



*Historic Building Recording at  
Grafton Hill Cottage, Bockleton,  
Worcestershire*

*A report for Miss C. Thomas*

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**Project: PJ 225**

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# 1. Project Background

## 1.1. Location of the Site

Bockleton lies some 1.5 kilometres to the north-east of the application site, with the village of Pudleston a similar distance to the south-west. The nearest town is Tenbury Wells, which lies on the Worcestershire/Shropshire border, some 6 kilometres to the north, the Herefordshire market town of Leominster lies a similar distance to the south-west. Grafton Hill Cottage is located on the southern side of an unadopted track that runs westwards off the road from Grafton to Pudleston. The cottage lies in a secluded location adjacent to an expanse of planted woodland, with agricultural land to the south and west (NGR SO 5729 6073).

## 1.2. Development Details

A planning application was presented to Malvern Hills District Council for the extension and general improvement of the small former agricultural workers cottage (MH/08/0572). The building is not statutory listed, but is locally listed on the Worcestershire Historic Environment Record (WSM 39634) As a result, the Planning Archaeologist, Worcestershire County Council, placed a 'programme of building recording' planning condition on the application, in-line with national Planning Policy Guidance note 15 (PPG 15), Policy CTC16-18 of the Worcestershire County Structure Plan (June 2001) and QL10 & 14 of the Malvern Hills District Local Plan (Adopted Local Plan, August 2006). A brief of work was written for the scope of the historic building recording (WHEAS September 2008) and a written scheme of investigation (Mercian Archaeology 2008) for the work was subsequently approved.

## 1.3. Reasons for the Historic Building Recording

The data contained within the Sites and Monuments Record suggested that the building conversion work would affect a building contained on the local list of historically important buildings. The brief of works states that:

*'Grafton Hill Cottage is a good example of a vernacular rural cottage of the eighteenth century, with comparatively little alteration'* (WHEAS 2008).

In such circumstances a programme of archaeological work is attached to planning conditions for any development. In this instance, an historic building recording was suggested to record the fabric of the building prior to its alteration, so that a record of the building would be made and remain in the archive for future generations.

## 2. Methods and Process

### 2.1. Project Specification

The project was designed to follow the following guidelines and specifications: -

- ❑ The project conforms to the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (IFA 2001).
- ❑ The building was recorded to Level 3 as defined in Understanding Historic Buildings: A Guide to Good Recording Practice (English Heritage 2006).
- ❑ The project conforms to a brief prepared by the Planning Advisory Section, Worcestershire Historic Environment and Archaeology Section, Worcestershire County Council (WHEAS 2008), for which a project proposal and detailed specification was produced (Mercian Archaeology 2008).
- ❑ The project conforms to the service practice and health and safety policy as contained within the Mercian Archaeology Service Manual (Williams 2003)

### 2.2. Aims of the Project

The aims of the historic building recording were to compile an archive of the building within its topographical setting. This was to consist of written, drawn and photographic records. The results of the fieldwork were to be used to produce a report chronicling changes and development within the building(s) and where possible, to attach relative dates to individual phases of building. The documentary survey was to be used to assist the chronological phasing of the complex and also, to place the building into its socio-economic context.

### 2.3. Background Research

Prior to the commencement of fieldwork all the relevant available cartographic sources were consulted and a search of the Worcestershire Historic Environment Record was made.

Documentary research was carried out at Worcestershire Record Office (WRO) and the following sources were specifically consulted and were of use: -

## Cartographic Sources

Source	Reference Number
Tithe Map and Apportionment of Bockleton (1843)	WRO BA 2664/5, AP r971.1, also BA 10,654, r899.1014
Plan Relating to the Valuation of the Bockleton Estate (1865)	WRO BA 8901 Parcel -3 ref: 705:365
Ordnance Survey 25" 2nd edition (1905)	Worcestershire Sheet XXV.8
Plan Relating to the Sale by Auction of The Bockleton Estate (1905)	WRO BA 8901 Parcel -4 ref: 705:365

Other sources used are referenced within the report.

## 2.4. The Fieldwork Methodology

The building recording was undertaken in October 2008 prior to any development work being carried out at the site.

A full photographic survey was carried out using digital photography. A 2-metre scale was used where possible.

Proforma Building Record Forms were used to record the structure in tandem with site notes and reference to site photographs, to produce the final record contained within this report.

The methodology adopted and the favourable working conditions meant that the aims and objectives of the brief could be fully met and the fieldwork was successfully concluded.

## 3. The Documentary Research

### *Abbreviations used below*

WRO ~ Worcestershire Records Office

NMR ~ National Monuments Record

#### 3.1. General Background

Bockleton parish is in the historic land unit of Doddingtree Hundred, a ‘hundred’ was essentially an administrative area roughly equating to 100 hides (around 120 acres), which evolved during the Anglo-Saxon period (Hooke 1998, 21).

The nearest settlement is at Grafton, which lies mid-way between Bockleton and Puddlestone. There is evidence that settlement at Grafton dates back to at least the medieval period, with earthworks less than 200 metres to the north of the site being interpreted as the remains of a medieval shrunken settlement (WSM 11250).

At Domesday, Bockleton was held by the Bishop of Hereford from the king and was formerly held by Turchill (VCH IV, 241). By the 16<sup>th</sup> century the manor of Bockleton belonged to the Acton family and was later transferred through marriage lines to the Baldwyn family by the late 16<sup>th</sup> century (*ibid*, 242). The estate remained in the hands of the Baldwyns’ until 1777 when Charles Baldwyn sold his holdings to Thomas Elton, who later passed the manor to his nephew, the Reverend Thomas Elton Miller. On the death of Reverend Miller in 1865 the estate was sold at auction to the Prescott family who owned the estate into the 20<sup>th</sup> century (*ibid* 243) and it was sold at auction again in 1905 and finally in 1948. An outline of the history of Grafton Hill Cottage is included below.

#### 3.2. Specific Background

In 1836 the Tithe Commutation Act was passed by Parliament, resulting in an extensive survey of land across England in order to produce a series of tithe apportionment maps that relayed information about land ownership and use, aimed at converting the commutation of tithe in kind to monetary land taxation (Hoskins 1972, 37). The Tithe Apportionment Map for Bockleton was produced in 1843 (Figure 2). The map (WRO: BA 10,654, r899.1014) shows the subject cottage and outbuilding (number 392) and the adjacent cottage, which is now Coldheart Cottage (number 398). At this time, Coldheart Cottage is listed as being owned by William Jordan and occupied by Edward Hopkins. The Coldheart holding is listed as number 393, a piece of unnamed meadow and orchard; number 395, a parcel of pasture, orchard and arable; number 398 (now Coldheart Cottage), cottage, garden and orchard and number 400, which was known as Meadow Orchard. Grafton Hill Cottage (not named as such) was also owned by William Jordan and was occupied by Thomas Hopkins (WRO: BA 10,603/1 (iii)).

This information, however, is in contradiction to the 1841 Census for Bockleton, which lists two cottages, thought to equate to Grafton Hill Cottage and Coldheart Cottage. These are referred to as *Grafton Cottage*, *Coldheart*, occupied by Thomas Dukes and 5 others, and *Coldheart Cottage*, which was occupied by John Owen and 2 others. This suggests that the properties were sub-let, a pattern which shall become more apparent later.

