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An Historic Building Recording at Hampton Farm, Hampton Lovett, Worcestershire



A report for Simcra Construction Ltd.

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> Project: PJ 103 WSM: 32515

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1. Project Background

1.1. Location of the Site

Hampton Farm is located around 3 kilometres to the north of Droitwich, on the eastern side of the A442 Droitwich to Kidderminster road at Hampton Lovett (Figure 1). Hampton Lovett is probably best described as a small sprawling village overshadowed by a modern industrial estate. Hampton Farm is approached from the west via a narrow bridge over the former Great Western railway line, which now carries passengers between Kidderminster to the north and Worcester to the south.

1.2. Development Details

A planning application was made to Wychavon District Council for conversion of existing farm buildings at Hampton Farm to provide domestic accommodation (reference W/03/0373). The planning process determined that the proposed development was likely to affect a building listed on the County Sites and Monuments Record (WSM 27962). The project brief also indicates that the building is listed Grade II. As a result, the Planning Archaeologist, Worcestershire County Council, placed a 'Programme of Building Recording' planning condition on the application, for which a brief of work was written (WHEAS 2003).

1.3. Topography, Geology and Archaeology

Hampton Lovett lies on a plateau of land around 55 metres above sea level. The rivers and brooks of the area flow down into the Salwarpe Valley to the south. The Elmbridge Brook flows around 400 metres to the south marking the limits of the parish boundary. When Pitt compiled his General View of the Agriculture of Worcestershire in 1813, he noted that the rich well-drained soils were ideal for pastoral farming. There was an abundant supply of hay produced in the area, the surplus of which was exported further down the River Severn and by canal into Staffordshire (Pitt 1813, 7). The soils are slightly acidic and are from a parent material of Lower Lias and Keuper Marl (Stamp 1944).

The Worcestershire County Sites and Monuments Record indicates that the fields directly adjacent to the south of Hampton Farm are designated as the site of a shrunken village (Figure 2), probably abandoned during the medieval period (WSM 01251). The observation is based on various similar earthworks in other locations, some of which have been excavated or proven to be medieval through documentary research. There are further indicators to the medieval past of Hampton Lovett in the immediate vicinity. Fabric survives in the parish church from the 12th century (WSM 02400); an earthwork south of the farm and close to the railway may also be from the medieval period (WSM 08065). It has been suggested as the site of a castle motte. The village is located within an area of remnant ridge and furrow (WSM11929; WSM 23110), serving testimony to the village's agrarian past (Figure 2).

1.4. 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 (WSM 27962). The brief of works states that:

Farms, farmsteads and the agricultural buildings that form them, are an integral and significant part of Worcestershire's historic environment. The architectural qualities add greatly to local distinctiveness and provide a tangible reference to the counties past agricultural heritage (WHEAS 2003).

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 building prior to its conversion.

2. Methods and Process

2.1. Project Specification

- □ The project conforms to the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (IFA 1999).
- □ The buildings were recorded to a Level 1 as defined by the Royal Commission for Historic Monuments of England (RCHME 1996).
- The project conforms to a brief prepared by the Planning Advisory Section, Worcestershire Historic Environment and Archaeology Section, Worcestershire County Council (WHEAS 2003) and for which a project proposal and detailed specification was produced (Cook and Williams 2003).
- □ Mercian Archaeology adhere 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 complex within its topographical setting. This was to consist of both written and photographic records. The results of the fieldwork were to be used to produce a report chronicling changes and development within the building complex 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 ascribe function and use to individual spaces within the complex.

2.3. Background Research

Prior to the commencement of fieldwork all the relevant available cartographic sources were consulted. A full search of the Worcestershire Sites and Monuments Record (SMR) was commissioned and various archaeological reports were consulted.

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 the Parish of Hampton Lovett (1839)	WRO BA1572 x760/313
Ordnance Survey 1 st Edition 6". Worcestershire Sheet XXII. N.W (1888)	WRO BA9259
Ordnance Survey 2nd Edition 25". Worcestershire Sheet XXII.9 (1903)	WRO BA5879 x899:156.71
Ordnance Survey 3rd Edition 25". Worcestershire Sheet XXII. N.W (1927)	WRO BA5879 x999:156.71
Ordnance Survey (1965) 1:2500	Plan SO 8866 and 8966

Other Sources

Source	Reference Number
Greenwood, C and J (1822). Worcestershire: A Topographical Description	WRO BA11,561/4: b705:1255 Parcel 4
Hodgkinson, H.R (undated). Notes on Hampton Lovett	WRO BA11,561/4: b705:1255 Parcel 4
Plan and Sections of Proposed Oxford, Worcester and Wolverhampton Railway with Reference Book	WRO BA338: 161 b95-1 and 3

Other sources used are referenced within the report.

