	Internal detail showing change in window sizes suggesting room change.
122	TAC-7263	S	Main House – F-F	Internal detail showing modern door with light above.
123	TAC-7264	NE	Main House – F.79a	Internal detail showing staircase to second floor and change in levels between Main House and Building A.
124	TAC-7265	N	Main House – F.79a	Internal detail showing change in levels between Main House and Building A.
125	TAC-7266	S	Main House – F.79a	Internal detail showing change in levels between Main House and Building A.
126	TAC-7267	-	Building A - corridor	Internal detail showing construction details of building A.
127	TAC-7268	SW	Building A – F.72	Internal detail showing room arrangement and window.
128	TAC-7269	NE	Building A – F.75	Internal detail showing cupboard over rear staircase.
129	TAC-7270	NE	Building A – F.74	Internal detail showing window arrangements, modern fittings
130	TAC-7271	NE	Building A – F.73	Internal detail showing window arrangements, modern fittings
131	TAC-7272	E	Main House – F.68	Internal detail showing blocked doorway that once provided access to F.41b
132	TAC-7273	E	Main House – F.68	Internal detail showing blocked doorway and door way to antechamber F.69
133	TAC-7274	N	Main House – F.68	Internal detail showing blocked fireplace, modern door with light above.
134	TAC-7275	S	Main House – F.68	Internal detail showing window arrangement.
135	TAC-7276	W	Main House – F.68	Internal detail showing window arrangement.
136	TAC-7277	NW	Main House – F.68a	Internal detail showing blocked fireplace and door arrangements.

137	TAC-7278	N	Main House F.41b	–	Internal view of main staircase window, rectangular leaded lights with natural motives picked out in coloured glass, fan light center piece, again with decorative styling, molded entablature above window reflecting style seen in doorways, molded cornice continuing round stairwell.
138	TAC-7279	W	Main House F.41b	–	Round arch entrance way with rectangular columns, blocked doorway to left.
139	TAC-7280	W	Main House F.41b	–	Round arch entrance way with rectangular columns, blocked doorway to left.
140 8	TAC-7281	E	Main House F.41b	–	Internal detail showing carved newel post and twisted barley spindles.
141	TAC-7282	E	Main House F.41b	–	Internal detail showing carved newel post and twisted barley spindles, landing level.
142	TAC-7283	S	Main House F.41b	–	Internal detail showing banister rail details.
143	TAC-7284	W	Main House F.79c	–	Internal detail showing door arrangement and architrave styles within corridor suggesting rooms were associated with house rather than servant's quarters.
144	TAC-7285	W	Main House F.79c	–	Internal detail showing change in ceiling height within corridor.
145	TAC-7286	SE	Main House F.78	–	Internal detail showing blocked fireplace, skirting board, and picture rail
146	TAC-7287	S	Main House F.79c	–	Internal detail showing contemporary door and skirting details.
147	TAC-7288	E	Main House F.41b	–	Round arch entrance way with rectangular columns, doorway is mirrored to the west.
148	TAC-7289	NE	Main House F.67	–	Internal detail showing blocked fire place cut by modern inserted wall.
149	TAC-7290	E	Main House F.41b	–	Internal detail showing inserted wall cutting molded cornice and picture rail.
150	TAC-7291	N	Main House F.45	–	Internal detail showing original tiled wall and floor of toilet.

151	TAC-7292	N	Main House – F.45	Internal detail showing original tiled floor and wall of toilet.
152	TAC-7293	NW	Main House – F.44	Internal detail showing modern ceiling cutting window opening.
153	TAC-7294	E	Main House – F-F corridor	Internal detail showing inserted opening into building B, linking corridor.
154	TAC-7295	E	Main House – F-F corridor	Internal detail showing linking corridor running to main landing.
155	TAC-7296	SW	Main House – F.46	Internal detail showing offset and blocked fireplace.
156	TAC-7297	NW	Main House – F.67a	Internal detail showing blocked fire place cut by modern internal wall.
157	TAC-7298	S	Main House – F.67a	Internal detail showing window cut by modern internal wall.
158	TAC-7299	E	Building B – F.72	Internal detail showing construction details of main corridor.
159	TAC-7300	SW	Building B – F.67a	Internal details showing room arrangements.
160	TAC-7301	S	Building B – F-F corridor	Internal detail showing construction details of main corridor.
161	TAC-7302	E	Building B – F.51	Internal details showing window details.
162	TAC-7303	S	Building B – F-F corridor	Internal detail showing construction details of main corridor.
163	TAC-7304	W	Building B – F-F corridor	Internal detail showing staircase construction details.
164	TAC-7305	W	Building B – F-F corridor	Internal detail showing staircase construction details.
165	TAC-7306	E	Building B – F.53	Internal details showing window details.
166	TAC-7307	S	Building B – F.57	Internal detail showing modern door furniture, lights above.



167	TAC-7308	E	Building B – F.58	Internal details showing window details.
168	TAC-7309	S	Building B – S.93	Internal detail showing adaptation of roof space into office areas.
169	TAC-7310	SW	Building B – S.93	Internal detail showing roof construction, modern machine cut timbers.
170	TAC-7311	N	Building B – S.91	Internal detail showing adaptation of roof space into storage areas
171	TAC-7312	W	Building B – S.93	Internal detail showing adaptation of roof space into office areas, ash block forms entrance into roof space of Main House.
172	TAC-7313	N	Main House – S.89	Internal detail showing roof construction details of Main House, machine cut timbers with tongue and groove boarding, exposed red brick work.
173	TAC-7314	S	Main House S.89	Internal detail showing red brick construction details.
174	TAC-7315	S	Main House S.88	Internal detail showing construction details of main pediment to main house façade.
175	TAC-7316	E	Main House S.88	Access hatch to first floor.
176	TAC-7317	N	Main House S.88	Internal detail showing construction details of roof and dormer window.
177	TAC-7318	W	Main House S.88a	Internal detail showing change in levels along corridor, modern door with light above.
178	TAC-7319	W	Main House S.87	Internal detail showing partially plastered room with dormer window.
179	TAC-7320	NE	Main House S.88	Internal detail showing relieving arch in chimney stack.
180	TAC-7321	N	Main House S.88	Internal detail showing relieving arch in chimney stack.
181	TAC-7322	E	Main House S.88	Internal detail showing roof construction
182	TAC-7323	E	Main House S.86	Internal detail showing roof construction