The plan relating to the sale at auction of the Bockleton Estate in 1865 following the death of the Reverend T.E. Miller, does not show either of the Coldheart cottages (WRO: BA 8901/4, 705:365; Figure 3). A detailed survey of the estate in 1866 for the new owner Mrs Prescott, also omits the properties, suggesting that they were not part of the Bockleton Estate at this time (WRO: BA 8901/4, 705:365). The survey book shows the cottages to be in a nook of land sandwiched by Little Grafton Farm on the south and east, with the land of Middle Quinton Farm on the west, the subject land is shown as being held by Mr Goode. It is recorded that Edward Goode, who owned Little Grafton Farm with Alexander and Raigh Featherstone sold Middle, Upper and Lower Quinton farms to the Bockleton Estate in 1865 (WRO: BA 8901/7, 705:365) and it follows that Edward Goode also held the subject cottage and Coldheart Cottage at this time and probably sold them on at a slightly later date.

The 1905 plan associated with the sale at auction of the Bockleton Estate in this year (Figure 4), shows that by this time both the subject cottage and Coldheart Cottage had been brought into the estate (WRO: BA 8901/4, 705:365). A letter sent by the estate agent to Mrs Prescott in 1865, who was a prospective buyer of the estate at this time, states that *'the district is thinly populated and labourers would have to be hired and provided with houses before anything like proper cultivation could be attained'* (WRO: BA 8901/3, 705:365). It is therefore likely that Mrs Prescott took the advice of the agent and bought more cottages into the estate, including the Coldheart cottages.

From the above evidence we can say that the subject cottage was bought into the Bockleton Estate sometime after 1866. There is an excellent set of estate rentals, which date from 1875 through until 1963. These contain reference to each property, the tenant of each and the rent paid. From the rentals (WRO: BA 8901/1, b705:365) we find that the subject cottage was not known as Grafton Hill Cottage until 1914, previously being known as Coldheart Cottage, which confuses issues as the adjacent cottage, which is known as Coldheart Cottage today, was also known as Coldheart Cottage (both sometimes spelled Coldhart). The information collected from the rent books is summarised in Table 1 below, with Census information added to illustrate further that the cottages appears to have been sub-let prior to the early 20<sup>th</sup> century.

<b>Date</b>	<b>Property Named As</b>	<b>Tenant</b>	<b>Half-year rent</b>	<b>Reference</b>
1963 from 1959	Grafton Hill Garden Coldheart Cottage	Mrs Philpott Mrs Townsend		BA 8901/1, 705:365
1958	Grafton Hill Garden Coldheart Cottage	Mrs Philpott Executours of Mrs Huckson		Ditto above
1957 & 1956	Grafton Hill Garden Coldheart Cottage	Mrs Philpott Mrs Huckson		Ditto above



1955 1946	from	Grafton Hill Cottage Coldheart Cottage	Mrs Tyler Mrs Huckson		Ditto above
1945 1938	from	Grafton Hill Cottage Coldheart Cottage	George Tyler Mrs A. Huckson		Ditto above
1944 1927	from	Grafton Hill Cottage Coldheart Cottage	George Tyler Frank Huckson		Ditto above
1926 1921	from	Grafton Hill Cottage Coldheart Cottage	John Preece Frank Huckson		Ditto above
1920 1915	from	Grafton Hill Cottage Coldheart Cottage	William Preece Frank Huckson		Ditto above
1914		Grafton Hill Cottage Coldheart Cottage	Vacant Frank Huckson		Ditto above
1913  1913 (cont)		Coldheart Cottage (A)(This was renamed Grafton Hill Cottage after this date)  Coldheart Cottage (B) is not listed for this year	Thomas Nash		Ditto Above
1911  from  1907		Coldheart Cottage (A; now Grafton Hill Cottage)  Coldheart Cottage (B)	Thomas Nash Charles Hodnett	£2-0-0 £2-5-0	Ditto Above
1905		Coldheart Cottage (A; now Grafton Hill Cottage)  Coldheart Cottage (B)	Thomas Nash Samuel Evans	£2-0-0 £2-5-0	Auction details for Bockleton Estate 1905  BA 8901/4, 705:365
1901		Coldheart Cottage (A; now Grafton Hill Cottage)  Coldheart Cottage (B)	Vacant Samuel Evans		1901 Census
1896 1900	from	Coldheart Cottage Coldheart Cottage	Unclear, but either Norman Tandy or Samuel Simpson		BA 8901/1, 705:365
1891		Coldheart Cottage Coldheart Cottage	Unclear, but either William James +5 or Thomas Butcher +8		1891 Census



1886 and 1885	Coldheart Cottage	John Perkins (probably not Grafton Hill Cottage as rent is the same as Coldheart in 1905)	£2-5-0	BA 8901/1, 705:365
1883	Coldheart Cottage Coldheart Cottage	Thomas Perkins  Thomas Parker  Unclear which is Grafton Hill, but is likely to be the lower rent	£1-11-6  £2-5-0	BA 8901/1, 705:365
1882	Coldheart Cottage  Only one listing	John Perkins	£1-11-6	Ditto above
1881	Coldheart Cottage  Only one listing	Thomas Parker	£2-5-0	Ditto above
1881	Coldheart Cottage Coldheart Cottage	Unclear, but either William Roberts +2 or William Cooke +1  This contradicts the rent books and suggests sub-letting		1881 Census
1879	Coldheart Cottage  Only one listing	Samuel Bickerstaff	£2-11-4 includes arrears	BA 8901/1, 705:365
1878	Coldheart Cottage  Only one listing	Samuel Bickerstaff  This is probably Coldheart, rather than Grafton Hill	£2-10-0	Ditto above
The single listings possibly suggest that at this time only one cottage had been brought into the estate and that the second was acquired by the estate slightly later				
1877 and 1876	Coldheart Cottage	Joseph Hardy	£2-5-0	
1871	Coldheart Cottage Coldheart Cottage	Unclear, but it is likely that Edward Hall + 3 was at Grafton Hill, with Thomas Stead + 5 at Coldheart Cottage		1871 Census
1861	Coldheart Cottage Coldheart Cottage	Unclear, but it is likely that Benjamin Tyler + 2 was at Grafton Hill, with George Lawrence + 5 at Coldheart		1861 Census

		Cottage		
1851	Coldheart Cottage Coldheart Cottage	Unclear, but it is likely that Benjamin Tyler + 7 was at Grafton Hill, with William Hall + 4 at Coldheart Cottage		1851 Census
1843	Coldheart (Grafton Hill Cottage) Coldheart (Coldheart Cottage)	Thomas Hopkins  Edward Hopkins		Tithe Apportionment
1841	Grafton Cottage, Coldheart Coldheart Cottage	Unclear, but it is likely that John Owen + 2 was at Grafton Hill, with Thomas Dukes + 5 at Coldheart Cottage		1841 Census

**Table 1**

The 1905 auction details give further information regarding Grafton Hill Cottage. The property is listed under the section of the auction prospectus entitled ‘Small Holdings and Accommodation Land’, where it is listed as ‘Coldheart Cottage of four rooms, orchard and kitchen garden’, with a total area of 1rood and 15 poles. The tenant was Thomas Nash, who paid rent at £4 per year, determinable by three months notice on either side (NMR SC01259). The present Coldheart Cottage is described as, ‘Coldhart Cottage, brick and slate built, containing 4 bedrooms, parlour, kitchen, dairy, shed, pig cot and orchard, occupied by Mr Samuel Evans’ The property was listed as part of Plot 4, Middle and Lower Quinton Farms, which was let to John Powell on a yearly agreement from March 1887 (NMR SC01259).