2.4. The Fieldwork Methodology

The building recording was undertaken on 29th and 30th April prior to any clearance work taking place at the site.

The photographic survey was carried out using both monochrome and colour print film. A 2-metre scale was used where possible.

For ease of recording and to conform to Mercian Archaeology building recording policy, the complex was split into individual units. Each unit was given a record number (Building 1 to 8).

The term 'building' is used to prefix the record number, although the numbered space was not necessarily an individual and separate building and may have been a space within a building defined by partition walls and with a separate function.

The buildings were recorded as labelled (Site Drawing 1). Proforma Building Record Forms were used 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 Results

The Fabric Survey

The Farm Complex

The brick built farm buildings complex originally formed the northern and part of the eastern range of a series of buildings arranged around a central farmyard (Figure 2). The remaining buildings on the opposite (southern) side have already been converted to provide private accommodation.

The site is noticeably raised on a platform, with the approach from the south over a metre lower. There are a series of modern farm buildings and sheds on the northern side of the complex; these probably date from the 1960's onwards (Plate1). All the buildings are now redundant.

Building 1

Building 1 would have functioned as a loosebox or housing for young cattle. There are pens attached to the outside of the building where the young animals would have had freedom of movement.

Like all the buildings within the complex Building 1 is mass built of brick and mortar (Plate 2). The bricks are of handmade orange-fired clay, probably locally sourced. The brick sizes were generally $9 \frac{1}{4}$ " by $2 \frac{3}{4}$ " bonded in a Flemish style with three rows of stretchers to each row of alternate header and stretcher. The bricks are bonded with a sandy mortar. The roof is pitched with a hand-made clay tile covering.

The building is divided into three bays by single brick partition walls. The middle bay is open to the north side, the roof supported on a beam carried by a central brick pier spanning the opening (Plate 3). The lower half of the pier has chamfered corners. The chamfering is commonplace in buildings where animals are housed, as sharp edges may cause injury as they pass by. The easternmost bay was originally open on the north side, but has been enclosed with a breezeblock front wall and a heavy metal animal gate, there is breezeblock reinforcing inside the space. It is possible that this was lately used as a bullpen. The westernmost bay opens into an enclosed yard to the south. This is covered by a modern lean-to corrugated iron shelter shed.

In the wall of building 2, onto which building 1 butts, the arched drain exit can be seen, demonstrating that this was once the east elevation external wall of Building 2 (Plate 4). The drain has now been diverted to exude into a sump alongside the external northern wall of building 1.

Building 2

Building number 2 is a long narrow cowshed aligned at right angles to building 1. The building is two storied and the upper storey would originally have been a hayloft, there are pitching eyes at upper floor level on the eastern and western elevations and in the northern gable end (Plate 5). The hay would have been pitched up from the carts and then fed to the animals from above. The northern and eastern pitching eyes have been bricked up and a stanchion from the modern shelter-shed on the western side has obscured the other eye making access to the upper floor impossible.

The building is constructed on a concrete raft with walls of orange brick measuring 9" by 3 ¼" bonded in a sandy lime mortar. The brickwork is of English bond with alternate courses of stretchers and headers. The pitched clay tile roof rises above a dogtooth cornice. There are windows and a door along the passage side of the building below segmental brick relieving arches.

The internal space is divided by seven double feeding stalls with iron partitions and concrete feeding troughs, allowing 14 animals to feed at the same time (Plate 6). The upper floor is raised on four bridging beams, probably of oak, each measuring around 0 .30metres square with chamfered edges. The southern most beam has unused mortises cut into one side for joists. It is likely that these sockets were cut into the wrong place rather than the beam being re-used from elsewhere.

Building 3

Building 3 has been butted into the apex between buildings 1 and 2. The building is constructed from brownish-orange bricks measuring 9" by $2 \frac{7}{8}$ " with an asbestos cat slide roof. The building is elevated and approached by steps from the east side.

Internally there are remains of milk processing machinery, indicating the buildings former use as a processing room. There is a door leading into Building 2 (an original external door to Building 2) and a door off to the west into Building 4.