183	TAC-7324	N	Main House - S.86	Internal detail showing change in level between Main House and Building A.
184	TAC-7325	N	Building A -S.84	Internal detail showing room arrangement within roof space.
185	TAC-7326	N	Building A -S.84	Internal detail showing change in level between Building A and Main House.
186	TAC-7327	E	Main House - S.88a	Internal detail showing change in levels along corridor.
187	TAC-7328	S	Main House - S.88a	Internal detail showing staircase.
188	TAC-7329	E	Main House -	Internal detail showing loft access hatch.
189	TAC-7330	E	Main House - External	External elevation showing window details, lobbed architrave mouldings with angular key stone reflecting internal styles, window sills supported with stepped corbels, chamfered quoin blocks. Elaborate projecting eaves with molded eave brackets. The building is render finished and painted.
190	TAC-7331	N	Main House - External	External elevation showing window details and change in eave style.
191	TAC-7332	N	Main House - External	External detail showing window moulding.
192	TAC-7333	N	Main House - External	External detail showing chamfered quoins and chamfered lower course.
193	TAC-7334	N	Main House - External	Main façade of Main House showing window details, lobbed architrave mouldings with angular key stone reflecting internal styles, window sills supported with stepped corbels, chamfered quoin blocks. Elaborate projecting eaves with molded eave brackets. Angular pediment above main doorway. Main doorway formed of fluted and filleted columns of the iconic order with decorated entablature above. The building is render finished and painted.
194	TAC-7335	NW	Main House - External	Main elevation, south facing
195	TAC-7336	NE	Main House - External	Main elevation, south facing.

196	TAC-7337	N	Main House - External	Main elevation, detail of porch and pediment above
197	TAC-7338	N	Main House - External	External detail showing iconic columns forming main entrance, modern door.
198	TAC-7339	N	Main House - External	External detail showing iconic columns forming main entrance, modern door.
199	TAC-7340	N	Main House - External	External detail showing angular pediment above main entrance, continuation of eave brackets, chimney stacks have stepped detailing.
200	TAC-7341	N	Main House - External	External detail showing stone steps now concealed under access ramp.
201	TAC-7342	N	Main House - External	External detail showing porch styling.
202	TAC-7343	N	Main House - External	External detail showing column (iconic order)
203	TAC-7344	N	Main House - External	External detail showing modern hinge/pivot for main door, patent dated 1959
204	TAC-7345	N	Main House - External	External detail showing window moulding from main elevation.
205	TAC-7346	N	Main House - External	External elevation showing slab molded eave brackets, wooden hood moulding above window, later addition.
206	TAC-7347	E	Building B - External	External detail showing disabled access ramp and access into Building B, an attempt to mimic the window styling of the main house has been attempted.
207	TAC-7348	NW	Main House - External	External detail showing attachment of Building B to the Main House, modern rain water goods.
208	TAC-7349	NE	Building B - External	External detail of the west facing elevation of Building B.
209	TAC-7350	N	Building B - External	External detail of the south facing elevation of Building B.
210	TAC-7351	NW	Main House - External	External detail showing attachment of Building B to the Main House, modern rain water goods.

211	TAC-7352	N	Building B - External	External detail showing window openings Building B, south facing.
212	TAC-7353	N	Building B - External	External detail of the south facing elevation of Building B, showing linking building D
213	TAC-7354	NE	Building B, D, C - External	External detail showing relationship of building B, D, and C
214	TAC-7355	NE	Building D - External	External detail showing main façade of building C, the building reflects the style of the main house.
215	TAC-7356	N	Building D - External	External detail showing the linking corridor between buildings B and C.
216	TAC-7357	NW	Building B - External	External detail showing projecting eaves reflecting style of Main House.
217	TAC-7358	E	Building c - External	External detail showing change in levels in front of Building C.
218	TAC-7359	NW	Building B - External	External detail showing projecting eaves reflecting style of Main House.
219	TAC-7360	E	Building B - External	External detail showing projecting front to Building C.
220	TAC-7361	W	Building B - External	External detail showing supported window sills of Building B reflecting style details of Main House.
221	TAC-7362	E	Building C - External	External details of Building C showing line of ventilation grates.
222	TAC-7363	N	Building C - External	External detail showing window and dormer styles.
223	TAC-7364	N	Building C - External	External detail showing window and dormer styles, note bulls eye window.
224	TAC-7365	NW	Building C - External	External detail showing window and dormer styles, note bulls eye window.
225	TAC-7366	NE	Building C - External	External detail showing window and dormer styles, note bulls eye window.
226	TAC-7367	N	Building C - External	External detail showing window details.
227	TAC-7368	N	Building C - External	External detail showing window details and entrance.
228	TAC-7369	NW	Building C - External	External detail showing window details and entrance.
229	TAC-7370	S	Building C - External	External detail showing window details and roof line.

230	TAC-7371	SW	Building C - External	External detail showing window details and roof line.
231	TAC-7372	S	Building C - External	External detail showing window details and roof line.
232	TAC-7373	SW	Building C - External	External detail showing window details and roof line.
233	TAC-7374	SE	Building C - External	External detail showing window details and roof line and connecting building D.
234	TAC-7375	SE	Building C - External	External detail showing window details and roof line and connecting building D.
235	TAC-7376	S	Building D - External	External detail showing linking corridor / Building D in relation to buildings C and B.
236	TAC-7377	SW	Building B - External	External detail showing window details building B, east facing elevation.
237	TAC-7378	W	Building B - External	External detail showing window details building B, east facing elevation.
238	TAC-7379	SW	Building B - External	External detail showing window details building B, east facing elevation in relation to buildings D and Main House.
239	TAC-7380	SW	Building B - External	External detail showing window details building B, east facing elevation in relation to buildings D and Main House.
240	TAC-7381	SW	Building B - External	External detail showing window details building B, east facing elevation in relation to buildings D and Main House.
241	TAC-7382	SW	Building B, main House - External	External detail showing eave and chimney details of Main House.
242	TAC-7383	W	Main House - External	External detail showing Chamfered quoins.
243	TAC-7384	W	Main House - External	External detail showing metal ventilation grate.
244	TAC-7385	E	Building B, main House - External	External detail showing projecting elevation of Building B.
245	TAC-7386	E	Building B, main House - External	External detail showing projecting elevation of Building B.
246	TAC-7387	SE	Building B, main	External detail showing projecting elevation of Building B.