The 1843 tithe map shows the subject building in the same configuration as today, with the detached outbuilding also shown to the north-east (Figure 2). To understand the land division, it is probably best to compare this map with the 1905 2<sup>nd</sup> edition Ordnance Survey map (Figure 5), which depicts the boundaries as relatively similar to the landscape of today. It can be seen from the comparison that the nook of land containing the two cottages referred to, as shown on the 1843 map, is fossilised within the 1905 map, with the exception of the northern boundary, which is an extension of the trackway shown on the early plan, that now cuts diagonally across the early plot of Grafton Hill Cottage before turning north-eastwards at Hongar Grove and heading off to join the Pudleston to Bockleton road. This has altered the Grafton Hill Cottage plot shape from the ‘L’ shape on the 1843 plan, to the triangular form, in which it survives today. The track was frequently referred to in estate rentals, with individuals named as having access along the track.

### 3. The Historic Building Recording

The historic building recording was carried out during September and October 2008. The favourable working conditions resulted in the aims of the project being satisfactorily achieved

#### **The Cottage (Exterior)**

Grafton Hill Cottage is a small former agricultural labourers cottage, with a main rough coursed rubble stone build measuring 8.40 metres by 4.50 metres, with a brick built lean-to on the northern side, which measures 8.40 metres by 2.50 metres. The building stands over two floors, with the upper floor space extended into the rafters, with a total building height of only 5.50 metres (Plates 1 to 5).

Locally sourced rubble stone has been used in the main construction, which is bonded in a lime mortar to form walls of some 55 centimetres thick. A stone chimneystack stands at the western end, with a bread oven included on the northern side. The roof cover of part of the cottage is now of sheet corrugated iron, though originally it may have been of thatch (see below). The stonework of the southern elevation is interrupted by four windows, one for each internal space, with a slightly off centre doorway below a clay-tile covered porch. The opposite northern elevation has one opening, which leads into the brick built lean-to on this side. There is a single ground floor window to the eastern elevation, which lights the pantry area below the staircase.

The two ground floor windows are set below brick rough segmental arched heads and timber lintels, with bullnose brick sills (Plate 6). Each window comprises a pegged oak timber frame enclosing a 9-light cast iron opening casement paired with a fixed casement. The upper floor windows are identical, but utilise the wallplate as a lintel and are without masonry above. Each opening casement has a barleytwist wrought-iron window stay, which are strangely connected to the outside of the frames to the upper floor (Plate 7). The side window appears to be a non-original insertion, though this is somewhat uncertain; the window is missing, but the timber frame remains set below an arched timber lintel and brick rough segmental arch, the brickwork extends to both sides of the frame and the sill is of bullnose bricks.

The main entrance door is offset to the west of centre, with the internal room partition on the eastern side of the door, thus making the western room space slightly larger than the eastern room. The door is fabricated from standard width planks nailed to four internal ledges (Plate 8). The frame is peg jointed and sits below a handmade clay tile porch canopy supported by wrought-iron brackets, with ogee-moulded bargeboards to the fore.

The chimneystack at the western end has partially fallen at sometime and the top is missing, with the damage covered by a tarpaulin in order to prevent further ingress of water and further damage. The bread oven wall can be seen on the northern side of the stack; this is a curved and slightly domed structure that butts up against the stack. The lower courses of the stack extend outwards into the oven build, but the stone is noticeably darker than the stone of the stack and the gable end, which may suggest repair or rebuilding of the oven; this is further confused as the chimneystack has been repointed with cement mortar, which masks the flow of lines between the masonry of the stack and the wall of the oven (Plate 9).

A full-length lean-to element butts the northern side of the cottage. This is constructed of orange brick of the same dimensions as those used in the window lintels / surrounds. The bricks are handmade items measuring an average 2 ¾" x 9" coursed in an English bond with lime mortar. The roof cover is of hand-made clay tiles. A brick chimneystack extends from the internal space at the western end; this has lost its original pots, but has two flues formed by earthenware drainage pipe in place. The formed internal space is lit by a single casement window unit to the northern elevation, with a 6-light opening and two light, fixed unit. The entrance door is planked, with seven planks in common with the opposite southern elevation door.

Externally, a single wall plate can be seen (southern side); this comprises two-sections scarfed jointed together close to the centre point. A pair of pegs can be seen at the joint, one to each section and the rebate for the tiebeam of a central truss can be seen, but the tie appears to be missing (Plate 10). Access to the roof space was not possible as the rafters are enclosed in plaster, but from photographs taken through a hole in the ceiling we are able to say that the present roof consists of a series of slender rafters nailed to a ridge plank, with some angle bracing nailed between at the ends (Plate 11).

## **Interior**

The main build originally consisted of four rooms, configured as two over two, with the rooms at the western end slightly larger than those at the eastern end, as outlined above. The room divisions are created by a stud and plaster walls, with a plank and ledge door between the rooms at both ground and upper floor. The upper floor door is of three, probably elm or Baltic pine planks nailed to three ledges and it retains its original wooden catch; this door appears to be 'older' than the other doors of the building and may well be a second hand item, re-used in this position (Plate 12).

There is no definitive evidence for a hearth at the upper floor, but the western gable wall that fronts the chimneystack appears to have partially been re-plastered, and it seems likely that this masks a former fireplace, though it cannot be certain if this would be original to the build.

A dogleg staircase leads from the eastern ground floor room to the upper floor; this has a standard handrail, with crude square profile stick balusters without elaboration carried onto the landing; the staircase members (treads, risers, string etc) are nailed rather than pegged (Plates 13 and 13a). The space below the stairs has been sectioned off with the insertion of a brick wall, which terminates half-way across the southern elevation window, resulting in it being half in the created space and half in the original space (Plate 14); the original space now forms a passage / hallway with doors off to the lean-to on the north, the parlour on the west, the staircase on the east with the created space used as a pantry beneath the stairs (Plate 15). Further light is directed into the space via the eastern gable end window (referred to above).

The parlour is entered from the passage / hallway via a plank and ledged door. The room has an exposed transverse beam and joists; a second transverse beam can just be detected above the stud partition wall that divides the parlour from the hallway (Plate 16). A cast-iron cooking range is built into the inglenook at the western gable end. This comprises a roasting oven, warming oven and hob, with a central hearth, and a chimney crane to the right (Plate 17). This would have been used to hang cauldrons, pans, and kettles over the hearth. Original tools are also retained with the range; including a fire-bar extension (flat plate with patterned perforations, handle at one end and hooks at the other), which would have been used for standing a pan, or kettle away from the direct heat (Plate 18). There is no sign of the opening for the bread oven, or the flue into it from the hearth, the former must have been closed and

plastered over at some time. Above the inglenook there is a full width mantelpiece with slots to either side to take a drying rail. In the south-west corner next to the fireplace is a plain corner mounted spice cupboard (Plate 19).

The brick constructed lean-to sits on the southern side of the building. The floor of the lean-to, in common with the main build is of quarry tile, though it is not sure if all the floor surfaces are original and layers of linoleum obscure most of the area. At the western end of the lean-to, which has been used as a kitchen space, is a large brick built bread oven fronted by a cast-iron door, to the side of this there is a brick built hearth set low down, with space for a copper boiler to be set above (Plate 20); both exhaust via the brick chimney stack in the corner of the space. At the eastern end of the lean-to there is a sectioned off storeroom; this was inaccessible but inspection demonstrated that the room was void of any architectural features.

There is conflicting evidence that both suggests and refutes that the brick-built lean-to is contemporary with the main stone build: -

#### **Evidence to suggest that the lean-to is perhaps a later addition**

- ❑ The lean-to is constructed of brick in comparison to the stone of the main build.
- ❑ The brickwork of the lean-to clearly butts the main build and has been tied into the stonework.
- ❑ The lean-to window is slightly different to those of the main build.
- ❑ The internal space of the lean-to includes a large bread oven, which considering there was originally a bread oven to the main build seems excessive.
- ❑ The 1905 auction details refer to the cottage as of 4 rooms, which might equate to the two-up two-down layout of the stone section.