Building 4

Building 4 has lately been used as a mechanised milking parlour. There is a tandem-milking pit centrally in the space (Plate 7). There were two doors in the southern elevation, one at either end. The westernmost has been bricked up but the eastern door is open. Cows would have been brought in one end, milked and would exit at the other end. The westernmost door has cut through an original window, and the door associated with the original build is central along this wall. The modifications would have been carried out when the tandem-milking plant was installed post 1960.

The construction is of bricks measuring 9" by 3 ¹/₈" in an English bond with alternate courses of headers and stretchers and a dentilated cornice. The roof is extended from Building 3 with the same asbestos covering and profile. The floor is now concrete. There are sliding doors

leading to Building 5 at the western partition wall. Modern steel framed cowsheds have been built up against the building on the southern side.

Building 5

Building number extends from Building 4 and is essentially part of it. This suggests that the partition wall between 4 and 5 is a later addition, probably from the same date as the insertion of the milking infrastructure. The building has lately been used as an animal house, probably for calves, but it seems likely that originally buildings 4 and 5 formed one long cow house (Plate 8).

Building 6

Building 6 has been inserted into the space between buildings 5 and 8. It is constructed of reddish bricks measuring 9" by 2 ³/₄" in a sandy mortar. There is a blocked in door on the southern elevation and a slatted vent. The dentilated cornice is carried through from Building 5. The floor is of concrete and the roof asbestos clad.

The space appears to have been used lately as a feed store (Plate 9).

Building 7

Building 7 is a storeroom attached to the northern elevation of Building 6. It is constructed of 9" by 3" bricks in an English bond of alternate header and stretcher courses, with a flat roof. This building was lately used as a store.

Building 8

Building 8 is a three bay threshing barn (Plate 10) with a loft over the western bay. There are a pair of opposed cart-doors in the central (threshing) bay below elliptical brick arches. The barn is built of 9" by 3" orange bricks in a limey mortar with evenly spaced ventilation holes. The western elevation is of corrugated iron nailed to timber posts above a sill beam and brick plinth (Plate 11), the bricks here are thinner than those of the main barn and measured 2 ³/₄". The sill beam is reused and has a mortise with the remains of a tenon and peg on the external face and a further tenon at the northwestern corner. The sill is made of two sections scarf jointed together

The floor is of brick with stone flags in the central threshing bay. This is where the threshing or 'thrashing' process would take place to separate the wheat from the chaff, or the grain from the stalks of the crop. This process involved thrashing the crop on the floor with hand flails. After the separation had taken place, it would be thrown into the air to separate the chaff. This was known as winnowing and a through breeze would aid the process as the heavier grain would fall to the floor and the waste would be blown away. It has been logically suggested, that for this reason the barn, which was the most important building on the early farmstead, would be aligned to take advantage of the locally prevalent wind (Wade-Martins 1991, 167). However, little research has been carried out with respect to this suggestion. Winnowing was a lengthy process and may have taken several weeks to complete. An outlet for a mechanical shaft noted in the northern wall of the eastern loft, suggests that an external steam engine was being used at some stage in this area, probably to power animal feed processing plant.

The roof is asbestos clad with a gable at the western end and a hipped gable at the opposite end. The roof trusses are of twin queen posts bolted to tie-beams and the purlins are clasped between collars and the posts. Each truss is strengthened with braces. The trusses were of a type common in the 19th century and would have been mass-produced (Plate 12).

The loft above the eastern bay is approached via an internal ladder. It was deemed unsafe to go into the upper floor so observations were made from the lower rungs of the ladder. There were

a series of sacks hanging on hooks on the upper level (Plate 13). In the rafters at the edge of the loft there is an in-situ wooden sack hoist (Plate 14).

There are a pair of pitching eyes at first floor level on the northern elevation. This suggests that there was also a loft above the western bay. This must have been a freestanding timber platform.

The Documentary Research

The earliest available map was the 1838 Tithe Apportionment map for the Parish of Hampton Lovett. The relevant extract of this was traced and is reproduced in Figure 3. It shows that prior to the construction of the Great Western Railway, Oxford, Worcester and Wolverhampton branch line around 1850, there were further buildings on the west of the site. The map shows what appears to be another building, possibly a barn, with an attached horse gin engine house. The rounded walls indicate that the building housed a horse gin that would have been driven to power various machinery, possibly including a 'threshing machine', suggesting this building may have been an earlier barn.

