



**BRICK WALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE**

*Archaeological
Building Analysis*



June 2002

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WSM 31651

This report is produced by

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Front cover: Photograph showing Brickwalls Farm

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Brickwalls Farm

Archaeological Building Analysis.

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June 2002

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BRICKWALLS FARM
Gilbert's End
Hanley Swan
Worcestershire
NGR: SO 8229 4226

Building Analysis

1. Summary

Archaeological Investigations Ltd was commissioned by Antler Homes (midlands) ltd to conduct a programme of Archaeological Building Analysis, on Brickwalls Farm, Gilbert's End, Hanley Swan, Worcestershire (NGR SO 8229 4226), (WSM 31651), (mh/02/0138)(HAS 534), (project 720).

Brickwalls Farm is a Grade II listed farmhouse and was originally thought to date back to the 14th century on the basis of nearby archaeological evidence.

A planning application was made to convert the building into dwellings and to develop the farmstead and grounds. Because of its listed status and perceived antiquity the local planning authority requested that further information on the building be supplied to inform any planning decisions (PPG 15).

After various site visits by a Historic building specialist, the Dendrochronologist and building surveyors it is considered that Brickwalls Farm is an interesting collection of 17th and early 18th century buildings, with later 19th and 20th century accretions.

No above ground evidence for any construction dating to the 14th century was found as suggested from nearby archaeological observations where a mediaeval tile dump was uncovered.

Dendrochronology was required in order to identify the Building phases and construction dates, unfortunately due to the fact the main buildings were constructed of elm and not oak, and that the associated barn was constructed of reused timbers, the specialist assessed that analysis would not be successful in meaningfully determining the date of any phase of the buildings

By assessing the surviving and much altered buildings the development of the site represents the phased enlargement of an original cottage into a small farmhouse with grander pretension within perhaps three generations. What remains of the original farmhouse, is of some architectural and hence historical significance worthy of its grade II listed status, where as the associated timber barn is constructed of mainly reused material and as such offers none of the farmhouse architectural or historical value

2. Introduction

Brickwalls Farm is a Grade II listed farmhouse and farmstead thought to date back to the 14th century. Because of its listed status and perceived antiquity, when a planning application was made to convert the building into dwellings and to develop the farmstead and grounds, the local planning authority have requested that further information on the building be supplied to inform any planning decisions. To this end the Worcestershire County Archaeological Service prepared an archaeological Brief.

Archaeological Investigations Ltd. of Hereford were commissioned by the developers to undertake the work outlined in the *Brief*. Richard K Morriss and Associates was subsequently commissioned by Archaeological Investigations Ltd. to undertake the analysis of the standing buildings and to liaise with the dendrochronology specialist, Ian Tyers . of Sheffield University. The site work was carried out early in May 2002 .

3. Outline History

Gilbert's End is a small Worcestershire hamlet between the Malverns to the west and the River Severn to the east and about two miles north-west of Upton-on-Severn. It lies between the villages of Hanley Swan and Hanley Castle – the latter being a decayed medieval market town a mile to the east.

Little is known about the history of Brickwalls farm, and it is unclear where the unsubstantiated tradition that the buildings date back to the 14th century comes from; there is certainly nothing within the various buildings on the site to suggest such a date, and the earliest standing structure probably dates to no earlier than the mid-17th century.

By the 18th century the farmstead had developed as a long rectangular shape to the north of and parallel to the lane, with the farmhouse at its western end. It was never a particularly large farm

In the early 20th century J H Drinkwater tenanted the farm on an annual tenancy of £75. The owner was James Woodyatt of Court Farm, Malvern but had been mortgaged to the tune of £1,000 to Frank Woodward and his wife Sarah of Hanley Castle in 1904.

In June 1919 the '*exceptionally compact FREEHOLD FARM, known as 'BRICKWALLS'*' was put up for auction at the Pheasant Inn in nearby Welland. The farm then consisted of just over 32 acres mainly set to pasture with only small acreages of orchard and arable. According to the sales particulars:

'The FARM HOUSE contains front Sitting Room with grate and recess cupboard, Kitchen with oven grate and red tile floor, Dairy with slate slab shelves and stairs to store room over, Scullery with open grate and furnace, pump of water, lean-to by-cellar, Drink House, W.C., two front

Bedrooms, Back Bedroom with grate, Clothes Closet and two small cupboards.'

The outbuildings comprised:

'Stable Yard, brick built and galvanised Barn with two bays and driving way, range of brick and timber with galvanised roof with compartments for four and two cows, two brick and tiled two division Pig Styes, brick-built and tiled Cart Stable for four horses with chaff place at back, large timber-built span roof Cow House and open Cart Shed, Foldyard with open shed, Rickyard.'

The purchaser was Edward Shepherd of Earls Croome, a farmer, who paid £1,566. Edward Shepherd continue to own the farm until the 1950's but seems not to have always lived there during that period. However, he did live at and run the farm in the 1930's.

On the 16th September 1942 the farm was leased for seven years by two brothers, Harold and Reginald Fellows of Welland Court, a few miles to the south of Hanley Swan at an annual rent of £120. By this time the acreage had been increased to over 43 acres by the addition of the 11-acre 'front field' on the opposite side of the lane to the south of the main farmstead. The fields, and acreages, were listed:

<i>Name</i>		<i>Acres</i>	<i>Roods</i>	<i>Perches</i>
House & Garden etc.			3	14
The Slings	pasture	3	3	29
Powells Orchard	pasture orchard	3	1	1
Far Cow Pasture	pasture	2	3	26
Pit Piece	pasture	3	0	6
Pool	water			23
The Big Meadow	pasture	10	2	22
Barlands	arable	3	3	17
Lady Lands	arable	4	0	26
Front Field	arable	11	0	34

One part of the lease agreement was that Edward Shepherd could remain in the house until he had found somewhere else to live, paying £20 per annum. When he did move out, Reginald Fellows moved to Brickwalls Farm but Harry lived near Upton-on-Severn. The two traded as H D & R Fellows and continued to lease the farm until 1955.

In the previous year Edward Shepherd died and the farm devolved to Mary Jane, presumably his widow, and Alan Brotheridge, an auctioneer. They sold the farm to the brothers on the last day of December 1955 for £3,650 and they continued to own and farm it until the 1990's. By then it had increased in size to over 77 acres.

Previous archaeological work ion the site immediately west of the buildings identified 13th – 14th century pottery indicating occupation of this date on or near the site. The most significant find, however, were large tips of tile wasters with a *terminus post*

quem in the 16th – 17th centuries. These demonstrate that tile manufacture was taking place on or near the site.

4. Method

4.1 Documentary research

Sites and Monuments Record

This was consulted at the outset of the project and an SMR number obtained for the work. A search was undertaken of the available resources and copies of relevant report on the adjacent land obtained. The historic buildings' specialist also undertook supplementary research including looking at the deeds to the property and consulting the county records office.

4.2 Building recording

RCHME Level 3 recording was used as the basic standard for the project, which can be broadly divided into analysis (written account), drawings and photography.

The analysis of the building was undertaken by the project's historic building specialist (it was originally intended that this would be in conjunction with a scheme of dendrochronological dating). The descriptive element of the project aimed to provide or consider the following information:

- Location
- Date of record
- Building type, materials and date (dendrochronology could not be used in the end for the latter)
- Form, phases and description of supporting evidence
- Past and present use and supporting evidence
- Evidence for now demolished structures
- Copies/notes relating to records of the building
- Other documentary information from readily available sources (e.g the Records Office)

The architects provided more accurate measured surveys of the site and these were checked and annotated on site. Final presentation was through digital or inked presentation with significant elements keyed. Phased plans have been produced.

A Photographic survey was be made on 35mm and medium format film of:

- General external and internal views with scales placed against the building in each photograph
- Rectified and semi-rectified elevations
- Details of architectural or functional details

Photographs have been keyed to the plan of the buildings.

5. The Buildings

The farm presumably got its present name from the principal south elevation of the farmhouse that faces the lane, a fairly early example of brick construction for the area that probably dates to the late-17th or early 18th century. However, this is literally a façade to timber-framed structures behind.

Excluding minor additions and outbuildings, the complex consists of four main historic structures that, for convenience, have been labelled alphabetically and named. These are, in approximate chronological order of construction:

- Building A: The West Wing
- Building B: The Northern Extension
- Building C: The Barn
- Building D: The Infill Block & Brick Façade

In this report, each of these will be dealt with in turn prior to an overall assessment of the complex.

5.1 The West Wing

5.1.1 Description

The timber-framed West Wing is the oldest surviving structure on the site, though evidently not medieval. Its south gable was effectively replaced by the later brick façade (*Plate 1*) but there is no evidence to indicate that the building ever continued further southwards. Indeed, the absence of any peg holes in its southern corner posts shows that it did not.

5.1.1.01 The Exterior & Frame

Despite changes made to it, this was a fairly straightforward timber-framed structure originally. The timber used was not oak, but the cheaper and less structurally desirable elm (Ian Tyers, *pers.comm.*).

It was built as a two-bay one and a half storey structure of simple square panelling three tiers high. There are, or were, simple straight up-braces in the upper tier of panels from the corner and bay posts to the wall-plates; where these have been removed the peg holes for their tenons are still visible in the correct positions.

The south end gable appears to have been completely removed between the corner posts, presumably when the brick façade was added. The upper part of the north gable is still visible, now being a partition wall in the elongated farmhouse. The frame pattern was similar to that of the side frames, three tiers high, and there are also straight up-braces from the posts to the tie beam of the truss.

There is no obvious evidence surviving to locate primary window or doorway positions. This is partly because of the heavily over-painted timbers and partly because of later alterations to the building. There are two added dormers, one towards the northern end on the west side and another just north of the cross-frame on the east side.

Both are fairly early additions, and the latter one was associated with the present staircase. This has a moulded window frame suggesting that it was once of two, rather than one, lights. The southern light – or possibly a narrow doorway – was later infilled with lath-and-plaster.

Apart from the loss of the south gable frame, most of the ground-floor section of the northern bay has been removed on the west side and replaced in brick. This was subsequently painted to resemble timber-framing.

Most of the original wattle and daub infill panels have also been replaced with brick nogging. Towards the southern end of the west frame is the present main doorway into the building, protected by a small late-19th century porch.

5.1.1.02 The Roof

The truss consists of its principals, the tie-beam, two queen struts rising to a single collar, and a pair of 'V' braces from that to the tops of the principals. The southern gable truss has obviously been removed, and the large brick stack obscures most of the intermediate truss; its top is similar to that of the north truss. The trusses support a single tier of trenched purlins without windbraces.

There is further evidence in the purlins at the north gable to support the fact that this was, indeed, the gable end of the building. Each purlin ends immediately to the north of the gable truss and is shaped; in these sections there are peg holes that would have taken the end rafters and, probably, a bargeboard. The junctions between the ends of these purlins and those of the later extension are very clumsy and would, had the two sections been contemporary, have presumably been much neater scarf joints instead.

In the southern bay the whole roof has been re-raftered and raised slightly, probably at the same time as the brick façade was added. It is difficult to assess whether or not this was also the case in the northern half of the roof, but it seems likely that it was. The roof is covered in plain tile, possibly of 19th century date.

5.1.1.03 The Interior

The interior consists of two main rooms on each floor level, separated by the large central stack. This is of thin hand-made red brick and very substantial for the size of the two-bay building; it is certainly early and could be primary – though the specific evidence for this is difficult to determine on the visible evidence.

The stack is mainly located in the northern bay, its south face being roughly on the line of the bay frame. As a result, the southern rooms on each level are larger than the northern ones.

5.1.1.04 The Ground Floor

The main entrance on the west side leads directly into the southern ground-floor room, latterly the Sitting Room. This is spanned by a bridging beam with very broad but plain chamfers, lacking stops. It has plain plastered walls and a late-19th century picture rail. A small fireplace, presumably inserted into the blocking of a much larger earlier one, in the stack has been stripped of its chimneypiece.

Apart from the surviving framing of its south window (*see below*), the main interest in the room is its doors. Made of deal, these are all ledged plank doors hung on strap hinges. Apart from the west doorway, there are also doorways to the west of the stack and through the east wall. In addition, there is a cupboard with a doorway recessed into the stack to the east of the fireplace (*Plate 2*).

The northern room, the Kitchen, has a later-19th century quarry tiled floor and plain plastered walls. It is spanned by a single bridging beam with the same profile of broad chamfer as that across the southern room. This retains a single chamfer stop, at the west end – a broad broach stop of medieval character. However, as it is an elm beam it is unlikely that it is a reused medieval timber and it probably represents a very conservative design (*Plate 3*).

In the projecting stack the timber lintel for an earlier fireplace survives; this has a very simple chamfer with plain stops and could be primary i.e. 17th century and *in situ*. Evidently there was a series of later fireplaces and ranges of 18th century and 19th century, beneath it that have been removed. In the western flank of the stack there is a small recess with a strap-hung door, possible a spice cupboard.

There are what appear to be inserted doorways in the north and east walls of the room, with plank doors on strap hinges. In between the stack and the east wall is the stair up to the first floor. Whilst this could be in a primary stair position, in its present form it is secondary and required the construction of a dormer gable to provide sufficient headroom at the landing level.