#### **The counter evidence suggesting that the lean-to and the stone build are contemporary**

- ❑ The same type of bricks used in the lean-to construction is also used in window arches, and to even up the window and door apertures of the stone section.
- ❑ There are no window openings evident to the northern stone wall elevation of the main build, suggesting that it was never an outside wall, the door opening appears original and, therefore, was entrance from the main element into the lean-to.
- ❑ It would be quite usual to use different style windows to the service side of a building and the domestic quarters.
- ❑ The bread oven to the main build has been blocked up at some time indicating that it went out of use and it seems likely that the bread oven in the lean-to was inserted at the same time, rather than being contemporary with the lean-to build; though of course this has a counter argument in the absence of definite proof from the fabric evidence.
- ❑ The 1905 map shows the cottage in the same external plan form (square rather than rectangular) suggesting that the 4 rooms referred to in the auction details were rooms within the main building, regarded as the domestic quarters, with the service space disregarded.

## The Outbuilding

A small brick and tile outbuilding is located close to the north-eastern corner of the cottage. This is a former pig sty, or pig cot as they are referred to in the area. The cot has a pitched roof with a handmade clay tile cover (Plate 21). The bricks are of a similar type and size to those used in the lean-to of the cottage and are laid in an identical English bond, with a row of stretchers for every row of headers. The cot has a small yard area at the western end built in the same style, with the low yard wall capped with half-round bricks. Access for the animals is via an open entrance below a rough segmental arch to the western elevation, with person access via a door to the eastern elevation.

To the front (northern side) of the cottage, the yard is laid with stone flags and a cast-iron pump stands above an enclosed well. The pump is embossed with the words 'R.R.Miles, Leominster' (Plate 22).

## 4. General Discussion and Comment

Phasing of the cottage structure was practically impossible due to the considerations outlined above and it can only be suggested based on the larger proportion of the evidence that the cottage is most likely to be of a single phase, with the brick and stone parts being contemporary. Similar use of brick and stone together is notable within the cottages and farmsteads of the area. One such example is at Grafton Farm, where historic building recording noted the use of bricks above and around window and door apertures and for complete walls (Mercian Archaeology 2005). The construction technique at Grafton Hill Cottage appears to have been to build the stone part first, before the brick lean-to was added during the same process, thus giving the appearance of it being an afterthought; the lack of windows to the northern elevation of the stone build indicates that the wall is never likely to have been external and therefore, that the lean-to must be contemporary. It can, however, be said for sure that the internal dividing wall below the stairs is a later addition to the build and it may be that either, or both of the internal stud partition dividing walls are later additions.

Accurate dating of the initial build is also problematic, as the cottage has no identifying features that can be accurately dated to a narrow range and the documentary sources are not helpful. The best identifiers are the cast-iron windows, which *appear* to be original to the build. Cast-iron casements were not generally commercially available prior to 1795 and the contemporary window sills of bullnose bricks suggest a 19<sup>th</sup> century date of construction for the cottage.

It is sometimes possible to date domestic architecture (approximately) using brick typology. Generally, bricks got gradually larger between the 16<sup>th</sup> and 18<sup>th</sup> centuries and in 1784 a brick tax was introduced, resulting in standardised 3" bricks until 1850 when the tax was repealed. However, this typology cannot be totally relied upon when dealing with small rural buildings such as Grafton Hill Cottage and is more readily applied to town and city dwellings. However, with this in mind, the 2 ¾" bricks used in the lean-to, window arches and the pig cot suggest a date of construction of either before 1784, which is disproved by the dating of the cast-iron windows, or after 1850, which is also not realistic as the cottage appears on the tithe map of 1843. Therefore, the primary identifiers pointing to a date of primary phase construction of the cottage are the window casements and the use of bullnose bricks in the sills, which combined, suggest an early 19<sup>th</sup> century date (c. 1810-1830).

Essentially, the cottage represents a fine surviving example of a small agricultural labourers cottage, though the trade applied to the title does not preclude labourers of other trades, such as quarrymen, timber men or brickyard workers etc; all of these trades were apparent on the Bockleton Estate during the 19<sup>th</sup> century, the estate even having its own brick kilns (WRO: BA 8901/4, 705:365). It is recorded that the labourers at Bockleton were able to rent their cottages from the estate, but offer their labour freelance (WRO: BA 8901/7, 705:365). This may, however, have changed after 1866 when Mrs Prescott bought the estate, as she was advised by her agent that to secure labourers for the estate she would have to provide housing for them (see above) and it is probably for this reason that Grafton Hill Cottage was eventually taken into the Bockleton Estate. The tenancy and pattern of lease and sub-letting of the cottage is complex and the documentary research was unable to discover the complete history of the site, though an in depth study of all the estate ledgers and record books may shed further light; this however was clearly beyond the scope of this project. It is clear that the cottage, and also Coldheart Cottage were leased with orchards and garden plots and it is likely that these became the valuable commodity rather than the accommodation, this may be inferred when Grafton Hill Cottage was rented in the mid-20<sup>th</sup> century as Grafton Hill Garden.

From a typological perspective, the cottage is not unique, though it is rare due to its relatively unmodernised state. There are many examples of similar buildings. These cover an area from Bringsty Common, across the Bromyard and rural Leominster areas and deep into Herefordshire, with many Welsh cottages following the same plan form of 2 up – 2 down, with entrance into the parlour, inglenook with external stack and a lean-to back kitchen. This tradition seems to have spanned the 18<sup>th</sup> century and continued well into the 19<sup>th</sup> century.

## 5. Conclusion

*The results of the historic building recording at Grafton Hill Cottage determined that the cottage was most likely built during the early decades of the 19<sup>th</sup> century for rent to a local agricultural worker. The site was then surrounded by larger farms, which by 1866 were all incorporated in the Bockleton Estate and it appears from evidence within rent books for the estate, that the cottage was bought into the holding a few years later. The cottage was originally known as Coldheart Cottage, which has confused the history a little as the adjacent cottage was also called Coldheart Cottage, as it still is today. The cottage was let to a series of tenants and often sub-let, seemingly as the attached orchard was a valuable commercial commodity.*

*The small 2-up 2-down construction is in the local vernacular, built of locally sourced stone with an attached brick built lean-to; the bricks possibly deriving from the Bockleton Estates own brick kilns. The evidence suggests that the structure is likely to be of one phase, with only minor alterations over the following 200 years.*



## 6. Acknowledgements

The author would like to thank Miss C. Thomas, who owns the property. The author would also like to thank David Hughes of McCartneys, Leominster, for his help and supplying the excellent plans and elevations, which were produced by McCartneys Survey Department and form the basis of Figures 6 and 7. Thanks are also due to Emma Whinton-Brown of the National Monuments Record, Mike Glyde, Planning Archaeologist, Worcestershire County Council and Robin Whittaker and the staff of Worcestershire Records Office.