There was an 'L' shaped range of buildings in the footprint of the recorded buildings. It appears that the barn (Building 8) had not yet been constructed.

The 1st edition Ordnance Survey sheet dating to 1888 (Figure 4) indicates that by this time the barn had been built and it appears that it had a projection off at the western end. The railway had been driven through the landscape and altered the western boundaries of the farm. The engine house and small buildings on the west had gone.

The 2nd edition Ordnance Survey sheet of 1903 (Figure 5) shows buildings added at the west, east and southern elevations of the complex. On the west, a small rectangular building has been added to the west elevation of the projection off the barn. To the east, two bays have been added to the eastern end of Building 1.

The 3rd edition Ordnance Survey map dated to 1927 (Figure 6) shows the subject buildings to be on the same footprint as in 1903. The Dutch barn on the north side of the complex had now been built. This barn did not form part of the building recording.

The Ordnance Survey 1:2500 map dating from 1965 (Figure 7) shows that by this time the buildings followed the same footprint as in 1927, with the exception that the location of Building 3 is depicted. Building 7 is still not recorded. The demolition of the extra bays at the eastern end, the barn projection and annexe were therefore carried out after this date.

It is noticeable, especially on the Tithe Map, that the area is liberally dotted with ponds (Figure 3). Many of these are no doubt former clay pits. At the time of the 1st Edition Ordnance Survey Map (1888) the field directly to the north of the farm complex was known as 'Margaret's Pit', giving reference to the former use of the field (WRO 11,561/4: b705:1255 parcel 4). It seems likely that clay extracted from the local pits was used to make the handmade bricks of the earlier phases of the building at Hampton Farm. The later 3" bricks are mechanically mass produced items.

4. Phasing of the Buildings and Dating

Discussion of the Dating Evidence

Accurate dating of farm buildings is often problematic as dateable architectural features are often changed, modified or re-used. It is more pronounced with commercial buildings than in domestic architecture. It may also be that domestic architectural style takes longer to manifest within the fabric of buildings reserved for animals.

Prior to 1730 bricks were generally up to $2\frac{1}{2}$ " thick and between 1730 and 1784 bricks were generally $2\frac{3}{4}$ " thick. In 1784 the brick tax was introduced. The tax was levied according to the number of bricks used, consequently there was an increase in the size of bricks, some being as large as 10" by 5" by 3", but generally mass produced bricks were 3" or more thick from this date (Trent 1960, 225; Barrett 1997, 2-22). Although it has to be stressed that stockpiled bricks would have been used and bricks may also have been re-used, as is still the case today.

Building 6 and the western plinth of the gable end of the barn (Building 8) are constructed from hand-made 2 ³/₄" bricks, notably redder than the rest of the brickwork on the site. The bricks according to the typology therefore, date from 1730-1784. However, the plinth of the barn gable must have been constructed of re-used brick, as the barn can be dated from map evidence to around the mid 19th century. It is possible that the projecting building that attached to this gable of the barn, as shown in Figure 5, was constructed first and the barn built into it. The building would still have been of re-used bricks, as it does not appear on the Tithe map of 1838, some 55 years after bricks of this size were no longer made according to the typology. Unfortunately, there is now no trace of this building on the ground from which to draw evidence.

The 1838 Tithe Map shows a building in the footprint of Building 6, but this may have been a walled yard or piggery rather than a roofed over building. Building 6 has been inserted between the barn (Building 8) and the cowhouse (Building 5). The butt joint between Building 5 and 6 can be seen on the south elevation and the cornice of Building 5 has been extended into Building 6. The ventilation holes in the east gable wall of the barn were then bricked in, as they no longer served any useful purpose.

The evidence outlined above indicates that buildings dating from the mid 18th century were demolished and bricks from them were re-used in the building that once attached to the west end of the barn. The barn was then built onto this building, which was later demolished (after 1965) to make way for a modern pre-fabricated farm building (not part of the survey). The re-used sill beam resting on the plinth at the west end of the barn is probably from the same demolished buildings. Although it uses pegged joints, there is no reason to suspect the beam is earlier than 18th century in date.

The survey results suggest that Building(s) 4 / 5 butts onto Building 2, suggesting Building 2 is earlier, although this can be by only a short period. Both were built after 1784 according to the brick typology. Both appear on the Tithe Map of 1838, suggesting a late 18^{th} / early 19^{th} century for both.