5.1.1.05 The First Floor

The 'boxing' of the stairs consists of vertical planks with moulded edges that continue upwards to form a solid balustrade for the narrow landing on the first-floor. This balustrade is topped by a moulded handrail – a bold ovolo flanked by cavetti (*Plate 4*).

At the landing the need for additional headroom resulted both in the added dormer gable but also to the cutting away of the lower section of the intermediate truss. To counteract this, a moulded beam was introduced at the new head height on the truss line between the stack and the framing of the dormer gable.

The moulding – of a cavetto and ovolo - on the beam is of the same general character as that on the handrail of the landing, and in the moulding of the window frame of the dormer gable (*Plate 5*).

The stair head also protrudes slightly into the southern room in a timber-framed partition that is secondary to the original framing. From it there is access into the

south room and also into the first-floor of the Infill Range (Building D) to the east. The doors to each space are of good quality wainscot hung on strap hinges.

The doorframe to the south room has simple chamfers with quite ornate stops (*Plate 6*) and the strap hinges are hung of true pintles or hinge hooks. Within the room there is little surviving of note and there is no fireplace. The purlins are encased in lath-and-plaster and the room is ceiled at that level. The present ceiling is of modern fibreboard and there is evidence in the roofspace that the room was originally open to the apex.

At the northern end of the narrow landing set between the stairs and the stack is the doorcase and door of the northern room, which are virtually identical to that into the southern room.

Most of the fixtures and fittings have been removed, including a small hob-grate that had evidently been inserted into the stack. To either side of it there are small cupboard recesses, one of which retains a door hung on 'H-hinges'. To the west of the stack is a plank partition creating a small closet between the flank of the stack and the west frame. Within this space is another recessed cupboard in the flank of the stack.

5.1.2 Discussion

This building was a fairly humble timber-framed two-bay cottage, one and a half storeys high and with two rooms on each floor. The stack is probably original though altered. One or both of the ground-floor rooms would have been heated but the first-floor rooms probably were not.

One, probably the larger southern room, would have originally been the main living room-cum-kitchen (the 'hall'), whilst the other would have been a parlour or more private space. This arrangement was presumably reversed at a later date, for by the time the late-19th century quarry tiles were laid in the northern room this had certainly become the kitchen, whilst the front room must have become the Sitting Room.

The two upper rooms were presumably always bedchambers, though access to them was probably by a smaller stair than the existing one from the kitchen to the north.

There are very few stylistic features than can help giving this initial phase a specific date. Overall, the framing pattern is a fairly generic one seen in large numbers throughout the Midland counties of England and the Welsh Marches from the late-16th century to the late-17th century.

On balance, an early-mid 17th century date is suggested – especially as elm is generally considered only to have become a common timber for timber framing in this period (Ian Tyers, *pers.comm.*).

Historically and architecturally it is, therefore, of some significance as a fairly intact example of its time and type, though not a particularly important building. Nevertheless, even as a standalone structure without its later brick façade it would have warranted a Grade II listed status.

Soon after it was built changes were made, largely due to the addition of new extensions to the north and south, so that by the early 18th century this had become the core of a larger and more pretentious dwelling that could by then be seen as a farmhouse rather than as a simple cottage.

5.2 Building B: The Northern Extension

5.2.1 Description

The Northern Extension was added onto the north side of the West Wing (Building A) soon after that building was constructed. Now just a single bay structure, evidence suggests that it was originally longer.

5.2.1.01 The Exterior

This was originally a one and a half storey timber-framed structure that utilised the existing north gable end of the West Wing as its south wall. It was originally of simple square framing, three tiers high and generally similar to that of the West Wing – though apparently lacking the short up-braces from posts to wall plates.

In the surviving northwestern corner post there are pegged redundant mortises that indicate the rails – and thus the frame – continued further northwards for at least another bay. That section was demolished, possibly when the present brick gable end was built.

In the side frames there are indications of matching primary doorways at the southern end of the extension, indicating some sort of cross-passage between them. Otherwise details of the window and door arrangements of the primary phase are difficult to assess.

5.2.1.02 The Roof

No truss survives, and instead the single tier of purlins are supported clumsily at one end by the roof structure of the West Wing and at the other by the later brickwork of the present north gable.

5.2.1.03 The Interior

There are single unheated rooms on each level of the building, linked by a boxed staircase in the northwestern corner. A single axial beam with simple stopped chamfers that supports the joists of the first-floor structure spans the ground-floor room. The floor is of relatively modern quarry tiles i.e. 19th century.

The door to the stairs is a ledged moulded plank door hung on strap hinges swinging on pintles (or hinge hooks) in the contemporary doorframe. The stairs are in poor condition. The first-floor room has few features of note.

5.2.2 Discussion

This extension was clearly an early addition to the West Wing (Building A) and one that continued further northwards than it does today. Given that a doorway was inserted into the gable end of the West Wing, it seems certain that this was a part-domestic extension and not a wholly agricultural one. It is unlikely that, for example,

it would have been the byre part of the type of longhouse arrangement then still being used in parts of Wales. The ground floor of the surviving section had, by the end of the 19th century, become the Dairy and the upper room a store.

It was presumably built in the mid-17th century. It is unclear when the northern section was taken down. The present north gable is built of fairly large pale red hand-made bricks and is evidently contemporary with the brick-built outhouses immediately to the east. These seem to be of early-19th century date, so could date the gable end.

5.3 Building C: The Barn

5.3.1 Description

The large Barn to the east of the main body of the house is timber-framed but evidently much of the framing is reused. There are many redundant mortises, pegged and unpegged, and many over-sized joints, as well as jowled former posts used as studs and purlins used as rails. The building has also been radically altered since it was first built.

5.3.1.01 The Exterior & Framing

Most of the walls of the barn are partially obscured by adjacent buildings and can best be seen from within. The framing is, or was, weatherboarded on three sides, although there are indications in stave holes and stave grooves in the tops and bottoms of rails in the framing that the original panel infills could have been wattles; the considerable reuse of timbers clouds judgement.

To confuse things further, the eastern end of the brick façade of the adjacent farmhouse encases the westernmost section of the south wall, which, at this point, is literally a façade.

Essentially the barn is a three bay single storey structure, though the situation is rather complicated by the fact that the westernmost section of the roof is considerably higher than the rest; this will be discussed later (*see below*).

The square framing is three tiers high, and most of the vertical studs are full height between sole plate and wall plate. In the central bay there are wide primary openings in each side wall, that on the south side occupying the full bay width, the one opposite being slightly narrower. There is also an inserted doorway at the eastern end of the north frame.

The west gable frame survives more or less intact and is brick nogged. Also of three tiers of panelling it has within it two doorway positions, both blocked. The corner posts have quite short but chunky gunstock jowled heads, and the simple queen strut truss survives.

This frame, superficially, looks to be an integral construct of one phase and the most reliable of all of those of the barn. Closer examination indicates that whilst it may have been built in one phase, at least some of the timbers used in it were reused. For example, the long upper girding rail – an integral part of the frame – seems to work

with the rest of the frame until its northern end, where, cut into the top, there is a redundant double-pegged mortise that has no function at all within the framing.

More significantly, although the two corner posts match and are presumably contemporary, the northern one does not fit the adjacent framing. It has within it the pegged mortise for a door lintel, and that lintel had a slight 'shoulder' support cut into the post – a typical later medieval feature. Also cut into the inner face of the post is a neat rebate into which the door would have fitted.

The doorway is blocked but it is clear that its southern jamb stud has and had no rebate and was of a very different character than the post. Thus whilst there had been a doorway in the present frame, the details fossilised in the post were from an earlier doorway in an earlier building to which that post had belonged. This post, and by deduction, both corner posts, were therefore reused.

At the opposite end of the barn the lower two-thirds of the eastern gable frame has been removed between its jowled posts and the original truss has, along with all bar that on the west gable, been replaced.

5.3.1.02 The Roof

The roof of the barn is in two distinct parts that are not related to any division in the side framing. The western extremity of the roof is taller than the rest and respects the height and profile of the primary western gable truss. This section has two tiers of trenched purlins, the lower ones supported by wind-braces from that truss's principals.

This section then stops abruptly in line with the end of the brick façade of the farmhouse. There is a rather cobbled together 'truss', covered by weatherboarding externally, marking the junction between this section of the barn roof and the rest.

The remainder of the barn roof is both lower and with a shallower pitch. The trusses appear to have been fashioned from earlier, and presumably original, trusses of which only their tie beams survive. From the ties rise king posts, into which are tenoned the principal rafters. There is also a pair of straight up-braces from the base of the king posts to these principals with the trusses carrying a single tier of trenched purlins.

5.3.1.03 The Interior

The inside of the barn is one large space open to the roof. Evidently there was never a first floor and it has always been a very tall space. However, there are redundant mortises in the bay posts and the ties of the bay trusses to indicate partitions of sorts on the bay lines.

Some of these mortises may be because of the timbers being reused, but it is likely that, given the building's apparent original function, there were partially framed bay divisions that added structural rigidity to such a wide internal space and also helped to separate the central threshing floor from the storage bays to either side. The large square stone slabs of the threshing floor survive *in situ* though it is not clear to which phase of the barn these belong.

The rest of the floor area has been partially raised in concrete and it seems clear that the former barn was being used as a cow-house by the mid-20th century. Most of the fixtures and fittings associated with such a use have been removed and the building is presently used as an *ad hoc* store.

5.3.2 Discussion

The barn appears to have been constructed as a fairly standard three-bay timber-framed threshing barn with central threshing floor. Many of the frame timbers were reused so any dendrochronological analysis would have been unreliable as dating evidence.

The general timber-framed design is one that could occur any time from the early-17th century right through until the mid-18th. The possibility that its panel infills were originally wattled before the barn was sheathed in weatherboarding suggests that it could have been built in the earlier part of that date range.

Subsequently, most of the roof was lowered, leaving only a short half-bay section at the west end at the original height. Unless there was a dramatic event, such as a fire, there seems to be no structural reason for this. There is also no evidence of scorching in the side frames to indicate that there was ever a fire.

A more likely reason for the reduction in height of the roof in this way may have been related to the refurbishment of the adjacent farmhouse. The section of surviving higher roof stops in a line with the eastern end of the applied brick façade of the house (*see below*) and its height and profile are the same as those of the Infill Block (Building D) added in between the former gable of the Barn (Building C) and the side of the original house (Building A). Perhaps at this time too the barn was weatherboarded.

By the early 20th century the barn was being used as a cow house, as it must be the ‘*large timber-built span roof Cow House*’ mentioned in the sales particulars of 1919. This function would tie in with the few remnants of concrete staging *etc.* surviving within it, presumably the result of a mid-20th century upgrading of the facilities.

5.4 Building D: The Infill Range & Brick Façade

5.4.1 Description

5.4.1.01 The Exterior

The most visible section of the house, and presumably the feature that gave the farm its present name, is the main brick façade of the farmhouse. This fronts the south gable end of the West Wing (Building A), the south side of the Infill Block (Building D), and the western extremity of the south elevation of the Barn (Building C).

It is built of hand-made red brick laid to a basically English Bond with considerable variations in the bond pattern. It is also painted white with a mock timber-framing

applied in black, though was probably limewashed prior to the application of the present pattern.

It is a two bay elevation of two storeys, each bay being topped by a coped gable. The eastern end is effectively a freestanding section built against the western end of the Barn with nothing domestic behind it.

At first-floor level there is a projecting band course three courses deep. The lowest of these consists of moulded bricks with an ogee profile; the band course stops abruptly at each end of the elevation. There are short sections of similarly detailed band courses in the gables, two rather than three courses high, above the first-floor windows, and the gables have simpler brick copings.

In each bay there are windows at ground and first-floor level; the doorway towards the eastern end of the facade is a later addition. The original ground-floor windows had flat-arched heads of thin red brick, though it is difficult because of the paint finished to assess if these were 'rubbed' or gauged bricks.

The western window was the wider of the two and is more or less intact. Of three lights, the timber mullions are moulded internally. Whilst the glazing is modern, the frame seems to be contemporary with the facade and the glass is typically fitted into an external rebate in the frame.

The width of the eastern window is identifiable by the width of the flat arch above, but the original window itself has been replaced by a modern window and doorway; these share a common timber lintel inserted into the brickwork below the original brick head. The standard of mock framing in the paintwork associated with this pair of openings is even worse than the rest, so it seems that these are of quite recent date.

At first floor level the two window openings are primary and have segmental common brick heads a brick-length high. The window frames are later, and probably of mid-20th century date. Significantly, there is no indication of any original doorway in the elevation.

The rear elevation of the Infill Block is a short and mutilated section of timber-frame between the northwestern corner post of the Barn (Building C) and the eastern side frame of the West Wing (Building A). It is not properly jointed to either of those earlier buildings.

5.4.1.02 The Roof

The main section of the single bay roof of the Infill Block is at the same height and of the same pitch as that of the adjacent Barn and was evidently formed between that roof and the eastern slope of the roof of the West Wing (Building A).

The cross-gabled dormer roof behind the eastern bay of the brick façade is wider than the Infill Block is long and thus has an awkward junction with the southern slopes of the roofs of both the Infill Block and the westernmost section of the Barn.

5.4.1.03 The Interior

There is room for a single unheated room at ground and first-floor levels within the Infill Block. At ground floor level there is some evidence for an earlier, higher, joisted floor – seen in a series of redundant mortises in the soleplate of the West Wing and a setback in the gable end of the Barn. The room is spanned by a single axial (*i.e.* west-east) spine beam supporting the joists of the first-floor. Neither room has any features of note.