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Plate 1: View to the north-west (scale 2-metres)



Plate 2: View to the north-east (scale 2-metres)





Plate 3: View to the south-west (scale 2 metres)



Plate 4: Eastern gable end (scale 2 metres)





Plate 5: Western gable end (scale 2-metres)



Plate 6: Ground floor window (red on scale 50 centimetres)





Plate 7: Upper window stay



Plate 8: Door in the southern elevation (scale 1-metre)



Plate 9: The bread oven wall against the chimneystack (scale 2 metres)



Plate 10: The southern wall plate





Plate 11: The roof space looking west



Plate 12: Upper partition door looking east (scale 1-metre)





Plate 13 and 13a: The stairs



Plate 14: The pantry looking south (scale 1-metre)



Plate 15: The passage / hallway looking north (scale 1-metre)



Plate 16: The parlour looking west (scale 2 metres)



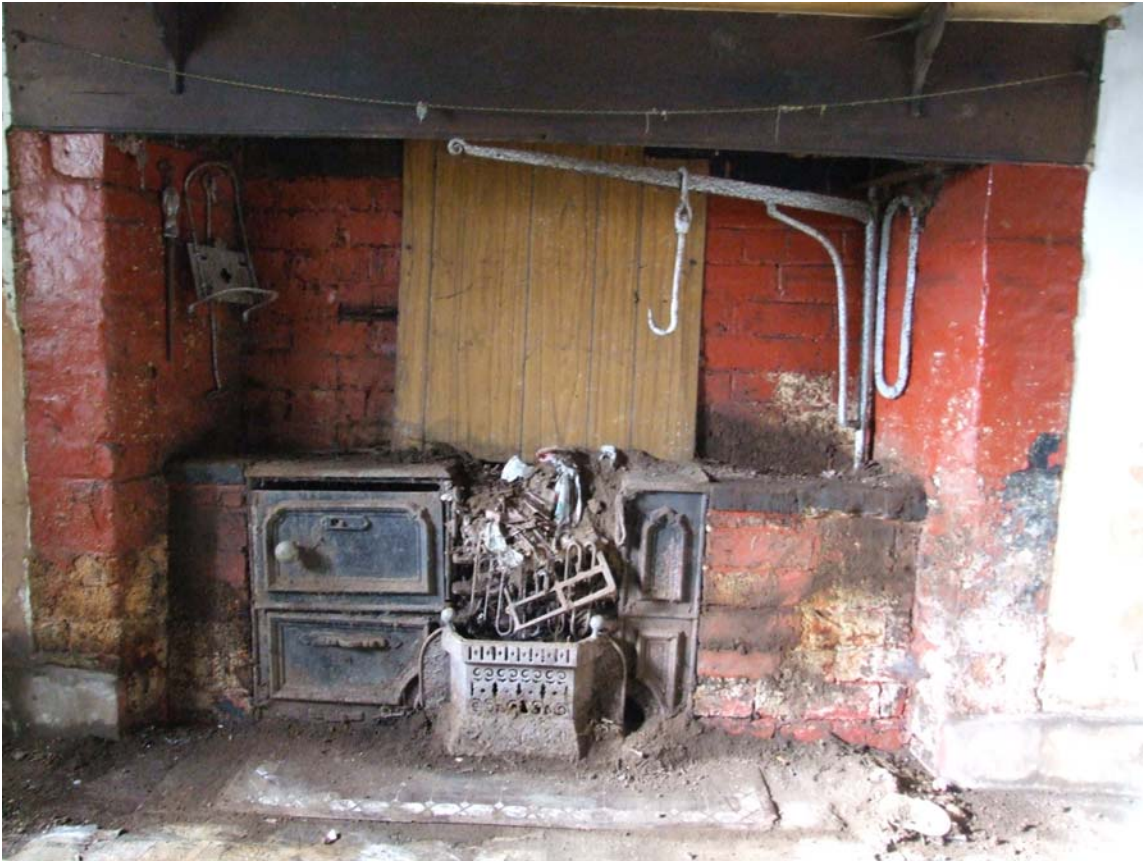


Plate 17: The range and chimney crane



Plate 18: The fire tools



Plate 19: The spice cupboard



Plate 20: Bread oven and boiler at the western end of the lean-to (scale 2-metres)





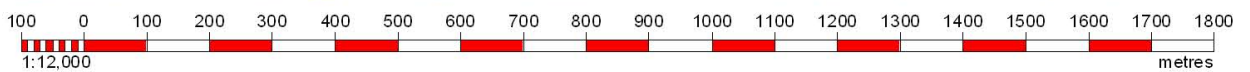
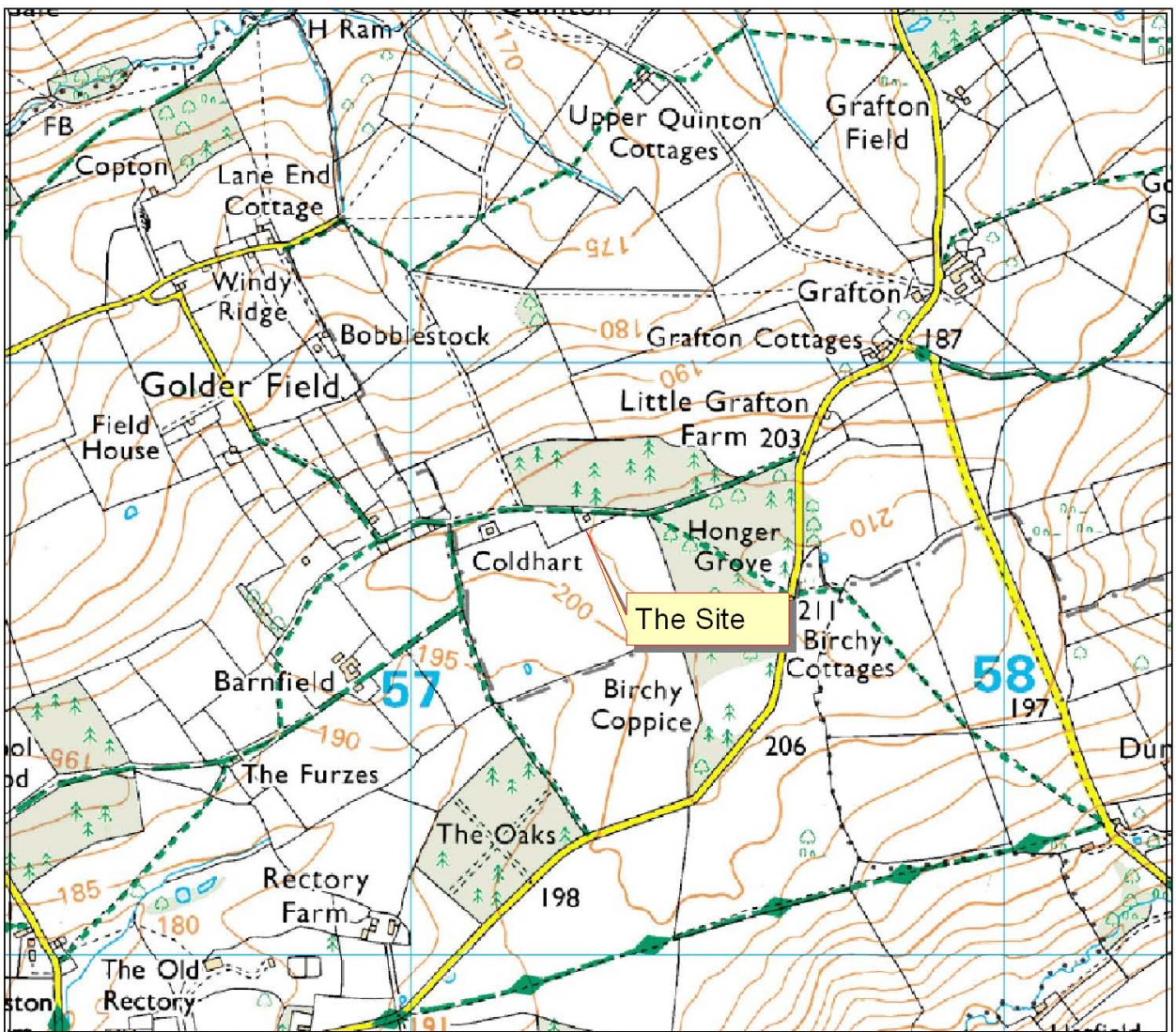
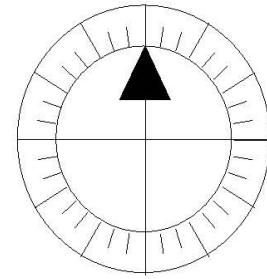
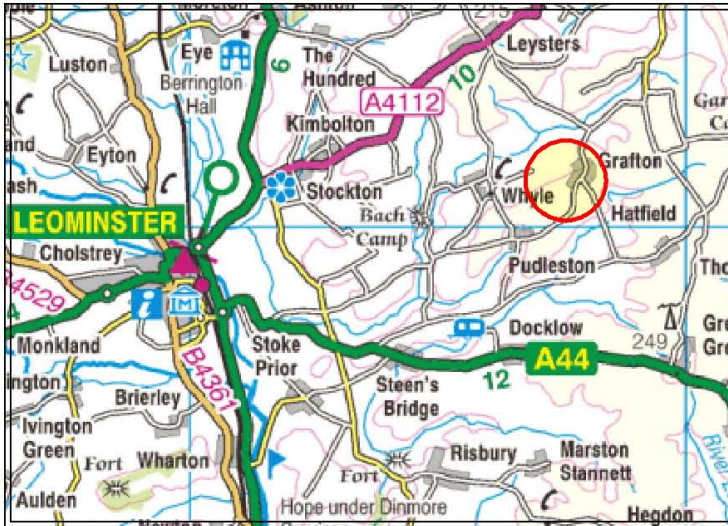
Plate 21: The pig cot looking north-east (scale-1 metre)