			House - External	
247	TAC-7388	SE	Main House - External	External detail showing change in window levels.
248	TAC-7389	S	Main House - External	External detail showing window details.
249	TAC-7390	S	Main House - External	External detail showing main staircase window details.
250	TAC-7391	S	Main House - External	External detail showing window details and later porch area.
251	TAC-7392	S	Main House - External	External detail showing dormer style (French)
252	TAC-7393	S	Main House - External	External detail showing chimney stack stepped detailing.
253	TAC-7394	W	Building B- External	External detail showing metal fitting/ pully attached to barge board.
254	TAC-7395	NW	Building A- External	External detail showing windows and roof details of Building A.
255	TAC-7396	NW	Building A- External	External detail showing windows and roof details of Building A.
256	TAC-7397	NW	Building A- External	External detail showing windows and roof details of Building A.
257	TAC-7398	W	Main House - External	External detail showing Buildings A and Main House.
258	TAC-7399	SE	Main House - External	External detail showing eave construction and change in style
259	TAC-7400	-	Main House - External	External detail showing eave construction and telephone insulating bracket.
260	TAC-7401	W	Main House - External	External detail showing eave construction and telephone insulating brackets.

261	TAC-7402	W	Main House - External	External detail showing eave construction and telephone insulating brackets.
262	TAC-7403	W	Main House - External	External elevation showing relationship between Main House and Building A.
263	TAC-7404	SE	Building A- External	External detail showing windows and roof details of Building A.
264	TAC-7405	SE	Building A- External	External detail showing windows and roof details of Building A.
265	TAC-7406	SE	Building A, Main House- External	External detail showing windows and roof details of in relation to Building A and Main House.
266	TAC-7407	SE	Building A, Main House- External	External detail showing windows and roof details of in relation to Building A and Main House.
267	TAC-7408	SE	Building A, Main House- External	External detail showing windows and roof details of in relation to Building A and Main House.
268	TAC-7409	SE	Building A, Main House- External	External detail showing windows and roof details of in relation to Building A and Main House.
269	TAC-7410	E	Building A- External	External detail showing windows details of Building A.
270	TAC-7411	E	Building A- External	External detail showing windows details of Building A.
271	TAC-7412	NW	External	External showing modern building within grounds of Brockington House.
272	TAC-7413	S	Main House - External	Entrance to basement room.
273	TAC-7414	S	Main House - External	Entrance to basement room.
274	TAC-7415	S	Main House - External	Entrance to basement room.

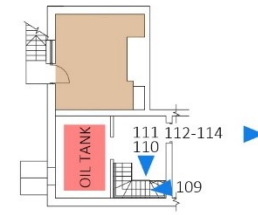
275	TAC-7416	-	Main House - External	External detail showing projecting eaves.
276	TAC-7417	-	Main House - External	External detail showing projecting eaves.
277	TAC-7418	E	Main House - External	External detail showing side entrance to Main House.
278	TAC-7419	NE	Main House - External	External detail showing Main House in relation to Building A.
279	TAC-7420	NE	Main House - External	External detail showing Main House in relation to Building A.
280	TAC-7421	NE	Main House - External	External detail showing Main House in relation to Building A.
281	TAC-7422	E	Main House - External	External detail showing windows and chamfered quoins.
282	TAC-7423	E	Main House - External	External detail showing side entrance to Main House.
283	TAC-7424	E	Main House - External	External detail showing side entrance to Main House.
284	TAC-7425	E	Main House - External	External detail showing blocked coal chute.
285	TAC-7426	E	Main House - External	External detail showing blocked coal chute.
286	TAC-7427	E	Main House - External	External detail showing window details.