5.4.2 Discussion

There is and was no proper physical timber-framed connection between the Barn and the West Wing behind the brick façade. The adjacent corner posts of the two buildings are on a different alignment, which would have made such a physical link difficult anyway.

All of the evidence indicates that the Infill Block and the brick façade are contemporary. They clearly post-date the construction of the West Wing and the Barn and were part of a major refurbishment of the house. The general style of the brick façade, which is fairly unsophisticated, yet with a deliberate effort at achieving a degree of symmetry, suggests that it is an early example of vernacular brickwork in the region. Overall, a very late 17th or very early 18th century date is suggested.

5.5 Other Buildings

Attached to the east of the West Wing (Building A) and its Northern Extension (Building B) is a small court of later-19th century buildings of little or no architectural or archaeological significance. These included a small brewhouse, a pent corridor against the side of the farmhouse, and ancillary outbuildings. The rest of the more modern farmbuildings were not considered in any depth and are of no historical significance.

6. Dating, suggested phasing and discussion

Barn

The barn clearly includes within it a large number of re-used timbers, there are several that are incorrectly positioned, for example one post has the jowl rotated 90° from the truss alignment and there are other innumerable instances of joint housings that are clearly incompatible with the extant structure. There are several numbering types, and the exterior of the timbers differs from quite clean to remarkably weathered. It is clear therefore that this structure is cobbled from at least two phases/sources of re-used material and that any dendrochronological results would be meaningless as regards the interpretation of the structure. This is a bit of a pity from my perspective since most of the timbers in here are oak, most have good numbers of rings and some have bark-edge.

Your clients should be made aware of the fact that there are bats roosting in this area and that the law is quite strict on the correct treatment of these in the event of an decision to demolish this structure, they should perhaps check the English Heritage/English Nature joint guidelines and seek English Nature advice on this issue.

Farmhouse

I have to say I was slightly surprised to discover the drawings provided are actually of painted framing on the brick frontage (which I grant is itself somewhat unusual and possibly of some significance), it wasn't quite what I was expecting before I got there. However it became reasonably clear from initial examination and subsequent discussion with Richard that the North-South range of this was originally of two simple bays at the south end, this was subsequently extended to at least four and is now back to three bays. There is also the monster stack inserted in the north bay of the original structure, whilst the brick front appears to have removed at least some of the primary southern wall timbers. All the structural material in the most significant primary phase that we could access and identify are elm, indeed so are most of the timbers in the extension, and the inserted floor, and the timbers associated with the stack. There are almost no occasions in which elm has been successfully analysed by dendrochronologists, and the elm material in Brickwalls was not suitable for sampling even if this wood type was dendrochronologically usable since it is mostly skinny and fast grown.

The 'infill block' between the farmhouse and the barn is something of a mixture, there are oaks, elms and possibly pine timbers in here, however Richard was of the opinion that none of it was securely identifiable as a phase of significance, he felt certain that the eastern wall on the ground floor, also forming the west wall of the barn had been disturbed or built from re-used material and the extraordinary roof line itself is fairly convincing evidence of some extensive fiddling about within this end. Richard thought it may have been modified on more than one occasion. It is reasonably certain from the weathering that the east wall of the original farm block was once an outside wall, and thus that all of the infill block is secondary.

If demolition is undertaken of this property we could potentially salvage some dating evidence from some of the internal features, for example there are some internal softwood cupboard and room doors downstairs that are possibly early-ish, and some quite decent looking oak floorboards upstairs but Richard and I concluded none are primary, and they probably won't reflect any significant alternation to the structure itself. In my opinion, they would not significantly aid the interpretation of the structure.

There are no traces of any medieval buildings on the site of Brickwalls Farm. The earliest standing structure is the West Wing (Building A), a relatively low status two bay timber-framed building probably dating to the mid-17th century. This would have only been a cottage, rather than a farmhouse, and was built not of oak but the cheaper elm. Within a few years this was extended in a similar manner northwards, though the present Northern Extension (Building B) was subsequently truncated. Presumably the extension provided additional accommodation for the original cottage.

There seems to have been a degree of upgrading of the premises later in the 17th century. Internally this produced the new stairs in the West Wing (Building A), and some of the moulded beams associated with it. By this time the adjacent Barn (Building C) had been built, mainly of reused elements of timber framing.

The most radical change occurred when the brick facade was added, along with the Infill block (Building D). This completely transformed the appearance of the house and its status, suggesting for the first time that it was, indeed, a proper farmhouse. Presumably the farm name came from this new brick facade, a mixture of fashionable materials and details and slightly naivety. This probably dates to the very end of the 17th century or the early years of the 18th.

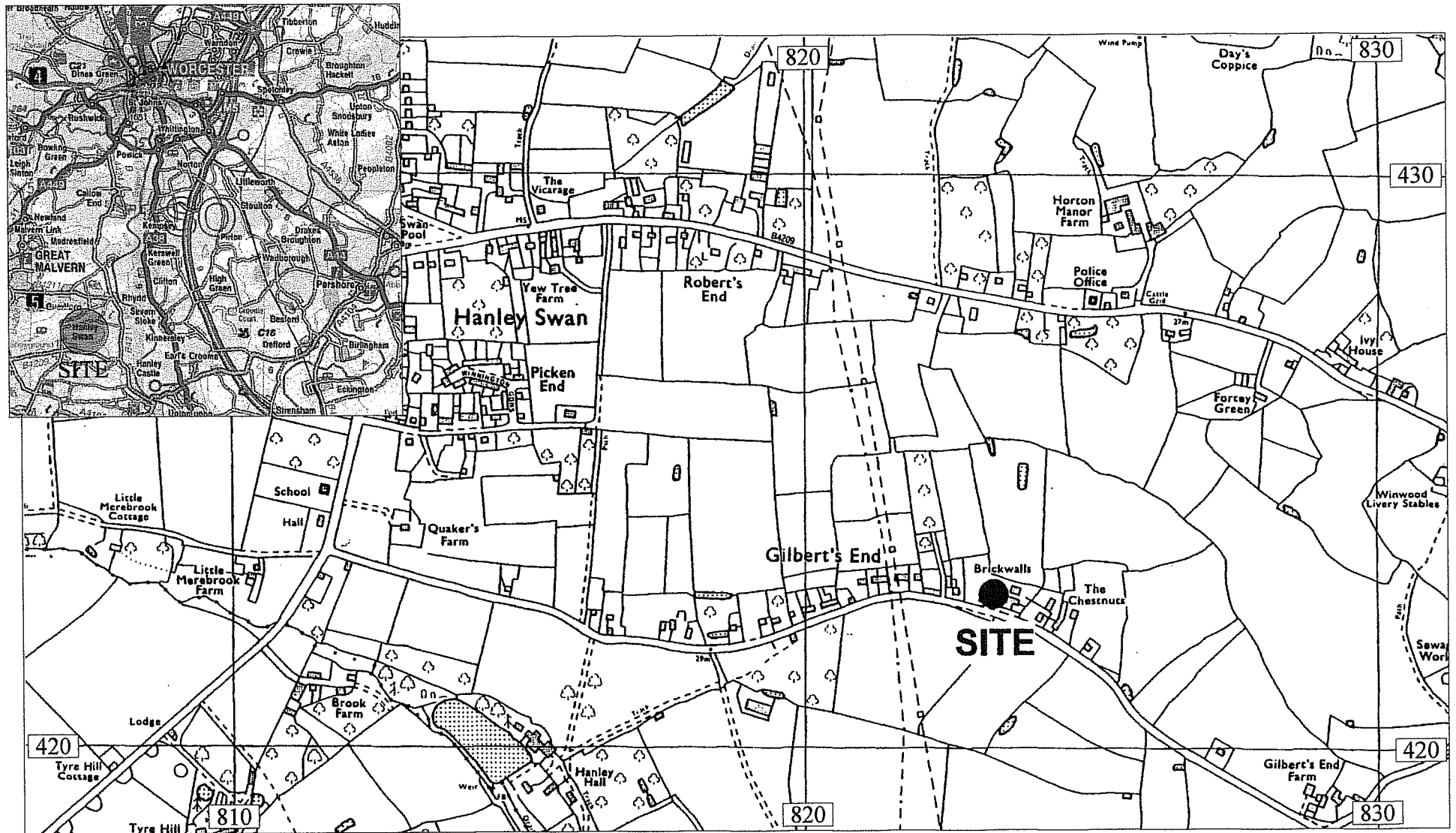
There have been relatively few alterations since that date. In the later 19th century the original Northern Extension was reduced to a single bay and re-gabled; this was associated with the remodelling of the outbuildings of the house and the reordering of parts of the farmstead. Other buildings were added in the 20th century to the farmstead, though generally of quite an ephemeral nature - such as the open shed fronting the Barn (Building C).

7. Conclusions

Brickwalls Farm is an interesting collection of 17th and early-18th century buildings with later 19th and 20th century accretions. The development of the farmhouse represents the phased enlargement of an original cottage into a small farmhouse with grander pretension within perhaps three generations.

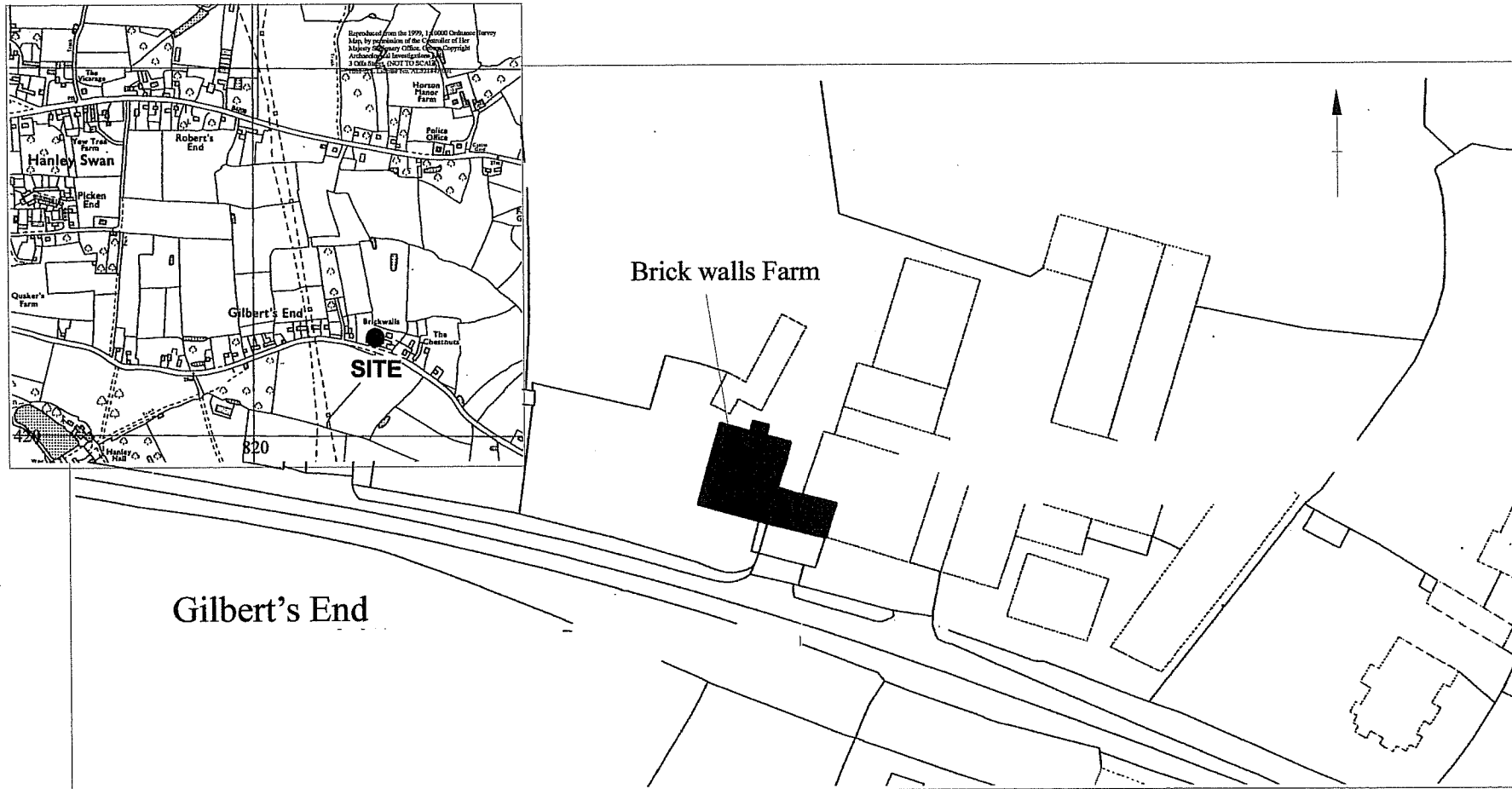
The buildings have undergone some alterations, but the farmhouse itself is of some architectural and historical significance and worthy of its Grade II status. The Barn (Building C) was constructed mainly of reused materials, had most of its original roof replaced when the Infill Block and brick facade to the house were added, and has since been altered internally when converted to a cow house. Most of its weatherboarding has also either been removed or is in a very poor condition. As a result, in its present state, it is of less architectural significance but it does have some limited curtilage value to the main farmhouse.