Plate 22: The water pump



# Figure 1: Location of the Site

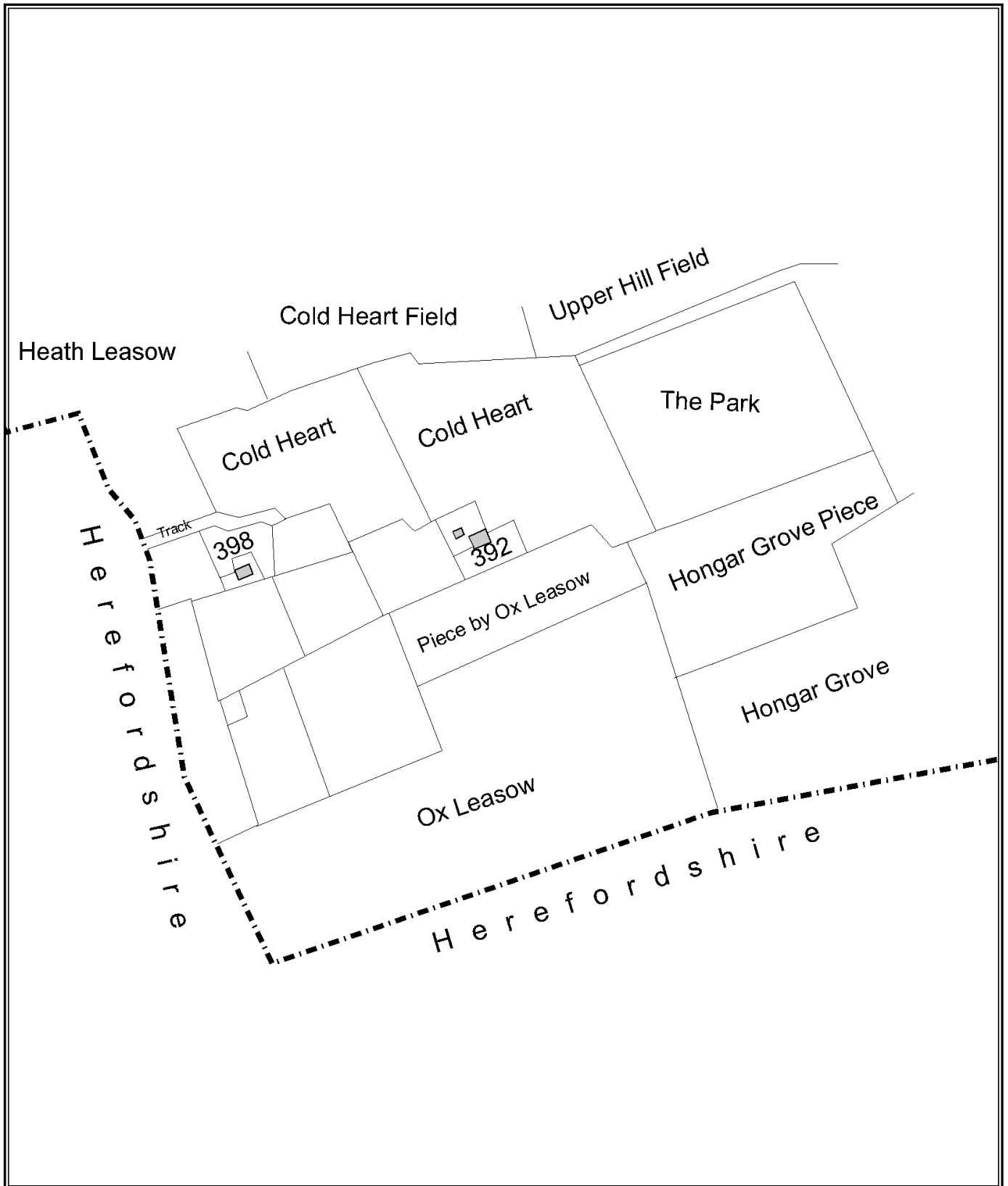


Location of Grafton Hill Cottage, Bockleton

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Figure 2: Sketched Extract from the Tithe Map (1843)



Based on BA 10,654, r899.1014, annotated copy of the Bockleton Tithe Map compiled by Mr [redacted] in 1991, held at Worcestershire Records Office.

Scale unknown.