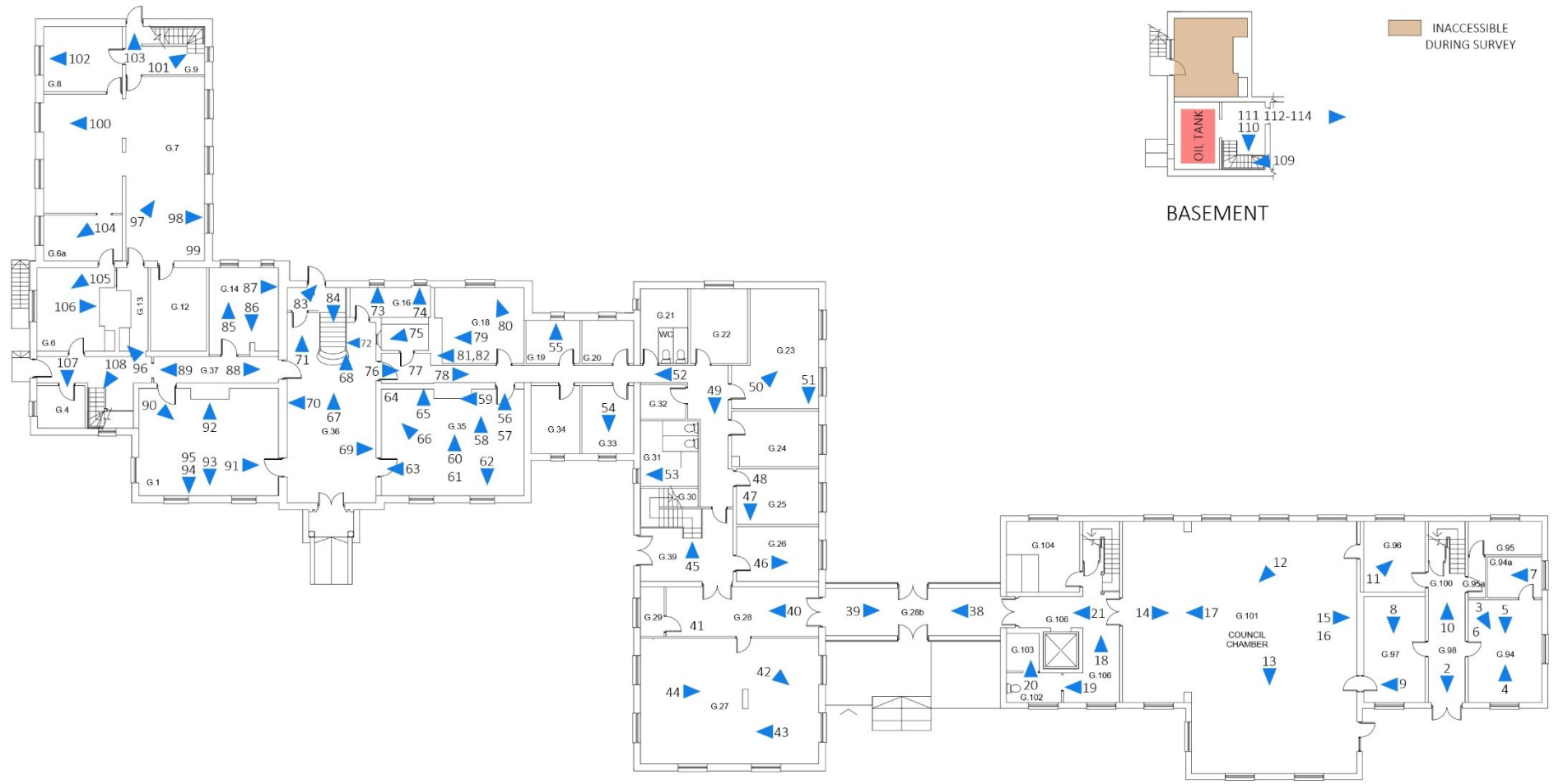
BROCKINGTON HOUSE



INACCESSIBLE DURING SURVEY



BASEMENT



0 10m

GROUND FLOOR

Illus. 12 Photographi Location Plan - Ground Floor

BROCKINGTON HOUSE

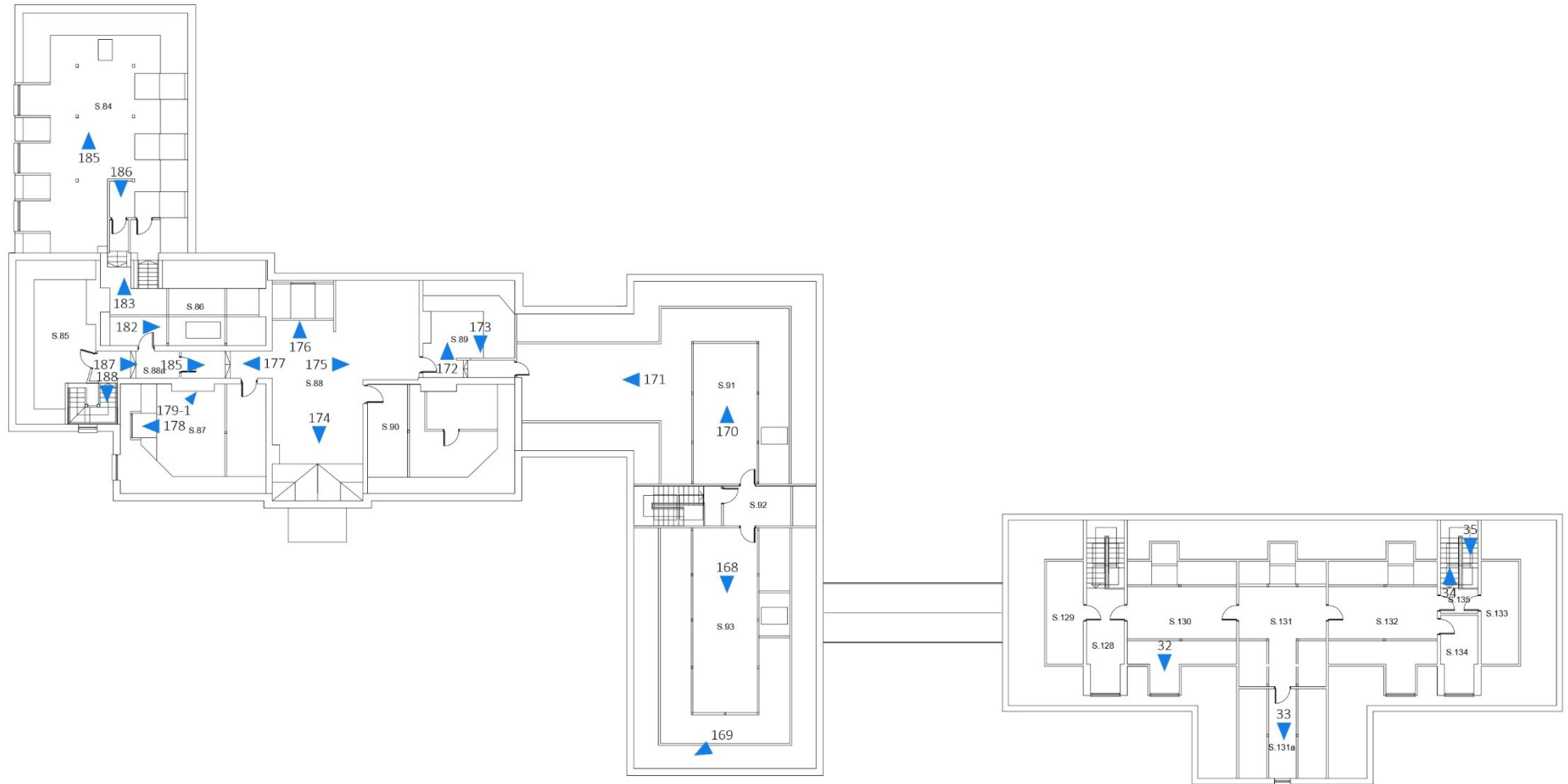


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FIRST FLOOR

Illus. 13 Photographic Location Plan - First Floor.