Unfortunately, the fact that building A and B are built of elm, means that they are unsuited to dendrochronological sampling especially The barn (building C) is unsuitable for dendrochronological sampling due to the amount of reused timber in its structure.



Brickwalls Farm Location Map
(SO 8239 4226)







Fig 1



Brickwalls Farm Location Map



GROUND PLAN

- | | | | |
|-------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------|--------------------|
|  | Mid 17th Century |  | Early 18th Century |
|  | Mid-Late 17th Century |  | Modern Buildings |
|  | Early 18th Century | | |
|  | Early 18th Century | | |

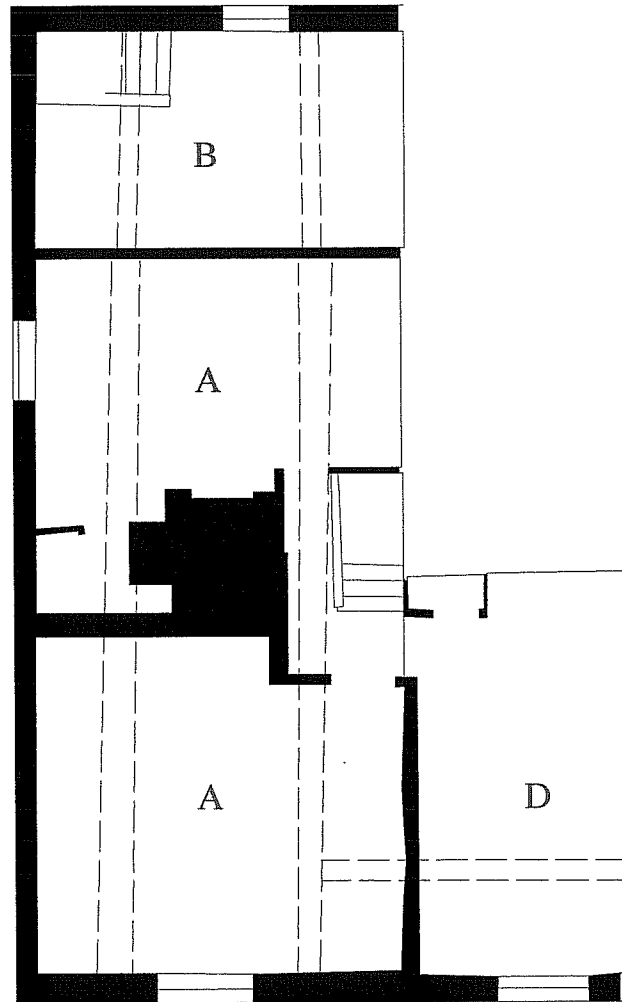
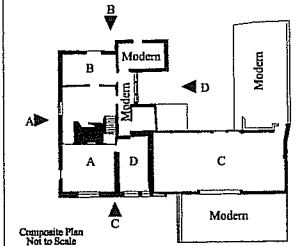
Brickwalls Phase Plan

- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century
- C 3rd Phase Early 18th Century
- D 4th Phase Early 18th Century

**BRICKWALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE.**

FIRST FLOOR

Elevation Location Plan
Chronological phase plan



|| Over head beams

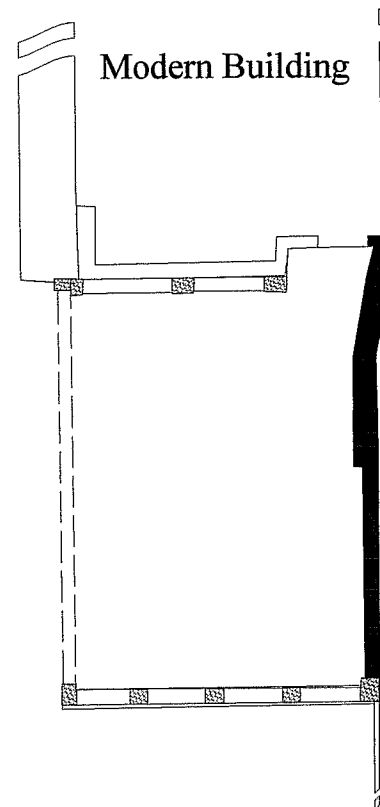
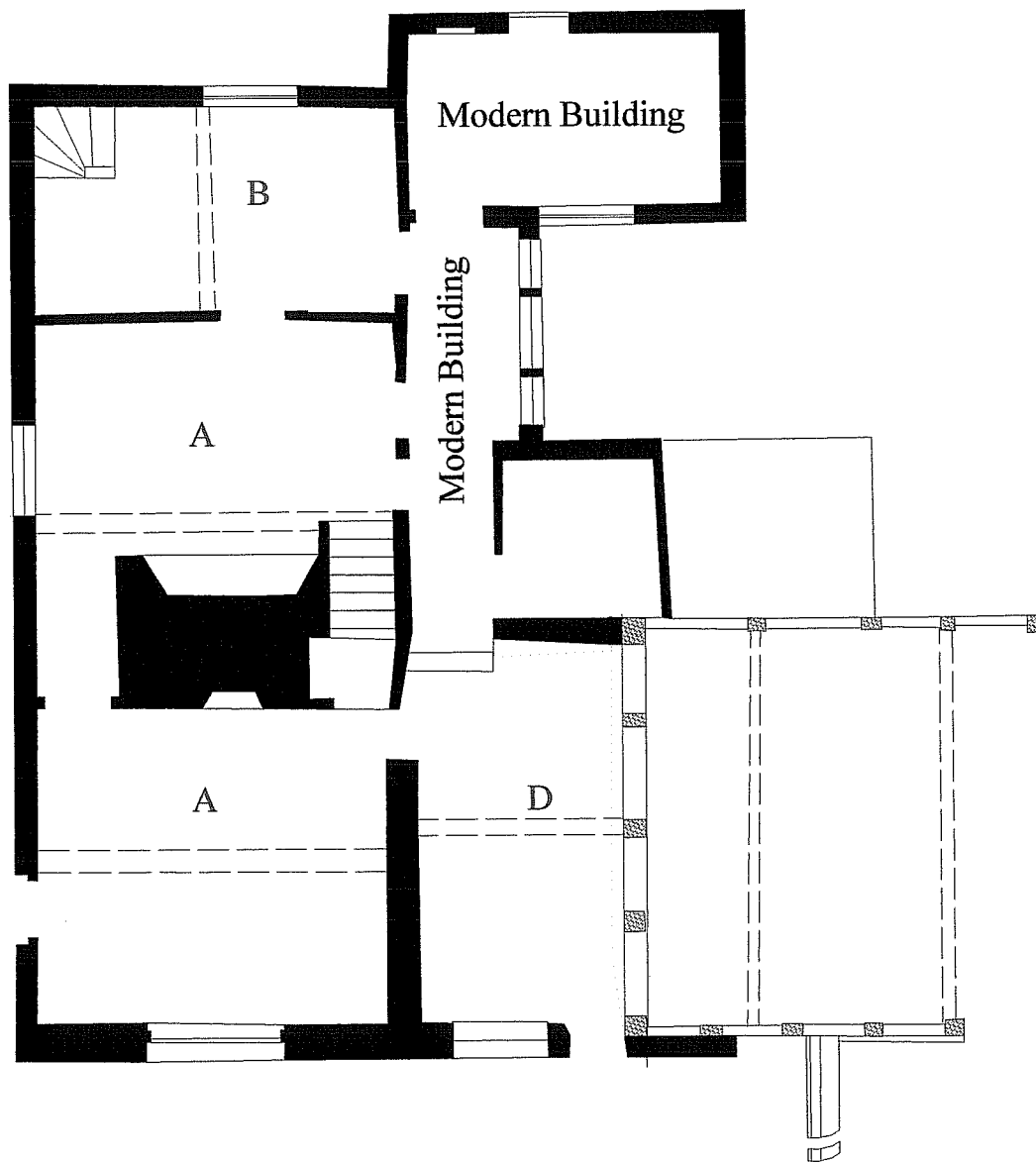
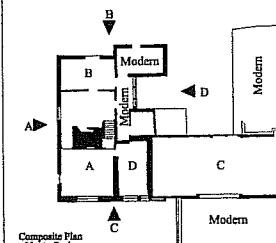
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Brickwalls Farm FIRST FLOOR	FLOOR 1 Date: 28-05-2002	ACAD 280517-08 Survey Method: Hand drawn Scale: 1:100
Scale: 0 1:100 1m		H.A.S 534
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- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century
- C 3rd Phase Early 18th Century
- D 4th Phase Early 18th Century

**BRICKWALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE.**

GROUND PLAN

Elevation Location Plan
Chronological phase plan



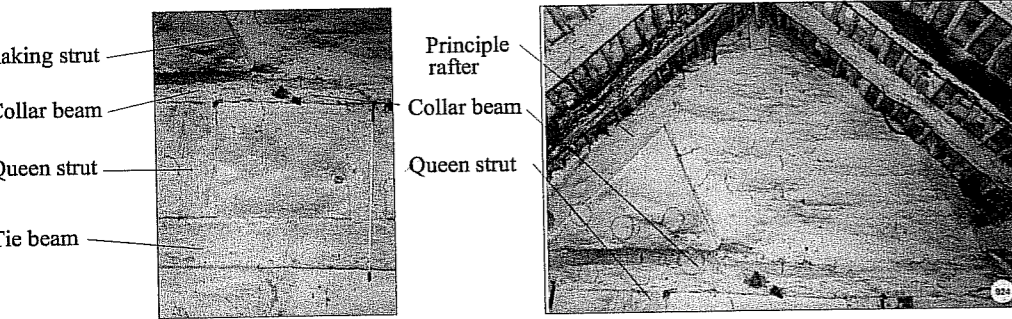
Modern Building

--- Over head beams

▨ Location of uprights in Barn

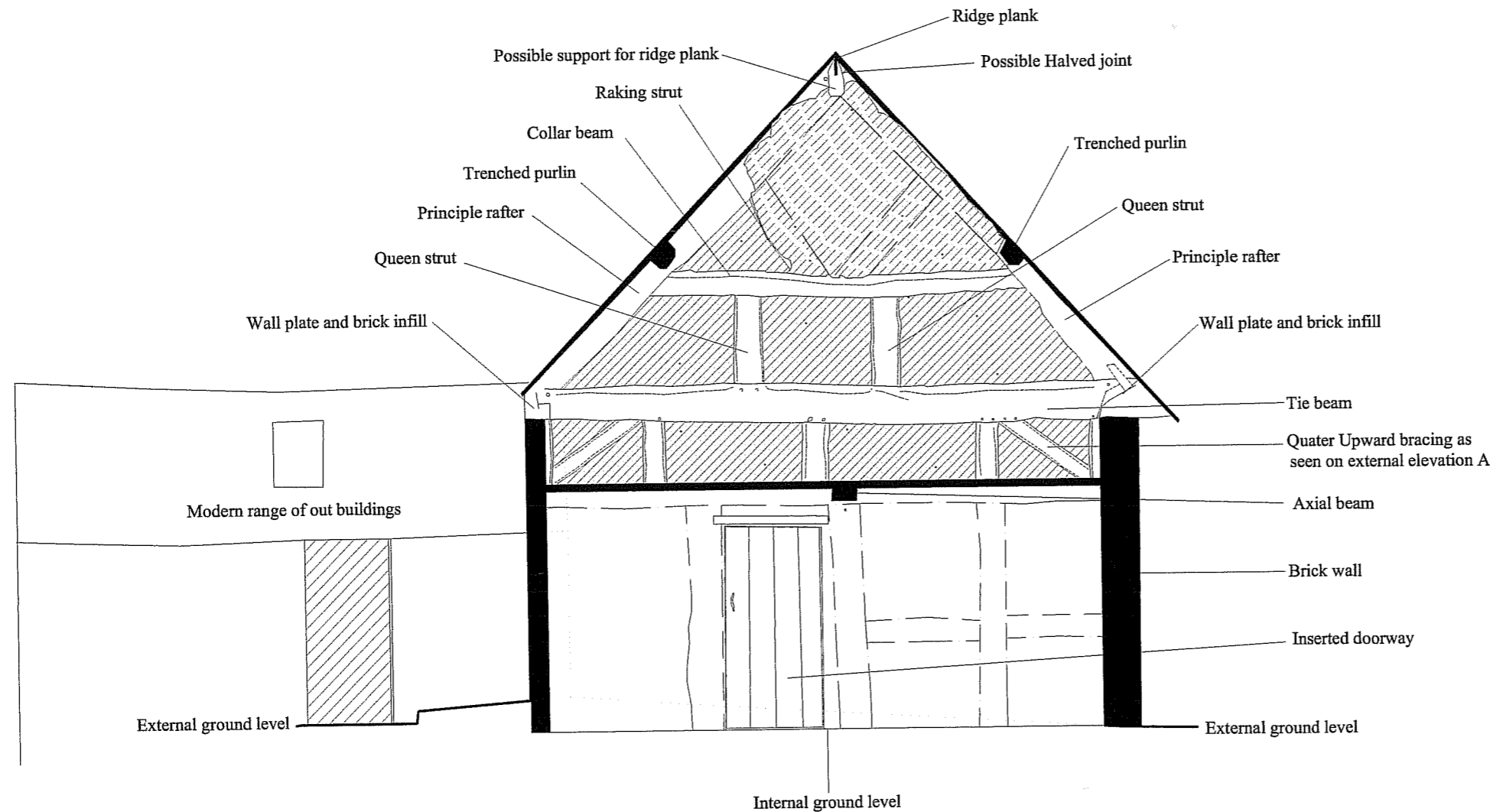
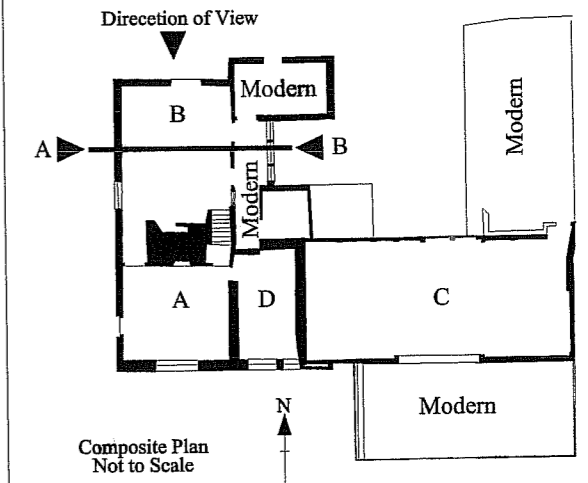
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TRUSS SECTION