**Reference: -**

392 Now known as Grafton Hill Cottage

398 Coldheart Cottage

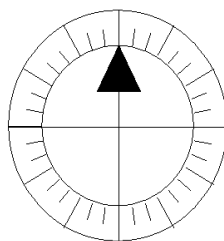
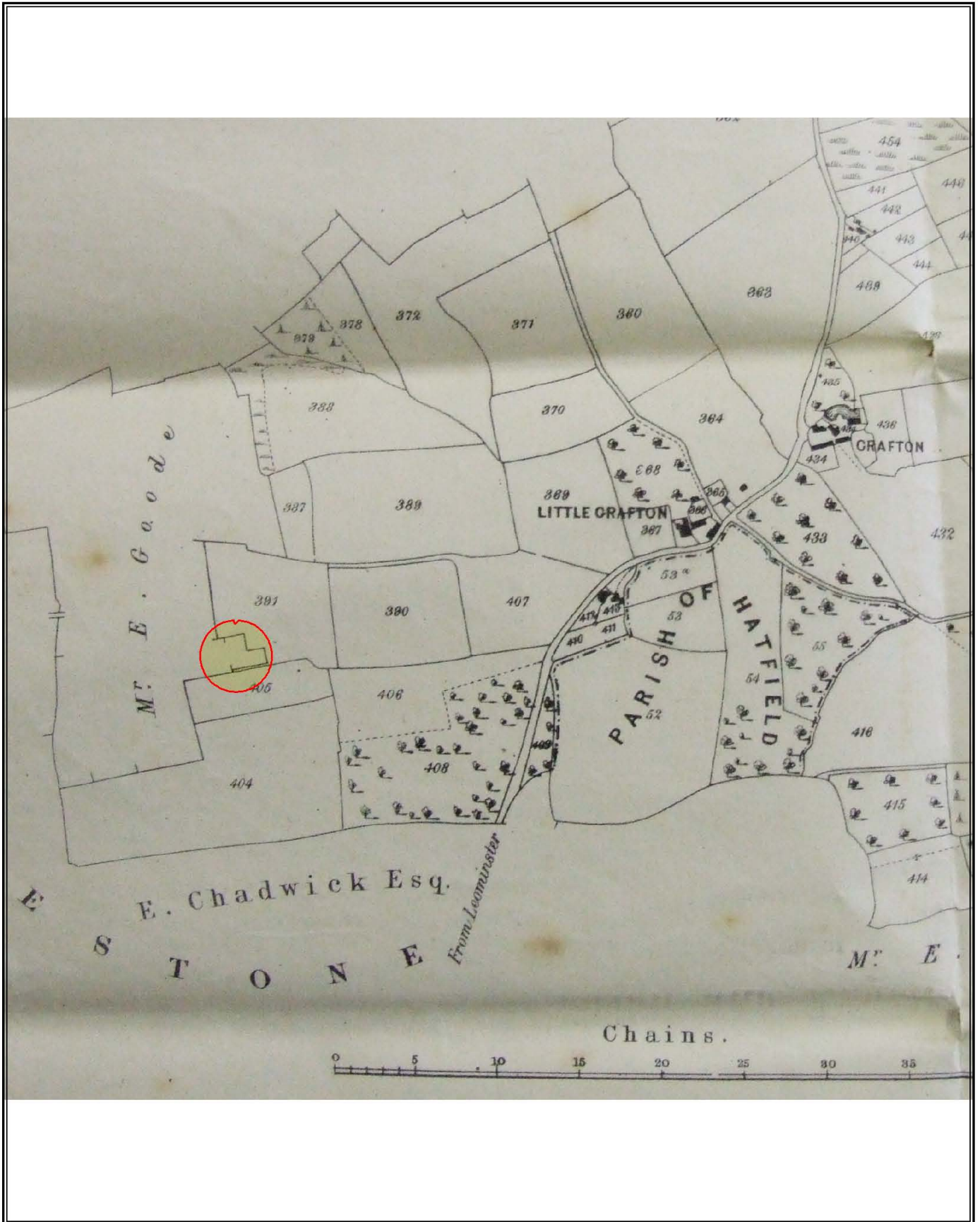




Figure 3: Extract from a Plan of the Bockleton Estate (1865)



From BA 8901/4, 705:365 held at  
Worcestershire Records Office.

The cottage is not shown but its location is  
highlighted

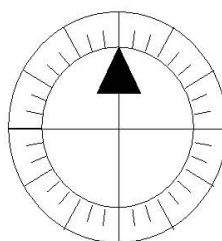
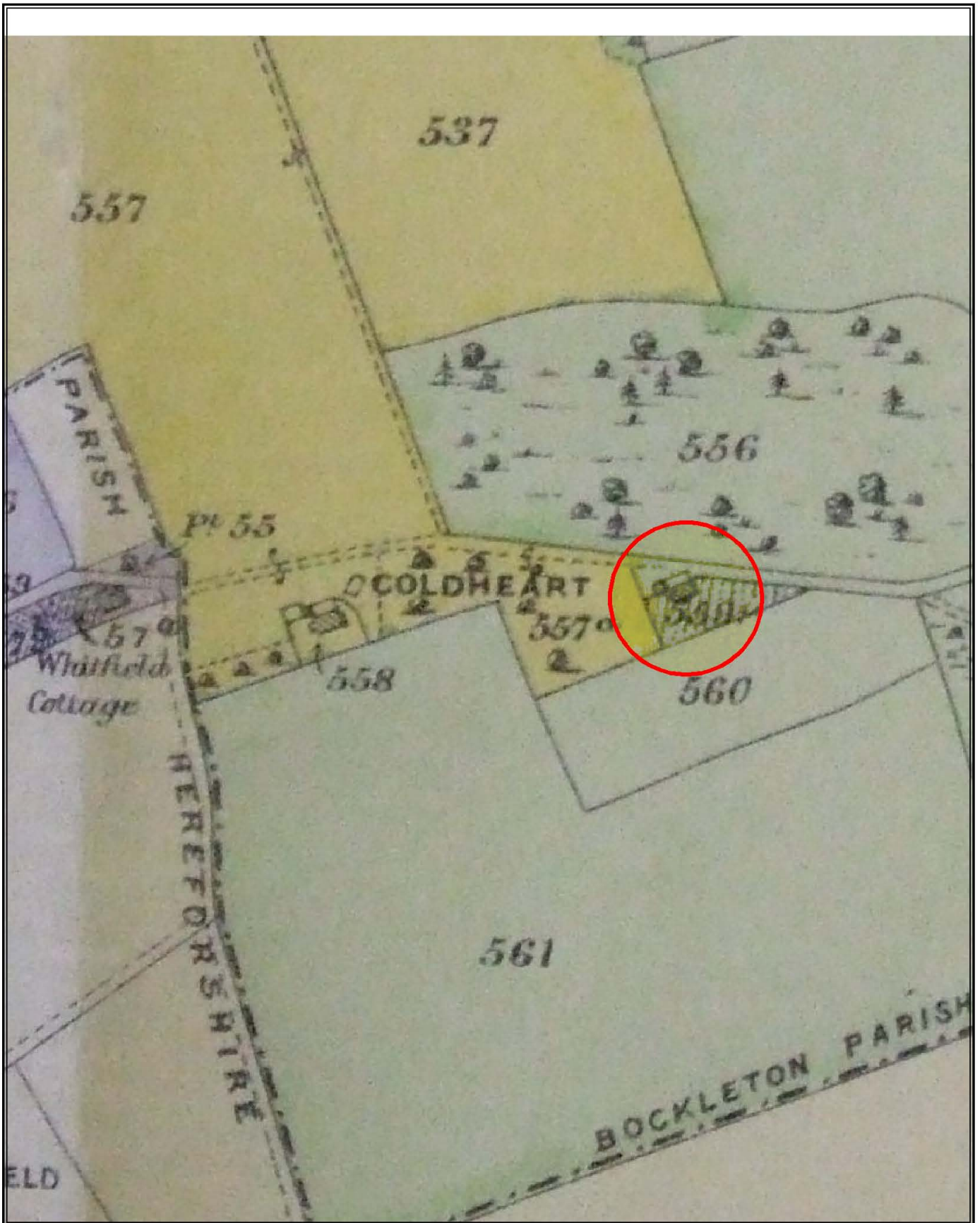


Figure 4: Extract from a Plan of the Bockleton Estate (1905)



Taken from a plan included in The Particulars, Plans and Conditions of Sale of the Bockleton Estates in the Counties of Worcester & Hereford. Messrs Farebrother, Ellis & Co., Surveyors and Auctioneers (dated 1905).