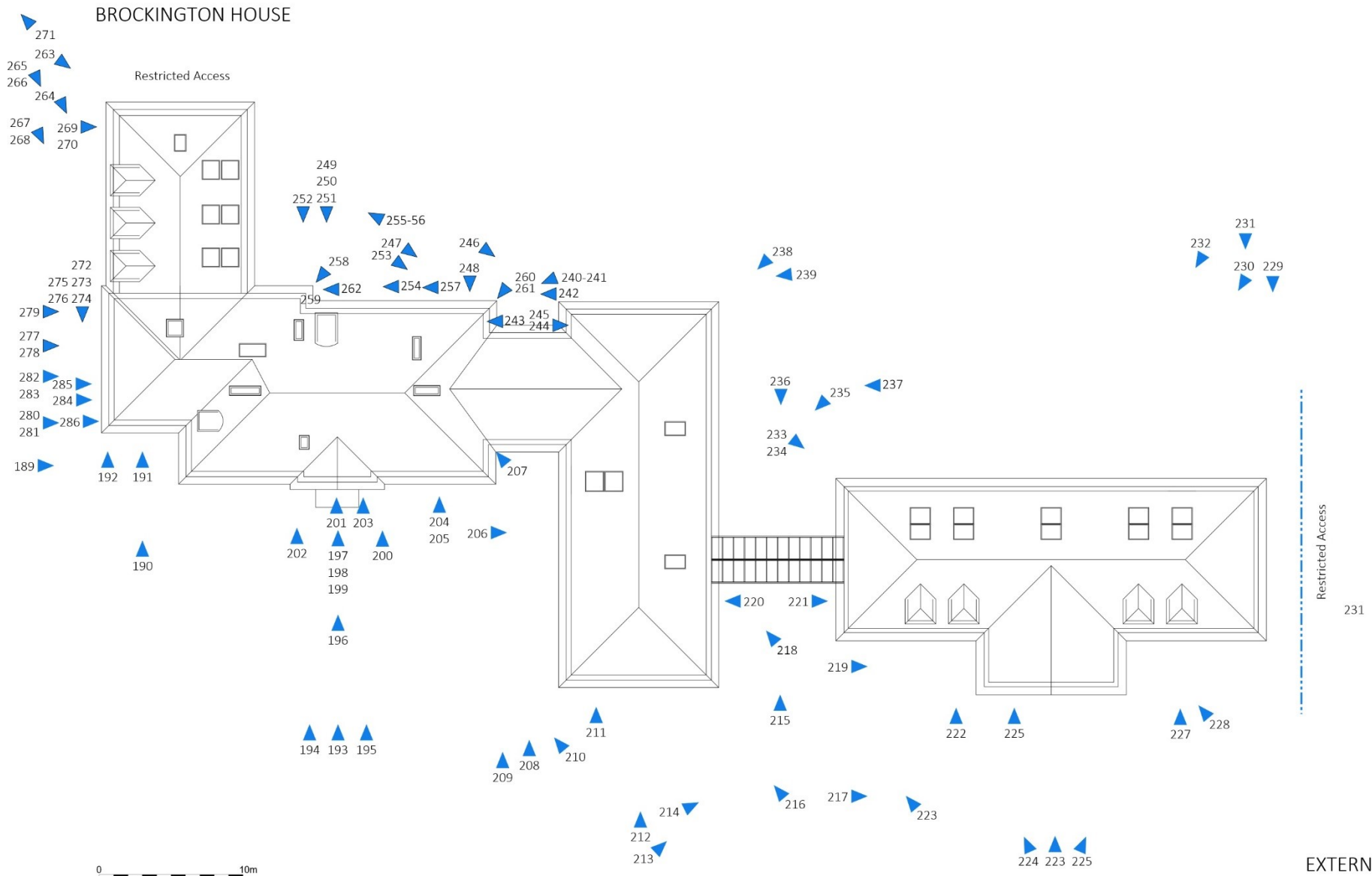
BROCKINGTON HOUSE



0 10m

SECOND FLOOR

Illus. 14 Photographic Location Plan - Second Floor.



Illus. 15 Photographic Location Plan - External.



## **Written Scheme of Investigation: Building**

### **Recording**



Brockington

On behalf of Mr B Smaylen

May 2017

Project Ref: 2963B

Project Number:	2963B
Authored by:	Jody O'Reilly
Reviewed by:	Jon Lowe
Date:	May 2017
Document version	M:\HC\Projects\Projects 2501-3000\2901-3000\2963 - Brockington House, Hereford\2963B

## INTRODUCTION

This written scheme of investigation (WSI) details a proposal for the historic building recording of the Building known as Brockington, Hafod Road, Hereford see Appendix 1. The WSI has been prepared by Jody O'Reilly, Associate Director at Heritage Collective, on behalf of Prime (UK) Developments Limited

This WSI has been informed by an understanding of the building gained through a site visit and research undertaken in the preparation of a detailed Heritage Statement submitted during the application process in 2016 and by discussions with Julian Cotton, Archaeological Officer for Herefordshire Council.

### The site

Brockington is located at National Grid Reference: SO 52510 39611. The history of the site can be summarised as follows:

- Brockington was constructed in 1909 as a private domestic dwelling.
- In 1946 the house was bought by the home office and repurposed as a police headquarters.
- In 1977 the property was acquired by Herefordshire County Council and served as its offices until the present day.
- The former house is only a small part of a large built complex sitting within a considerable site.

### Designations

The building is not listed but was recognised during the pre-application process as a non-designated heritage asset. It sits fully within the Hafod Road Conservation Area.