Photographic details of Closed truss elements

Truss Section Location Plan and Chronological phase plan



- Obscured beam details
- Plaster and Lime wash Obscuring beam details
- Plaster and Lime wash over brick infill

B ← → A

Closed Truss, with later ground floor extension

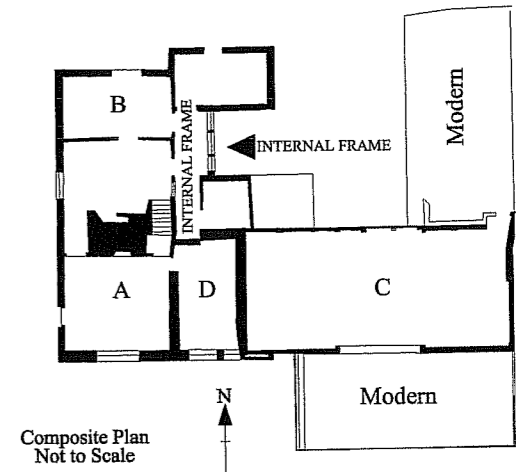
Due to the unsafe nature of the building this section is mainly based upon rectified photographs
 Most of the peg holes are totally obscured by successive white wash coverings

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date 28-05-2002		Survey Method Hand-drawn Liscn TCR 1105 R
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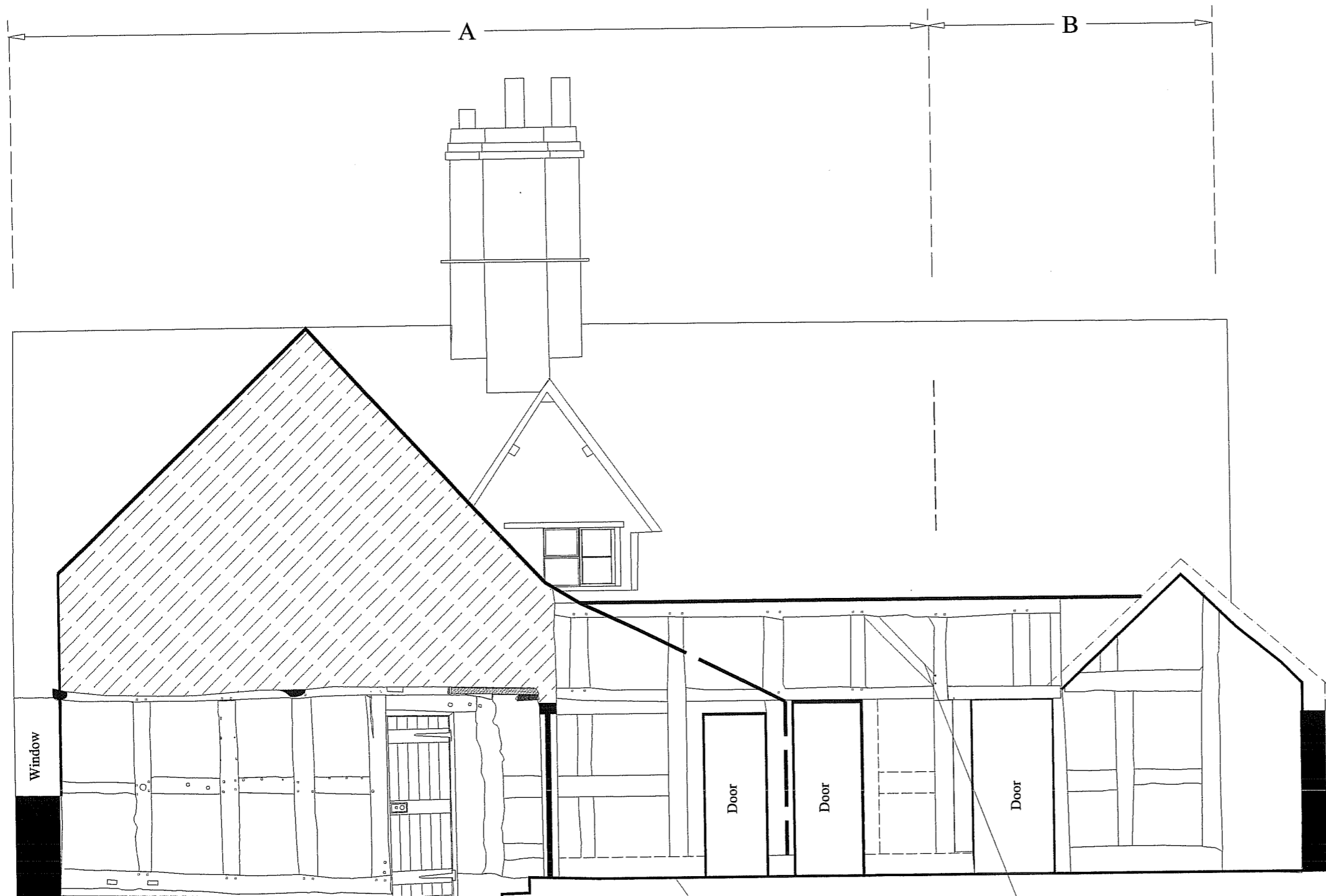
INTERNAL FRAME

Elevation Location Plan
and Chronological phase plan



- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century

- Truss Elevation Location
- Painted Timber Framing
- Obscured Detail



Brick Plinth

Quarter Upward bracing as
seen on external elevation A

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dwg no: INT 1
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File Format: ACAD 2002/LT-98
Survey Method: Hand-drawn
Lisca TCR 1105 R

scale: 1:50
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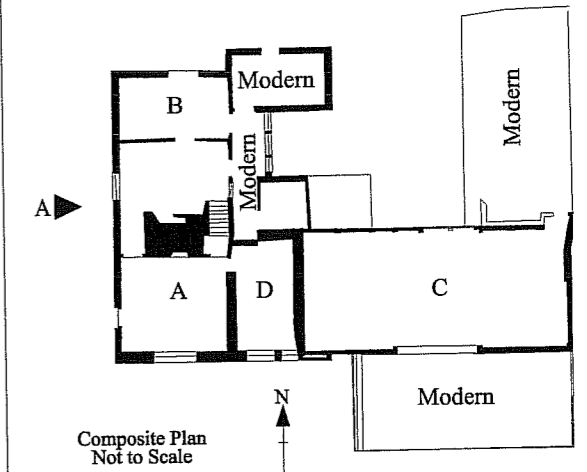
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**BRICKWALLS FARM
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ELEVATION A

Elevation Location Plan
and Chronological phase plan



- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century

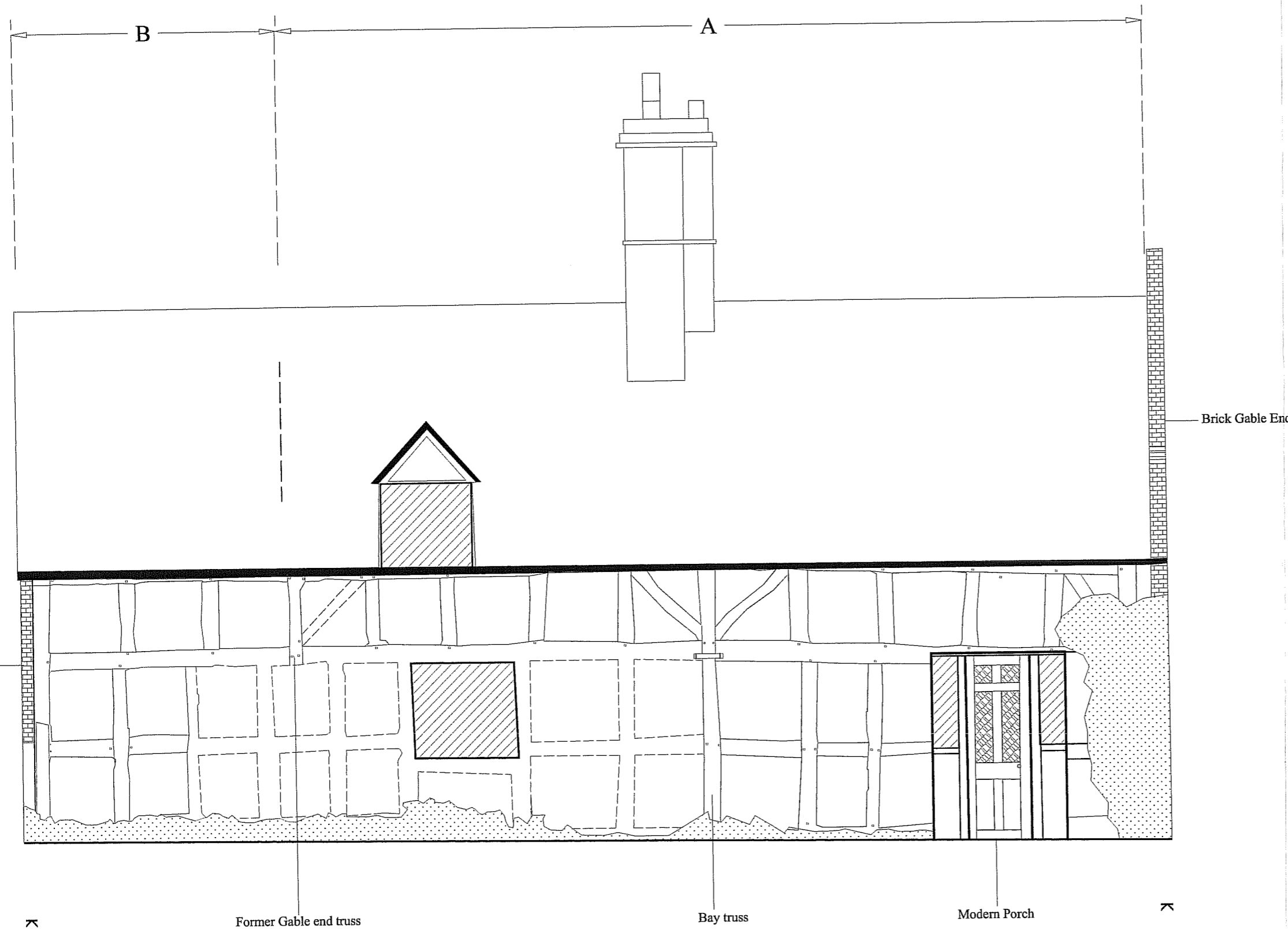
Truss Elevation Location



Painted Timber Framing



Wooden Security Paneling
Obscuring window details



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Client: ANTLER HOMES MIDLANDS LTD

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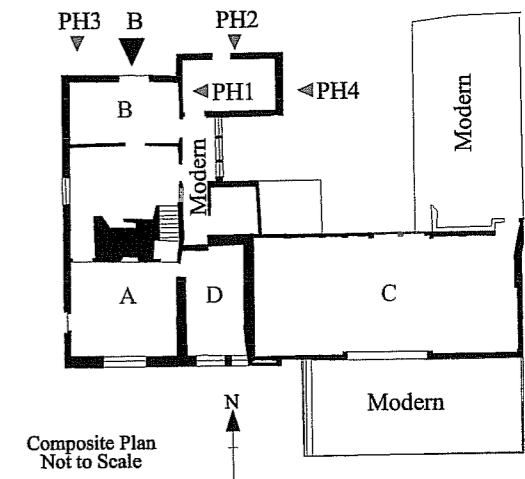
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**BRICK WALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE.**

ELEVATION B

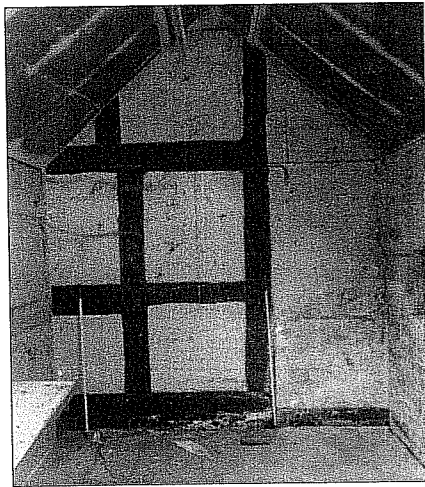
Elevation Location Plan
, Chronological phase plan
and Photograph locations key plan