Courtesy of the National Monuments Record, reference SC 01259

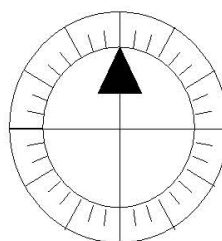
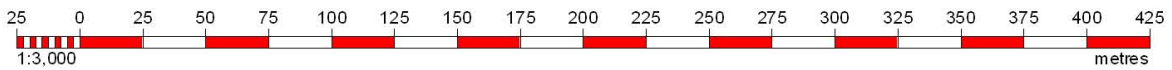
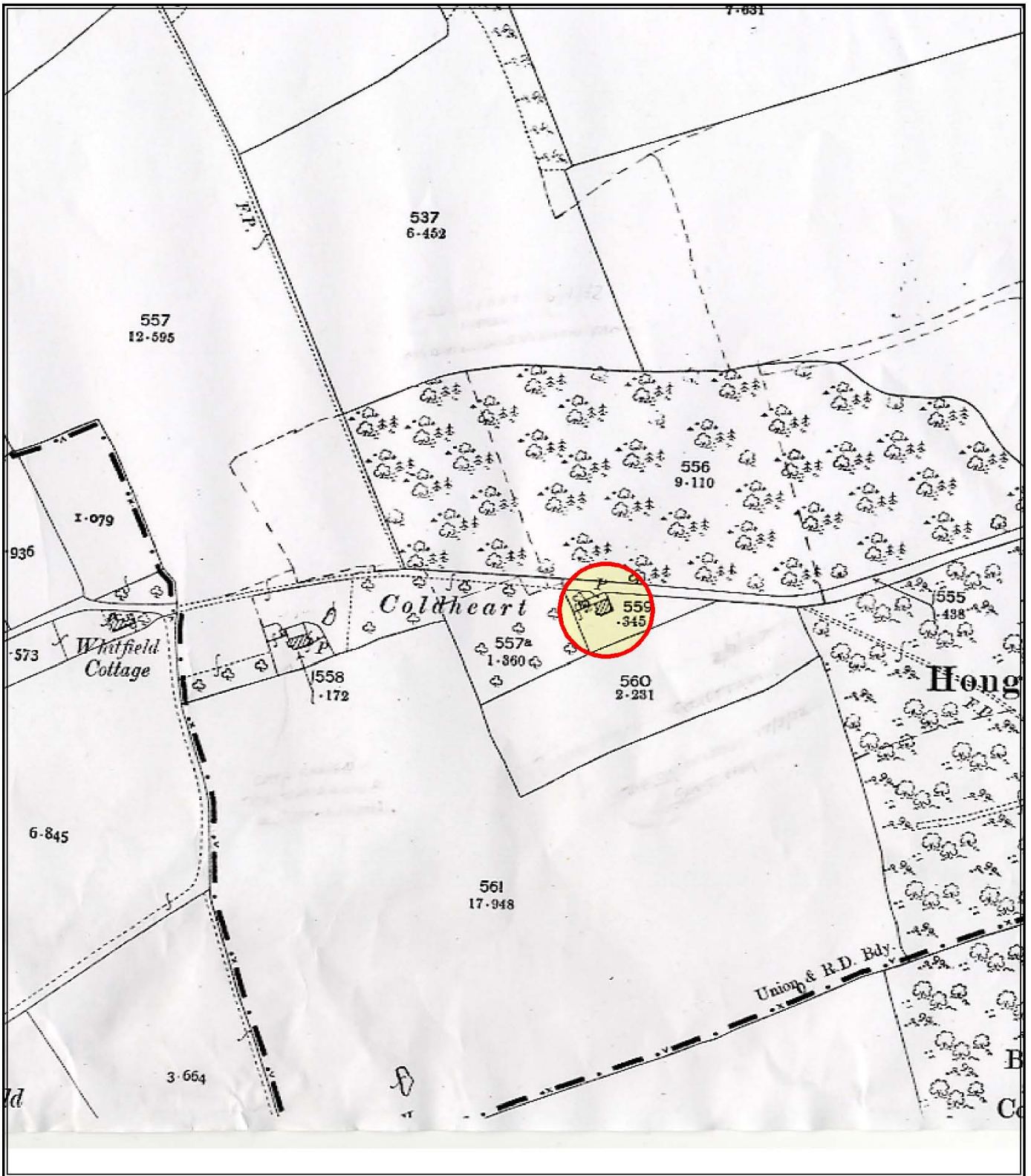
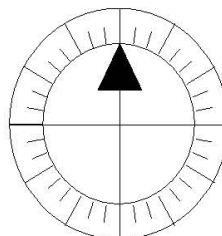




Figure 5: 2nd Edition Ordnance Survey (1905)



The 2nd edition Ordnance Survey map with the site circled



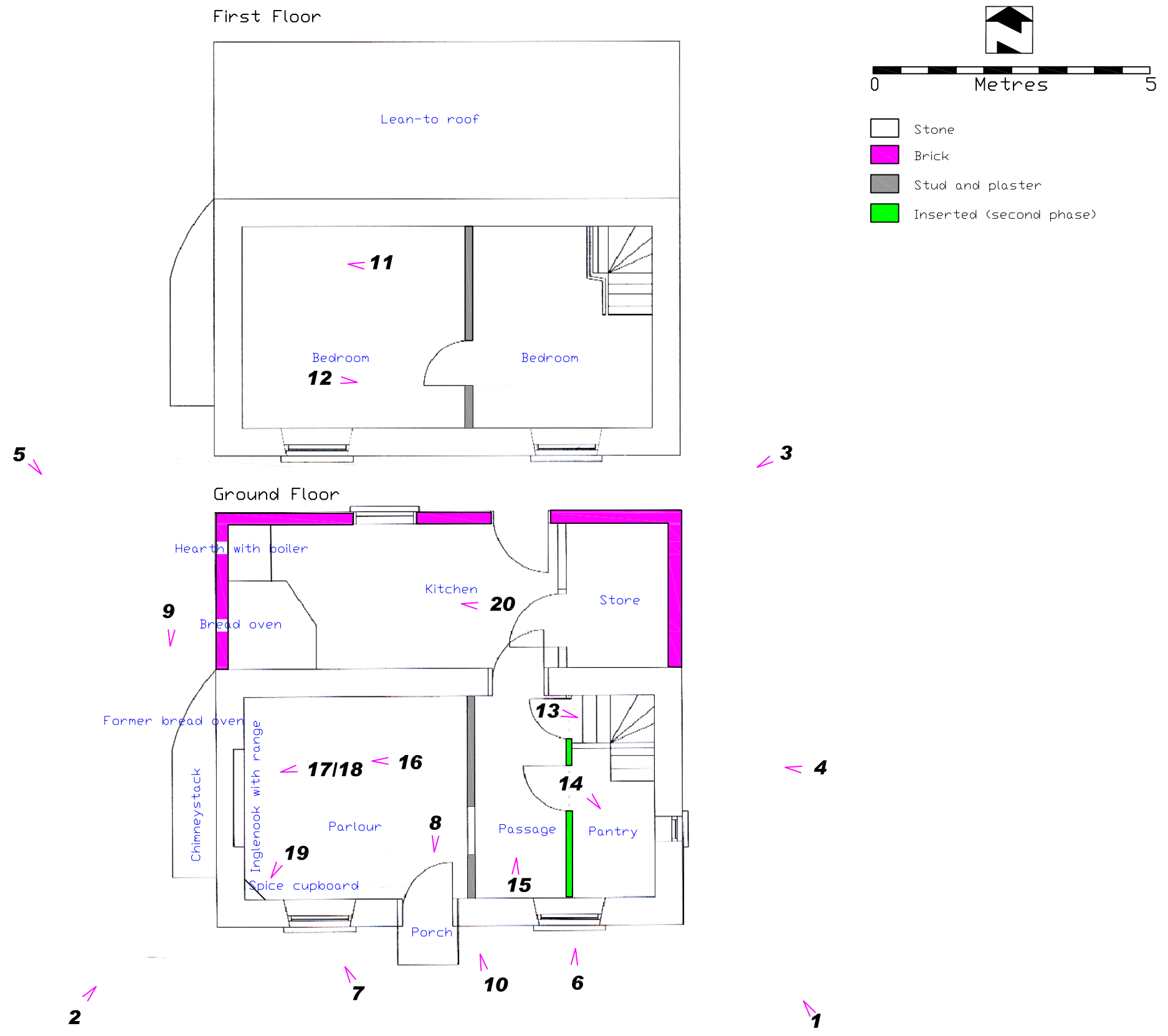


Figure 6: Plan With Phasing and Photograph Directions in Report.



Figure 7: The Cottage Elevations