### Project Background

Planning permission (Application reference: 163646) was granted for the demolition of the former office buildings and the redevelopment of the site to provide a 70-bed care home (Use Class C2)

Condition 5 of the consent decision reads:

*No development shall take place until the developer has secured the implementation of a programme of archaeological survey and recording to include recording of the standing historic fabric and any below ground deposits affected by the works. This programme shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority and shall be in accordance with a brief prepared by the County Archaeology Service.*

*Reason: To allow for recording of the building/site during or prior to development and to comply with the requirements of Policy LD4 of the Herefordshire Local Plan – Core Strategy. The brief will inform the scope of the recording action and the National Planning Policy Framework.*

Any below ground archaeological requirements will be covered within a separate archaeological WSI and will not form any part of the historic building record though both pieces of work will cross reference each other.

#### **Format and location of the archive**

The historic building recording will primarily consist of a descriptive record of the building including photographic survey and written report. The final format will be a fully illustrated report in hard copy and submitted on disk along with the full size photographic survey and registers. On completion, the report will be submitted to the County Archaeological Service who will arrange for its deposition with the Herefordshire Historic Environment Record.

#### **AIMS AND OBJECTIVES**

The historic building recording aims to preserve for the future an understanding of the site's construction, use and adaptation through a photographic and descriptive record, which will be made publicly available for research.

the record will be equivalent to a level II record as described in '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (Historic England 2016).

#### **Objectives**

2.3

The above aim will be achieved through a number of objectives:

- To undertake work in accordance with national best practice and guideline.
- To analytically inspect the subject buildings within safe parameters dictated by the site and building conditions.
- To undertake a comprehensive digital photographic record of the structures and their setting.
- To produce a written account and report to include: summary; appraisal of methods, aims and objectives; site description; building description (architectural form, materials, construction); historic background; building analysis and phasing where applicable; conclusions.
- Compile and deposit an ordered archive with paper and digital copies of the completed report and record photography to the Herefordshire HER as well as relevant local studies libraries, museums or special interest collections. A digital copy will be submitted to the Archaeological Data Service (ADS) through the OASIS scheme.

These objectives will be achieved through a combination of on-site survey and desk based research.

#### **METHODOLOGY**

##### **Levels of Record**

The level of record chosen for an historic building record depends on a variety of factors and a flexible approach should be taken bearing in mind the type and significance of the building, the circumstances of the site and job, as well as the future proposals affecting the site.



In this case the building is identified as of low heritage interest, with some local significance. The building is proposed for total demolition and thus a relatively high level of record is proposed to mitigate this loss.

A level 2 record is described as:

*A descriptive record. ... 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. (HE 2016, p.26)*

## **Methodology**

Before commencing the record, the following tasks will be undertaken:

- Written confirmation will be obtained that this scope is adequate to meet the desires of the council and the WSI will be submitted as per the condition wording.
- A site code or accession number will be applied for as necessary and if directed by the Council's archaeological officer.
- An OASIS entry will be generated (to be completed at the end of the record)

## **Documentary Research**

The current application relating to this site involved a programme of documentary research carried out to inform plans for the site (Heritage Collective 2016/7). This research involved map regression work, an

assessment of the building itself and preliminary research using freely available online resources as well as archival research at the local studies library and Herefordshire Record Office.

This research will be included within the final record report in order to support the descriptive record compiled on site. Subject to copyright, images of any pertinent records sourced would be included in the report.

A full bibliography of sources will be included within the record identifying the location of sources for future researchers.

## **Photographic record**

The photographic archive will consist of high quality digital photographs only. Historic England guidance on digital image capture will be utilised to ensure the quality, long term stability and accessibility of the final digital archive (Historic England. 2015 *Digital Image Capture and Film Storage*) The photographic record will include:

- External photographs of the historic core of the building including elevational flat-on images (where practical to obtain) and oblique views illustrating relationships between the building's various elements and its wider context and setting.
- Internal photographs of rooms and spaces.
- Detail photographs of individual elements of decorative or structural significance.

In large scale views where readily identifiable features of a predictable scale (doors, windows, furniture) are included no scale bar will be included in the images. In detail shots of individual features or details a suitably sized scale bar will be included to allow clear reference. If at all possible natural light and a tripod will be used. If no, or insufficient natural light is available, or conditions preclude the use of a tripod, flash photography will be used.

The final digital images will be catalogued and indexed with a register identifying the subject of the image, direction of view and file name. The

photographs will be used to illustrate the final report; the photographic register of the archive will be included in the report.

#### ***Drawn record***

No new digital or metric survey will be undertaken to compile plans of the building. As existing plans of the buildings will be provided (prepared in advance of the application) to use as a basis for the drawn record. These will be checked for accuracy and annotated on site with observed detail.

Each final plan will include a north arrow and scale bar but the drawings within the report will be reproduced at a scale which best allows review rather than a regular whole scale (1:50, 1:100 for example).

The final report will include a site plan locating the building. Floor plans of the building marked up with detail observed during the site analysis, a general phase plan identifying the principal phases of development and extension of the building.

#### ***Written Account***

The written record will comprise a description of the site, buildings and its immediate context. A level II record is primarily descriptive but analytical conclusions about the buildings development and evidence for its use will be discussed.

The account will cover: materials and fabric, constructional technique where it can be established; features of structural or decorative interest; evidence pertaining to function or process and to chronological phases.

The written account will be divided into separate descriptive and analytical sections to facilitate re-interpretation of the evidence in the future.

#### **Staffing, programme and resources**

3.17 Jody O'Reilly, ACIfA, Associate Director with Heritage Collective will manage the project including sourcing an appropriately qualified sub-contractor to undertake the site work and reporting elements. Other members of the

Heritage Collective team will assist as needed. Summary staff CVs can be provided if necessary.

3.18 Our client has agreed a fee sufficient to undertake all elements of the historic building recording outlined within this WSI.