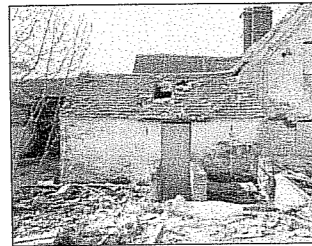
- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century
- C 3rd Phase Early 18th Century
- D 4th Phase Early 18th Century

Wooden Security Paneling
Obscuring window details

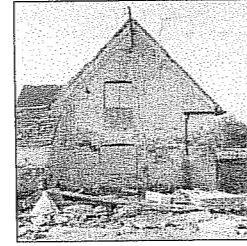
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Internal detail showing timber framing detail of phase B building (PH1)



Detail of Modern extension (PH2)



Detail of Phase B brick elevation (PH3)



Detail of Brick gable end of Modern extension (PH4)

Later Dormer window

Later dormer window
(See Elevation D)

Later dormer window
(See Elevation A)

Brick Gable End

External ground level

External ground level

Modern Out Buildings

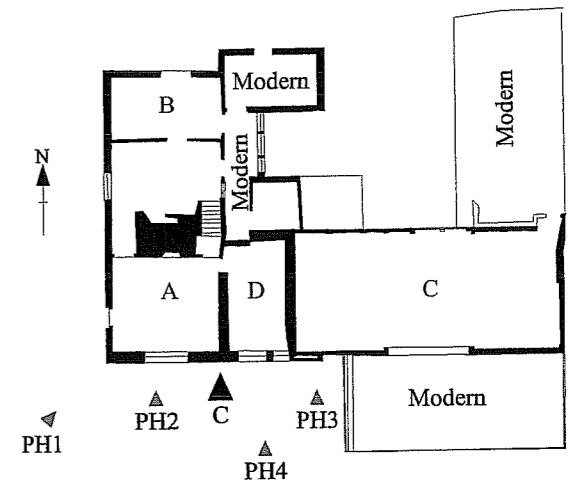
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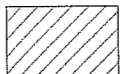
**BRICKWALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE.**

ELEVATION C

Elevation Location Plan
, Chronological phase plan
and Photograph locations key plan



- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century
- C 3rd Phase Early 18th Century
- D 4th Phase Early 18th Century

-  Brick Headers
-  Painted Timber Framing
-  Wooden Security Paneling
Obscuring window details

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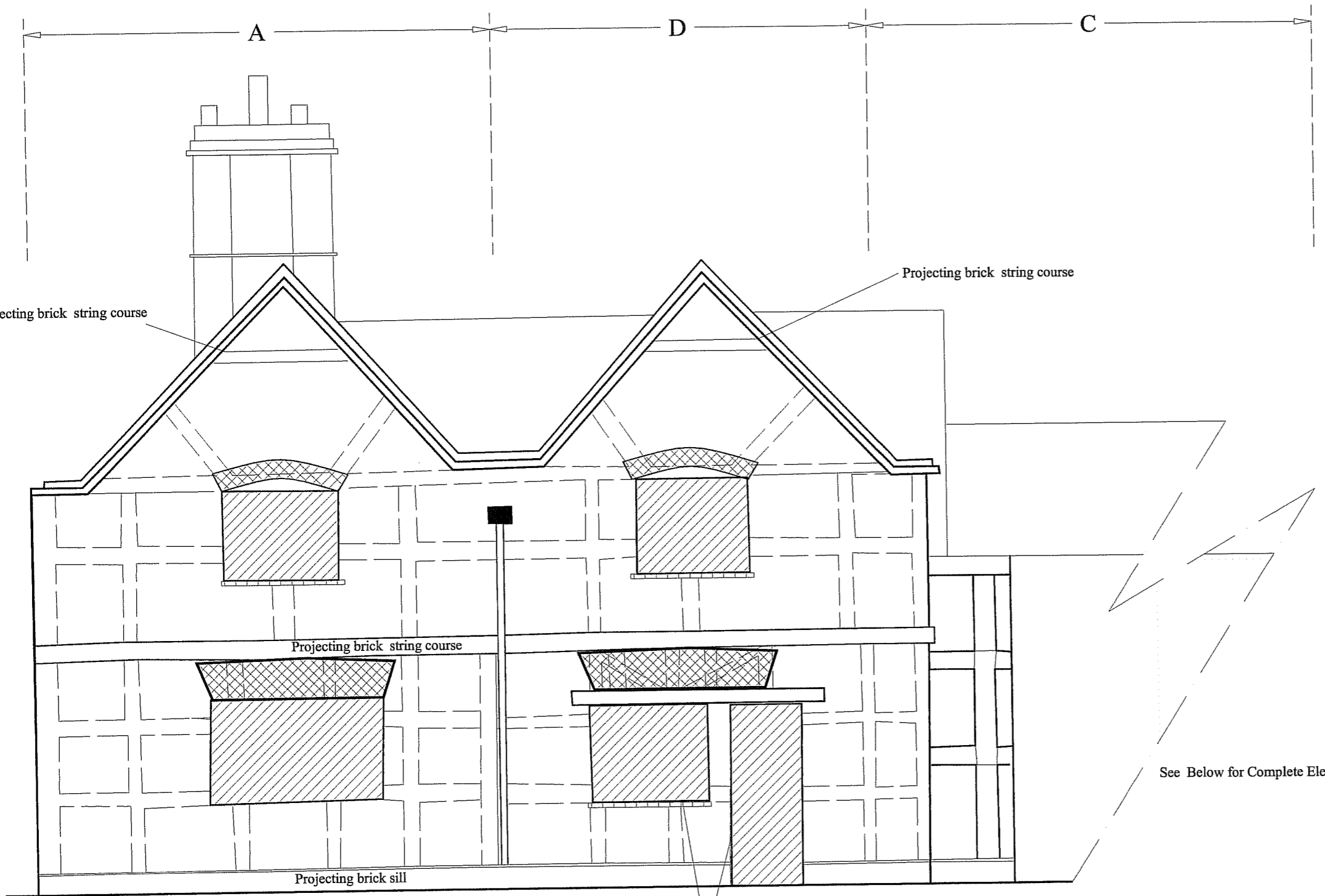
Job: BRICKWALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE

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dwg no: ELE C
date: 28-05-2002
File Format: ACAD 2002/LT-98
Survey Method: Hand-drawn
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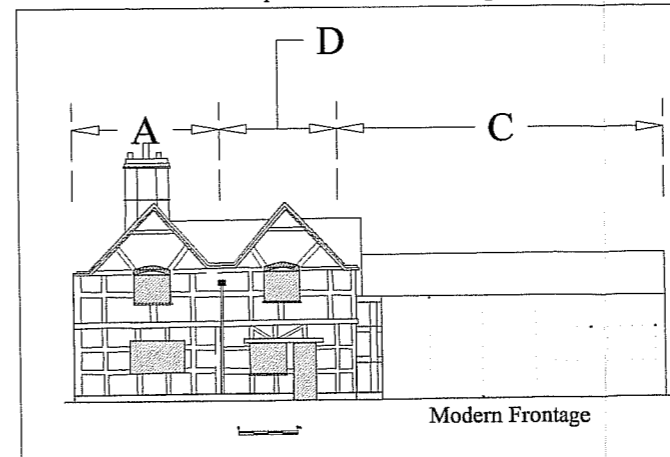
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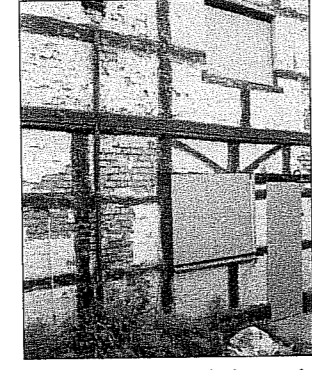


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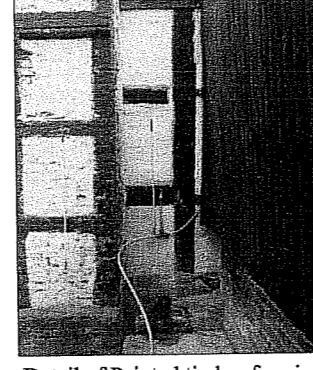
Complete Elevation Drawing



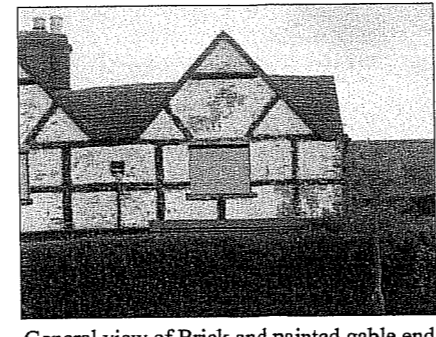
General view of Brickwalls, showing Brick fronted and painted gables (PH1)



Detail of Inserted window and painted timber framing (PH2)



Detail of Painted timber framing on infill block in relation to timber framing of barn (PH3)

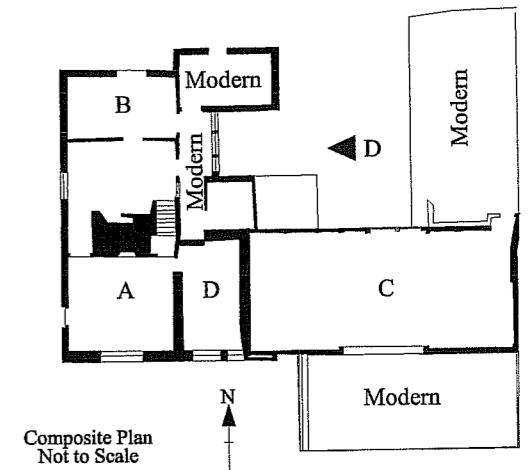


General view of Brick and painted gable end over infill block (PH4)

**BRICK WALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE.**

ELEVATION D

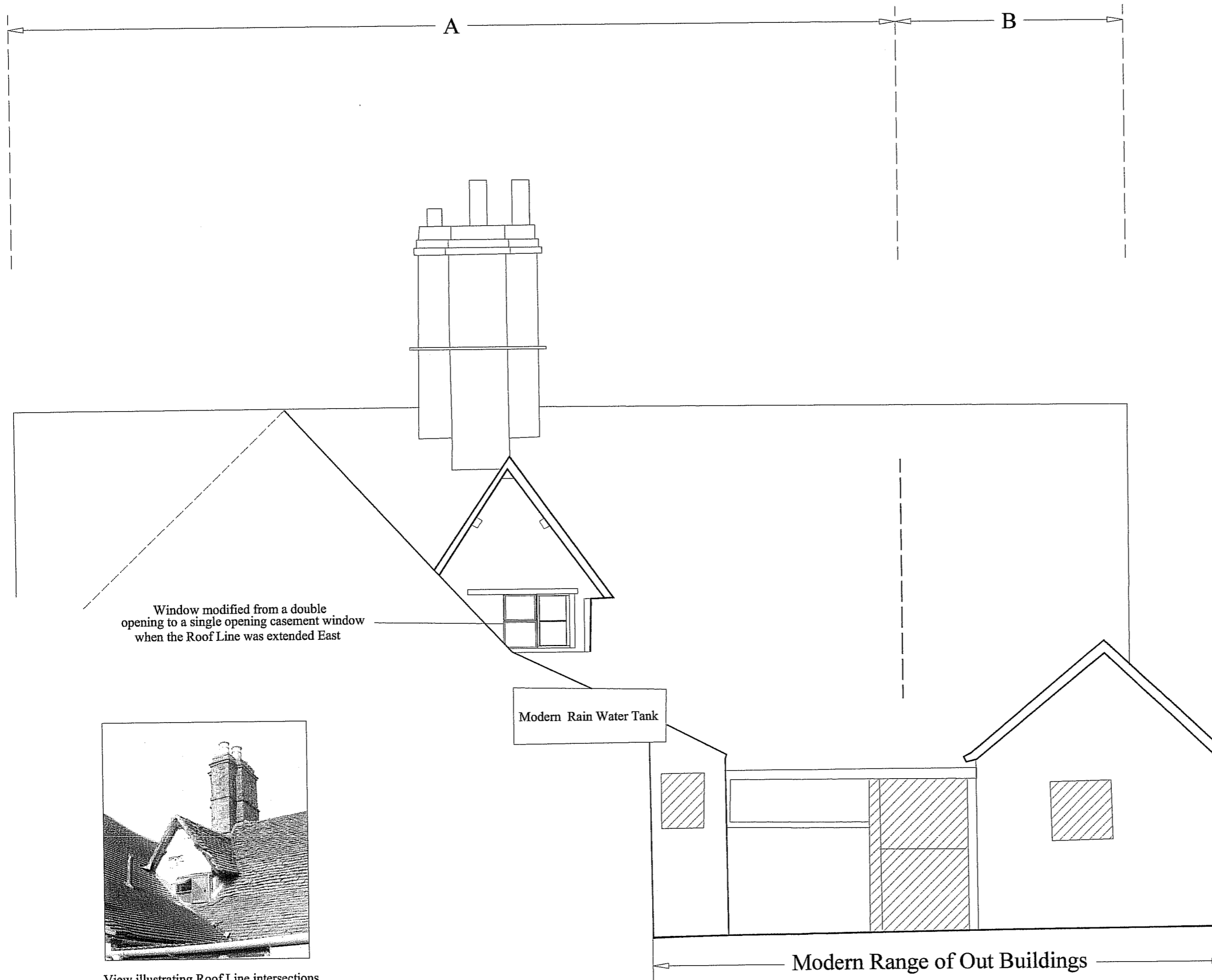
Elevation Location Plan
and Chronological phase plan



- A 1st Phase Mid 17th Century
- B 2nd Phase Mid-Late 17th Century
- C 3rd Phase Early 18th Century
- D 4th Phase Early 18th Century

Truss Elevation Location

Wooden Security Paneling
Obscuring window details



View illustrating Roof Line intersections and modified dormer window

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Job: BRICK WALLS FARM
GILBERT'S END
HANLEY SWAN
WORCESTERSHIRE

Client: **ANTLER HOMES
MIDLANDS LTD**

title	dwg no	File Format
Brickwalls Farm Elevation D	ELE D	ACAD 2002/LT-98
	date	Survey Method
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scale: 0 1:50 1m

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Plate 1 General view showing later brick facade.