3.19 The historic building recording will be carried out in advance of any demolition and after this WSI has been approved. Although the precise timetable has yet to be confirmed it is likely that the historic building recording will be carried out on site during May with final reporting being submitted in June 2017.

3.20 A full health and safety risk assessment will be carried out and areas where no safe access is possible will be omitted from the record. This will be identified within the final report in order to facilitate understanding of the limitations on the record.

#### **Monitoring**

3.21 The record is to be carried out in advance of any demolition or alteration being undertaken in line with the approved planning permission.

3.22 The Council Archaeological Officer, Julian Cotton, will be provided with a draft text in order to comment before the final archive report is submitted for discharge of the condition.

#### **Archive Deposition**

3.23 The final record and digital photographic files will be deposited with Gloucestershire HER and any other libraries or archives deemed suitable.

3.24 A digital copy of the final report will be uploaded through the OASIS scheme with the Archaeological Data Service.



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### Appendix 3 Specification of Works

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The Work conducted at Brockington House, Hereford followed the Historic building recording specification as recommended by Historic England “Understanding Historic Buildings: A guide to good recording practice”, the relevant sections have been summarised below;

1. The required levels of archaeological work will be in accordance with guidance as set out in the recording levels described in Understanding Historic Buildings: A guide to good recording practice and described in outline below:
2. Building recording levels;
  - **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, not normally an end but contributing to a wider aim. 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 or historic landscape characterisation, for a pilot project, to identify buildings for planning purposes, or 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, although they may include superficial interior inspection for significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.
  - **Level 2** is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use, but will not discuss in detail the evidence on which these conclusions are 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.
  - **Level 3** is an analytical record, and will comprise an introductory description followed by a systematic account of the building’s origins, development, and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also



*include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.*

- **Level 4** provides a comprehensive analytical record and is appropriate for buildings of special importance. Whereas Level 3 analysis and interpretation will clarify the building's history in so far as it may be deduced from the structure itself, the record at Level 4 will draw on the full range of available resources and discuss the building's significance in terms of architectural, social, regional, or economic history. The range of drawings may also be greater than at other levels.
3. An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal buildings, architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation undertaken. All photographs of archaeological detail will feature an appropriately-sized scale. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. Digital images taken during the course of the fieldwork will form part of the digital archive to be submitted and curated by the ADS.

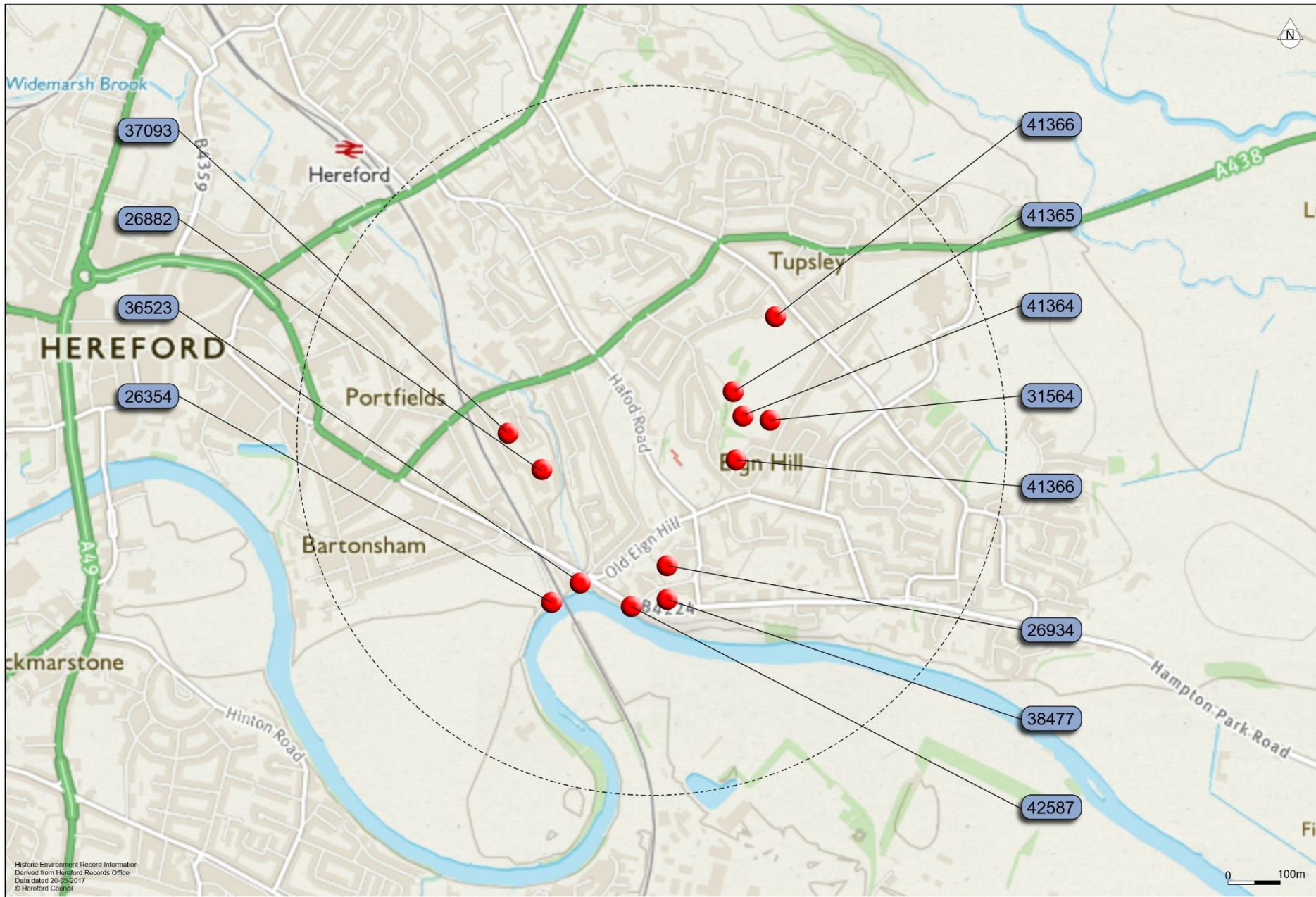


Appendix 4 Historic Environment Record

SMR No	Title	Parish	Type	Grid Ref
42587	<u>Possible Site of Vineyard, Near Eign Road Railway Bridge, Hereford</u>	HEREFORD, HEREFORDSHIRE	VINEYARD (Post Medieval - 1540 AD to 1900 AD)	SO 5229 3921
26354	<u>Eign Viaduct</u>	LOWER BULLINGHAM, HEREFORDSHIRE	RAILWAY VIADUCT (Post Medieval - 1540 AD to 1900 AD)	SO 5217 3919
9216	<u>Lugg Meadows, Lugwardine</u>	LUGWARDINE, HEREFORDSHIRE	MEADOW (Medieval - 1066 AD to 1539 AD) BOUNDARY MARKER (Post Medieval - 1540 AD to 1900 AD) WATER MEADOW (Medieval - 1066 AD to 1539 AD)	SO 534 407
47771	<u>Eign Farm, Hereford</u>	HEREFORD, HEREFORDSHIRE	FARM (Post Medieval - 1540 AD to 1900 AD)	SO 52256 39425
26934	<u>Scots Hole Entrenchment, Hereford</u>	HEREFORD, HEREFORDSHIRE	SIEGEWORK (17th Century - 1601 AD to 1700 AD)	SO 5244 3934
47779	<u>Rockfield Farm</u>	HEREFORD, HEREFORDSHIRE	FARM (20th Century - 1901 AD to 2000 AD)	SO 51989 39956
26882	<u>Eign Mill, Hereford</u>	HEREFORD, HEREFORDSHIRE	MILL (Medieval to 19th Century - 1066 AD to 1900 AD)	SO 5215 3944
41363	<u>Former Clay Pit, West of Church Road, Tupsley</u>	HEREFORD, HEREFORDSHIRE	CLAY PIT (Post Medieval - 1540 AD to 1900 AD)	SO 5281 4000
41364	<u>Former Clay Pit, Recreation Ground, 100m West of Quarry Road, Tupsley</u>	HAMPTON BISHOP, HEREFORDSHIRE	CLAY PIT (Post Medieval - 1540 AD to 1900 AD)	SO 5271 3973
41365	<u>Former Clay Pit, Recreation Ground, 130m West of Quarry Road, Tupsley</u>	HEREFORD, HEREFORDSHIRE	CLAY PIT (Post Medieval - 1540 AD to 1900 AD)	SO 5267 3978



<b>41366</b>	<u>Former Clay Pit, Between Quarry Road and Wellington Place, Tupsley</u>	HEREFORD, HEREFORDSHIRE	CLAY PIT (Post Medieval - 1540 AD to 1900 AD)	SO 5265 3964
<b>31564</b>	<u>Hampton Park brick and tile works, Hereford</u>	HEREFORD, HEREFORDSHIRE	BRICKWORKS (Post Medieval - 1540 AD to 1900 AD) TILE WORKS (Post Medieval - 1540 AD to 1900 AD)	SO 5278 3973
<b>37093</b>	<u>Factory (Cabinet Works), Foley Street, Hereford</u>	HEREFORD, HEREFORDSHIRE	WORKS (Post Medieval - 1540 AD to 1900 AD)	SO 5206 3956
<b>36523</b>	<u>Wharf, Eign Mill</u>	HEREFORD, HEREFORDSHIRE	WHARF (Post Medieval - 1540 AD to 1900 AD)	SO 5222 3924
<b>38477</b>	<u>Milepost, Hampton Park Road, Hampton Bishop</u>	HAMPTON BISHOP, HEREFORDSHIRE	MILEPOST (Post Medieval - 1540 AD to 1900 AD)	SO 5238 3920



Illus. 16 Designated Heritage Assets



Appendix 5 OASIS Report Form

<b>OASIS Report Form</b>		<b>OASIS Number:</b> thearcha5-286493			
<b>PROJECT DETAILS</b>					
Project name		Brockington House			
Short description		The Archaeology Company Ltd was commission to conduct a programme of historic building recording at Brockington House, Hafod Road, Hereford, Herefordshire. The historic building recording work has illustrated that the original Brockington House, built in 1909, has been adapted and considerably extended from the original design to suit the requirements of commercial premises, rooms have been subdivided, windows replaced with modern units and architectural elements removed, however despite the nature, scale and extent of both internal and external development, evidence remains to visualise the original architectural quality of the building.			
Project dates		Start	May 2017	End	June 2017
Previous Work				Future Work	No
Associated Project Codes		<b>OASIS Number:</b> thearcha5-286493, HBHH-17			
Type of Project		Historic Building Recording			
Site Status		N/A			
Current Land Use		Commercial			
Planned development		Yes			
Monument types / period (list all that apply and use		N/A			
Significant finds: Artefact type / period (list all that apply		N/A			
<b>Project Locations</b>					
County		Herefordshire	Parish		Hereford
HER for region		Hereford			
Site address (including postcode)		Brockington House, Hafod Road, Hereford HR1 9SA			
Study area (sq.m or ha)		N/A			
National grid reference		Easting (6 figure)	52510	Northing (6 figure)	39611
Height OD		Max OD	N/A	Min OD	N/A
<b>PROJECT ORIGINATORS</b>					
Organisation		The Archaeology Company Ltd			
Project brief originator		The Heritage Collective			
Project design originator		J.O'Reilly – The Heritage Collective			
Director/supervisor					
Project manager		S.R.Mayes – TAC-Ltd - site work			
Sponsor or funding body					
<b>ARCHIVES</b>		Location and accession number		Content (e.g. pottery, animal bone,	
Physical		N/A			
Paper		This report			
Digital		Digital Images			
<b>BIBLIOGRAPHY</b>					
Full Title Brockington House, Historic Building Recording, Hereford, 2017					
Report Number		001			
Series title and volume		TAC-HBR-015			
Page numbers		74			
Authors		S.R.Mayes			

*Date*

*12/06/2017*