Plate 2 Recessed cupboard
in central stack

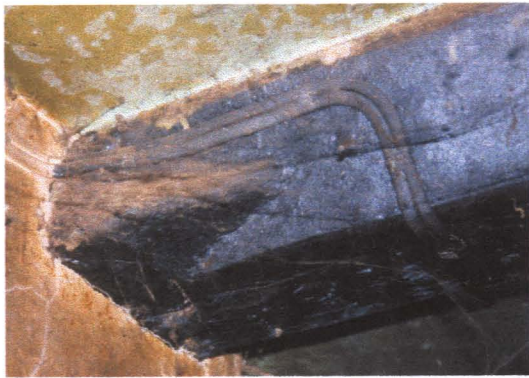


Plate 3 Beam and stop end detail.



Plate 4 Balustrade and moulded
Handrail.



Plate 5 Detail of moulding from window
frame in dormer window

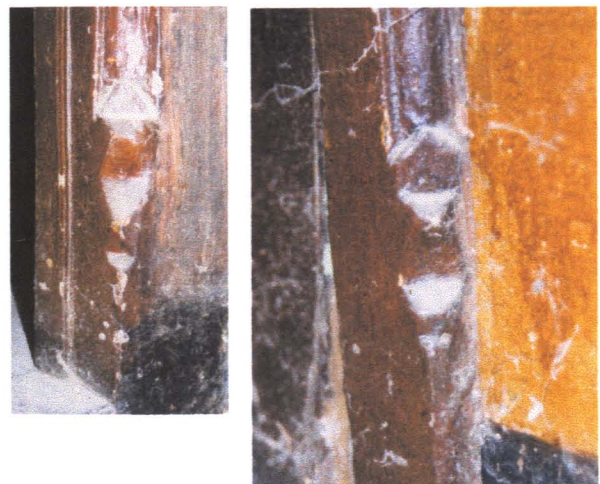
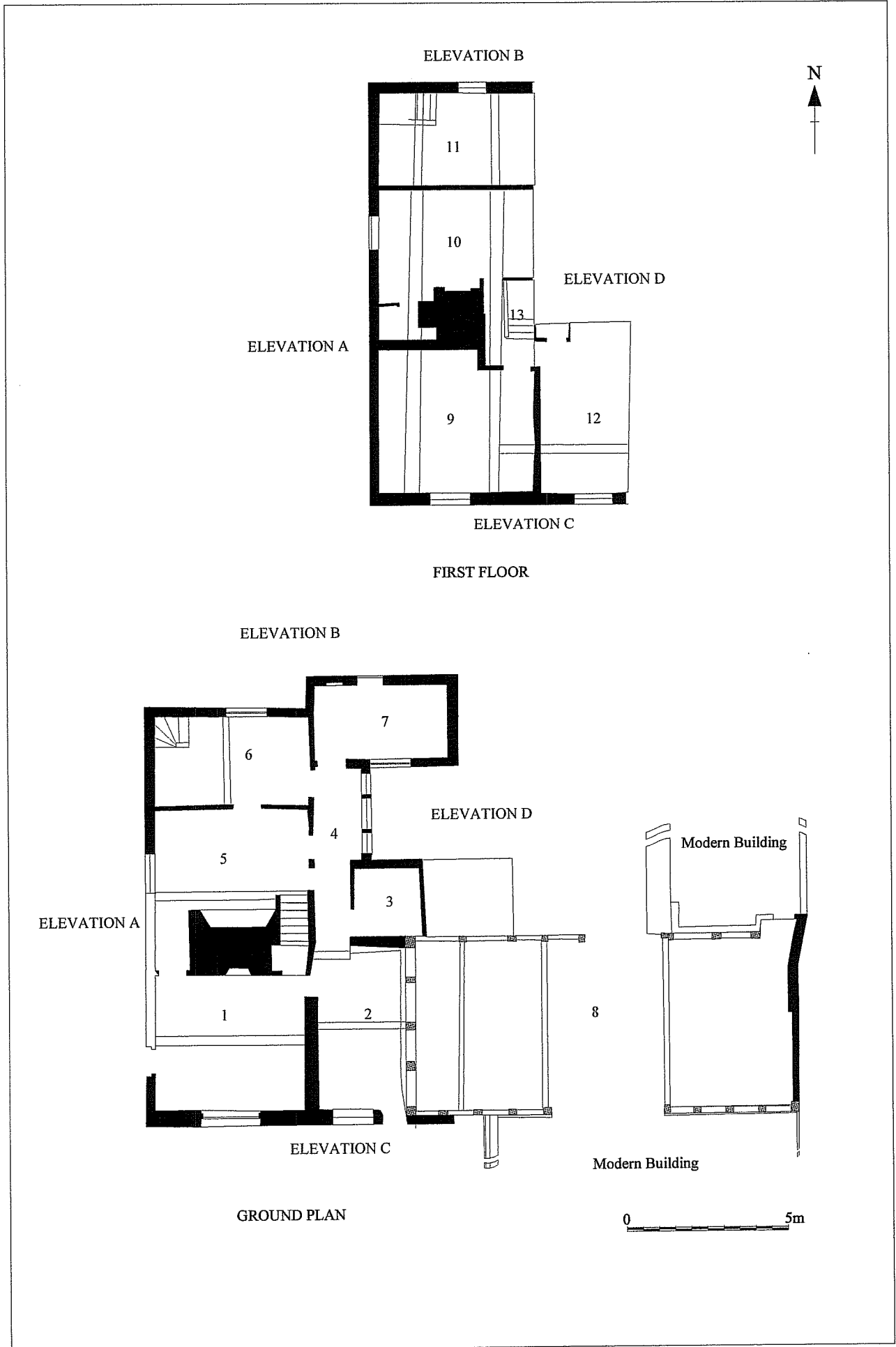


Plate 6 Details of the ornate stops on the
architrave of the upstairs rooms.

APPENDIX II

INDEX FOR ARCHIVE PHOTOGRAPHS





Photographic location plan

Color Film Index			
Film No	Room No	Description	Facing
901	1	Main Room, window	S
902	1	Main Room, Window Furniture, Detail	S
903	1	Main Room, Window Furniture, Detail	S
904	1	Main Room, Fire Place, Removed	N
905	1	Main Room, Detail of Cupboard	N
906	2	In-fill Passage Window	S
907	2	In-fill Passage, Double Doors	N
908	2	Infill Passage, Stop End Beam Detail	
909	2	Infill Passage, Joint Detail	W
910	2	Infill Passage, Joint Detail, Floor Level	E
911	4	Main Passage, Stop End Detail	
912	4	Main Passage, Door Architrave Detail	W
913	4	Main Passage, Stop End Detail	
914		Door Molding, General Style	
915		Door Hinge Detail, Molding Detail, Representative of general Door Styles	
916	6	Brick Blocking	W
917	4	Division Between Chronological Phases A and B	W
918	4	Main Passage, Inserted Door	W
919	7	Kitchen Area, Showing End Frame and Possible Bread Oven	W
920	7	Kitchen Area, Showing Modern Pump and Hand Pump	E
921	11	First Floor Rear, Timber Frame Detail	S
922	11	First Floor Rear, Timber Frame Detail	S
923	11	First Floor Rear, Timber Frame Detail	S
924	11	First Floor Rear, Timber Frame Detail	S
925	9	First Floor Bedroom, Altered Roof Detail	E
926	9	First Floor Bedroom, Altered Roof Detail	E
927	9	First Floor Bedroom, Door detail	N
928	9	First Floor Front Bedroom, Door lock Detail (Lock Upside Down)	N
929	9	First Floor Front Bedroom, Door lock Detail (Lock Upside Down)	N
930	13	First Floor Hall, Door Architrave Molding (Room 9)	S
931	13	First Floor Hall, Door Architrave Molding (Room 9)	S
932	10	First Floor Rear Bedroom, Cupboard Detail	S
933	10	First Floor Rear Bedroom, Door Detail	N
934	13	First Floor Hall Window Detail Over Stair Case	E
935	13	First Floor Hall, Banister Detail	W
936	13	First Floor Hall, Window Detail	E
937	13	First Floor Hall , Showing Detail of Altered Molding	E
938	13	First Floor Hall , Showing Detail Of Door Molding (Room 10)	N
939	13	First Floor Hall, Showing Detail of Banister Molding	N
940	13	First Floor Hall, Showing Detail of Door Molding Lower (Room 10)	N
941	13	First Floor Hall, Showing Detail of Molding	W
942	13	First Floor Hall Showing Detail of Molding	

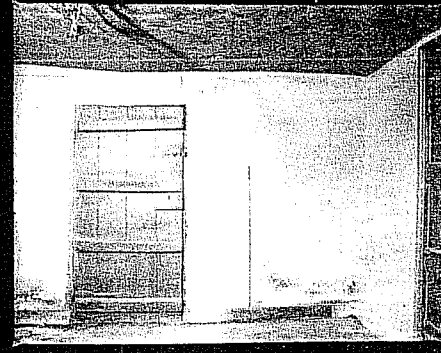
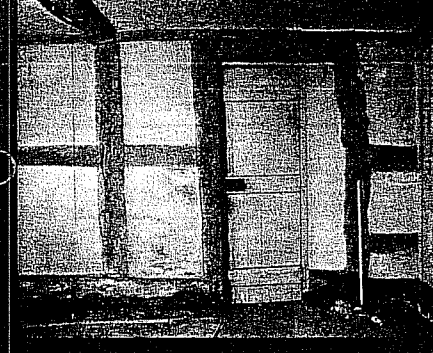
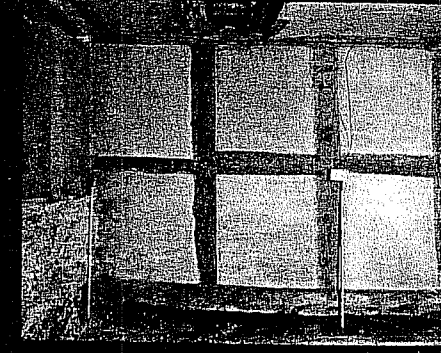
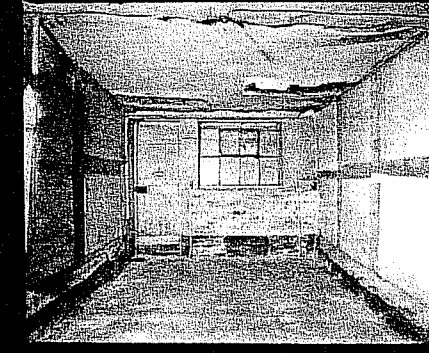
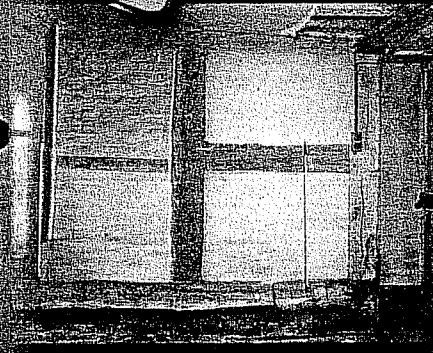
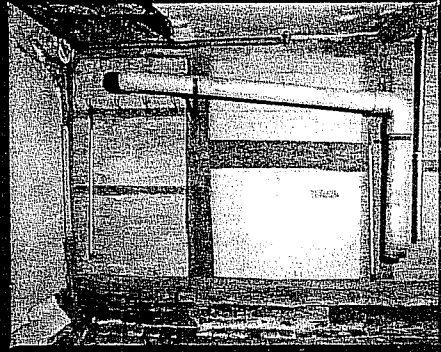
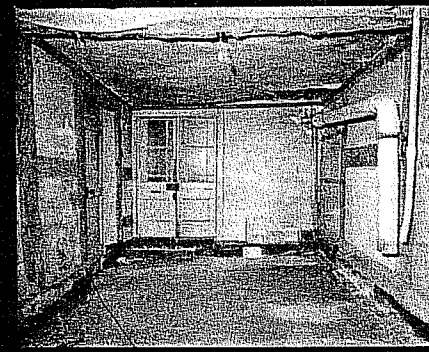
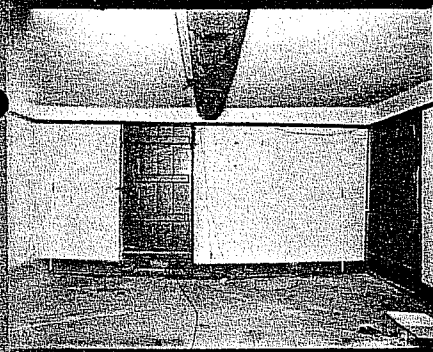
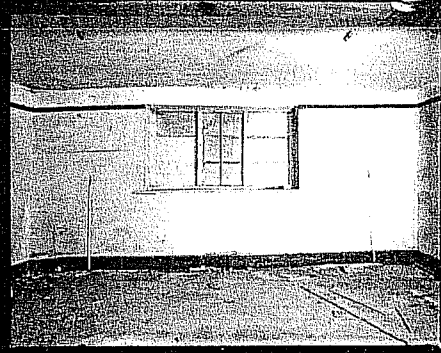
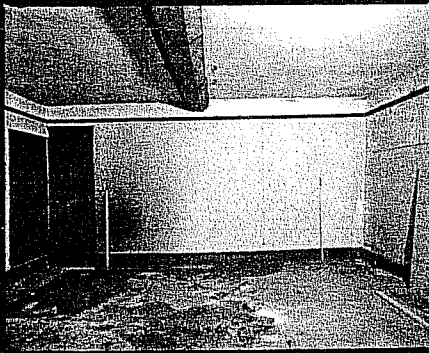
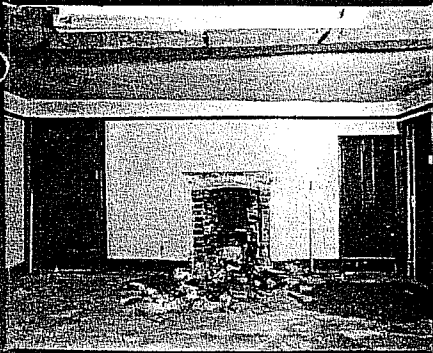
Black and White Film Index (rectified)

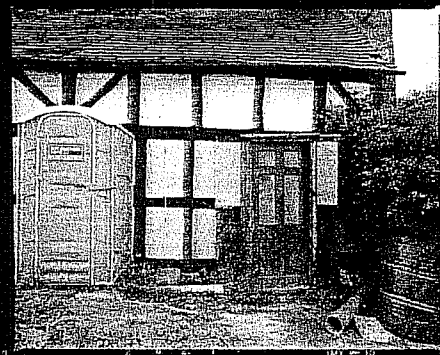
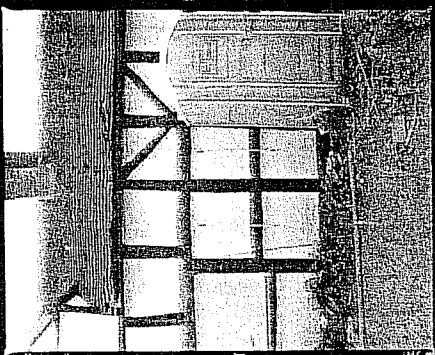
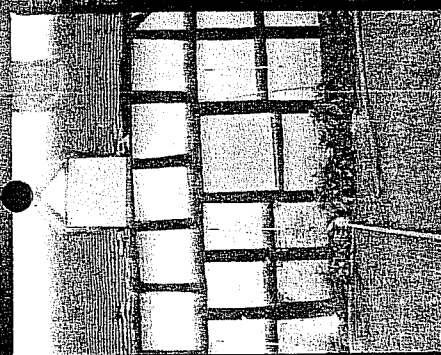
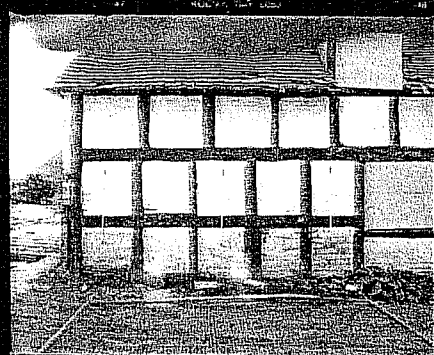
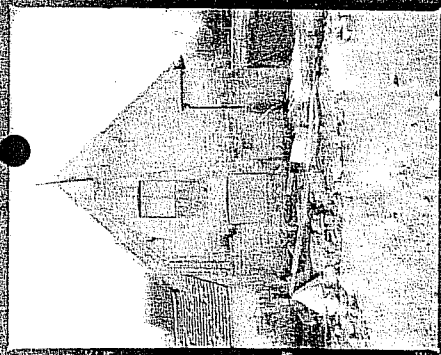
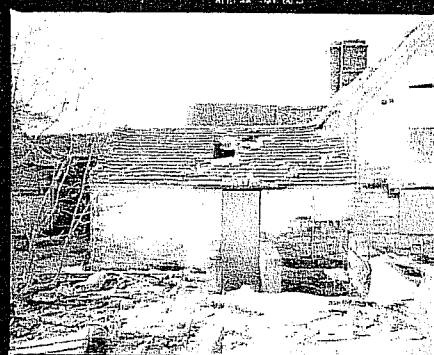
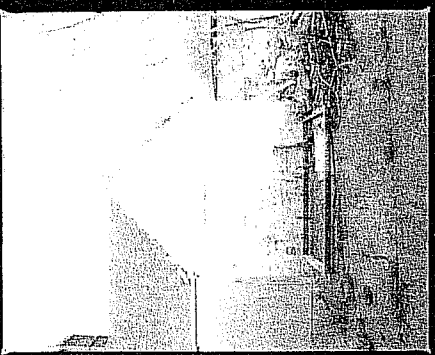
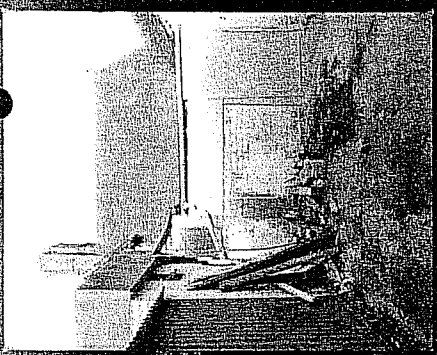
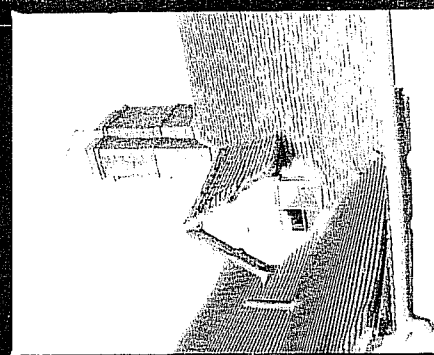
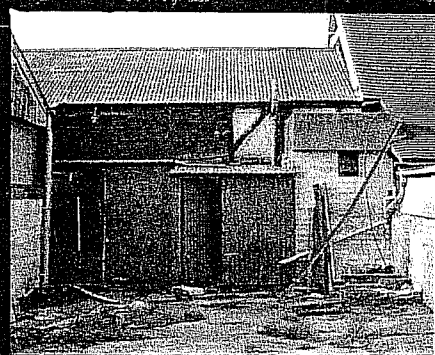
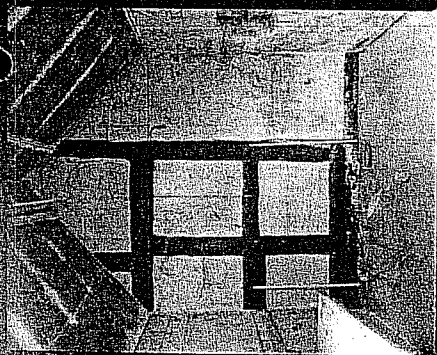
Contact Print Number	Room Number	Facing
045	1	N
046	1	E
047	1	S
048	1	W
049	2	N
050	2	E
051	2	E
052	2	S
053	2	W
054	2	W
055	5	N
056	5	N
057	5	E
058	5	S
059	5	S
060	5	W
061	6	N
062	6	E
063	6	S
064	6	S
065	6	W
066	6	W
067	4	S
068	4	N
069	7	W
070	ELEVATION BARN	S
071	ELEVATION D	W
072	ELEVATION D	W
073	ELEVATION D	W
074	ELEVATION B	S
075	ELEVATION B	S
076	ELEVATION B/A	S
077	ELEVATION A	E
078	ELEVATION A	E
079	ELEVATION A	E
080	ELEVATION A	E
081	ELEVATION A	E
082	ELEVATION A	E
083	ELEVATION C	N
084	ELEVATION C	N
085	ELEVATION C	N
086	ELEVATION C/A	N
087	ELEVATION C	N
088	ELEVATION C	N
089	ELEVATION C	N
090	ELEVATION C	N
091	MODERN BARN REAR	S
092	GENERAL REAR	S
093	MODERN BARN INTERNAL	S
094	8	E
095	8	E

096	8	N
097	8	N
098	8	N
099	8	N
100	8	S
101	8	S
102	8	W
103	8	W
104	8	S
105	8	N
106	8	N
107	8	N
108	8	N
109	8	W
110	8	W
111	8	N

HEARD

BRICKWALLS
FARM
45-56





SMR Ref	Site Name	Monument Types	NGR
Activity			
WSM21291	The Coach House, Gilberts End, Hanley Castle		SO82434226
WSM21521	Watching brief at Brickwalls Farm, Hanley Castle	(NEGATIVE RESULT) - to	SO82314217
WSM29827	Watching Brief at the Balcony Hanley Swan	(BURIED SOIL) Medieval - 1066 AD? to 1539 AD? DITCH Medieval - 1066 AD? to 1539 AD?	SO82484273
WSM29935	Research Field Work, Hanley Castle	POTTERY KILN - to	SO82534270
WSM29939	Research Excavation, Hanley Castle	POTTERY KILN Medieval to Post Medieval - 1400 AD? to 1599 AD?	SO82564273
WSM30572	Watching Brief at Brickwalls Farm, Hanley Castle	(EVENT) Medieval - 1200 AD to 1300 AD (EVENT) Medieval - 1400 AD to 1500 AD CLAY PIT Medieval to Post Medieval - 1400 AD to 1625 AD DITCH? Medieval to Post Medieval - 1066 AD to 1625 AD (EVENT) Post Roman - 410 AD to 1900 AD	SO82294226

SMR Ref	Site Name	Monument Types	NGR
WSM31569	Watching brief at Hoots Wood, Hanley Castle	(NEGATIVE RESULT) Medieval to Modern - 1200 AD to 2050 AD	SO82234259

Building

WSM30486	Brickwalls Farmhouse and Barn, Gilberts End	BOX FRAME HOUSE	Medieval to Post Medieval - 1066 AD to 1900 AD	SO82314226
LB	SO9233 4226	TIMBER FRAMED BARN	Post Medieval - 1540 AD to 1900 AD	

Find Spot

WSM08514	Med Pot, rear of Bay Tree Cottage, Gilberts End, Hanley Castle	FINDSPOT	Medieval - 1066 AD to 1539 AD	SO82074229
WSM08515	Med pottery, garden, Ravelin, Gilberts End, Hanley Castle	FINDSPOT	Medieval - 1066 AD to 1539 AD	SO82104230
WSM08517	Med pottery, SE of Balcorg, Roberts End, Hanley Castle	FINDSPOT FLOOR TILE	Medieval - 1066 AD to 1539 AD Medieval - 1066 AD to 1539 AD	SO82504260
WSM20977	Medieval pottery findspot, south of Gilberts End.	FINDSPOT	Medieval - 1066 AD to 1539 AD	SO82104190
WSM20978	Gilberts End	FINDSPOT	Medieval - 1066 AD to 1539 AD	SO81804220

SMR Ref	Site Name	Monument Types	NGR
WSM25880	The Grange, Hanley Swan	FINDSPOT Medieval to Post Medieval - 1500 AD to 1599 AD	SO82304270

WSM26316	Watching Brief, Forrester's Lodge, Gilberts End, Hanley Castle	OCCUPATION SITE Post Medieval - 1540 AD to 1900 AD	SO81954220
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Monument

WSM09685	Pottery kiln, Balcony Orchard, Hanley Swan	POTTERY KILN Medieval to Post Medieval - 1400 AD to 1599 AD CLAY PIT Medieval - 1066 AD to 1539 AD	SO82524269
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WSM10648	Enclosure, SE of Hanley Swan	ENCLOSURE - to	SO82004256
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WSM11756	Enclosure etc, S of Roberts End Street, Hanley Castle	ENCLOSURE - to	SO81954270
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WSM15103	R & F, N of Gilberts End, Hanley Castle	RIDGE AND FURROW Medieval - 1066 AD to 1539 AD	SO82004260
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WSM17839	Land adj Brickwalls Farm, Hanley Castle	OCCUPATION SITE Medieval - 1066 AD to 1539 AD	SO82294227
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WSM23725	Clay Pits Field, Hanley Castle	CLAY PIT - to	SO82504250
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WSM27001	Medieval Malvern Chase pottery industry, Hanley Swan/Welland	POTTERY WORKS Medieval - 1066 AD to 1539 AD	SO82504198
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APPENDIX III

SITES AND MONUMENTS RECORD



worcestershire
countycouncil

Sites and Monuments Record

Brickwalls Farm, Hanley Castle

County Archaeological Service
Woodbury Hall
University College Worcester
Henwick Grove
Worcester
WR2 6AJ



Scale 1:3770

Compiled by the Information and Records Section on 13 June 2002