Building 1 is later than Building 2 as it butts onto it. The arched drain outlet in the base of the west elevation of Building 2 shows that this was originally an external wall. Building 1 is not shown on the Tithe Map of 1838 but has been built by the time of the 1st edition Ordnance

Survey edition of 1888. This shows the problems with dating by typology alone, the bricks of the building being 2 ³/₄" thick would suggest an earlier date. The bricks of Building 2 suggest a post 1784 date.

The asbestos roofing must have been installed in the 1960's. It is likely that the range of buildings (1, 4, 5 and 6) originally had a pitched clay tile roof. The demolished buildings at the eastern end, shown on maps from 1927 may have been piggeries. The evidence for this is that the end gable of Building 1 appears to be an original external wall. The piggeries would have been of low walls butting onto the structure of Building 1. This is hypothetical and the evidence is inconclusive.

Using the evidence available and the results of the survey, the following phase analysis has been produced (see also Site Drawing 2):

PHASE	BUILDING	DATE	MAP FIGURE
	Demolition of buildings	Two buildings shown on the 1838 Tithe Map on the west of the site go before 1888. Bricks from these may have been reused to build western projection of barn (Building 8) and (Building 6) between 1838 and 1888	Figure 3
Ι	Building 2	1784 - 1838	Figure 3 - 7
			Plates 4 - 6
Π	Building 4 / 5	Later than but fairly close to the date of construction of Building 2	Figure 3 - 7
			Plates 7 - 9
III	Building 1 Building 8	Both built after 1838 and before 1888. There is no relationship and one cannot be placed before the other from the evidence. The $N - S$ Projection at east end of barn also added around this time	Figure 4 - 7 Plates 3, 10-14
IV	Building 6	Before 1888, but later than Buildings 1 and 8	Figure 4 - 7 Plates 9
V	Building 3	The outline appears on the 1965 Ordnance Survey Map, but this may represent the concrete base	Figure 7 Plates 15
	Demolished	? Piggeries at the west of Building 1 are demolished after 1965as are the projections at the west end of the barn	

VI	Building 7	Post 1965	

5. The Buildings in Context

The present Hampton Farm dates from the late 18th or early 19th century. It is not known if this was the first farm complex on the site. The current buildings are built on a distinct raised platform that may hide evidence of earlier activity.

The farm has been located to take advantage of the fertile well-drained soil that Pitt referred to in his 1813 view of Worcestershire Agriculture. It is clear from the evidence that dairy cattle have been kept for some time. The existence of a barn suggests that arable farming was also carried out over a long period.

Prior to 1938 the farm complex appears to have been largely unplanned. The buildings are spread out and it seems as if they were simply constructed where there was space. Between around 1740 and 1850 there had been a rapid change, modernisation and improvement to agricultural practice; a period often referred to as 'The Agricultural Revolution'. The results of the survey show that it was during this period that the farm was remodelled into an efficient working unit with central farmyard and buildings clustered around. The new methods and technologies of that period meant that there was increased productivity and money available to spend on infrastructure. This infrastructure was required for the farm to remain competitive. Steam power began to replace horsepower and manual labour. This probably resulted in the abandonment of the (probable) Horse Gin House at Hampton Farm.

Around 1870 there was a reversal in agricultural fortune and a general decline and depression set in (Banister 1994, 50) and it seems this is reflected at Hampton Farm where the building layout remained relatively static well into the middle of the 20^{th} century.

The high farming of the mid Victorian period was a response to increasing demand for food by a growing population. The farmstead became an efficient production unit that may be likened to a factory production line. Locating buildings around a central yard meant that all the agricultural practices could take place close to other practices upon which, they were dependent. The animal feed would be processed next to the animals, the manure could be easily collected and piled centrally, cart sheds were where the carts were needed and the farmhouse would be close bye.

6. Condusion

The results of the historic building recording could not find evidence of farm buildings dating from the 18^{th} *century, although the complex is built on a raised*

platform that may be hiding evidence of earlier occupation. The present farm complex at Hampton Farm developed from an agglomerated collection of buildings, which appear to have been built piecemeal after the construction of the current farmhouse around 1780-1800, into a planned and well-organised farmstead clustered around a central farmyard. This development probably took place around 1840 to 1860, during the 'Agricultural Revolution' when rising population created a demand for greater food production and advances in farming technology meant that the requirements could be met. The rise in profits manifested itself in improved farm infrastructure. The period after 1860 saw a rapid decline and depression in agriculture. This is reflected at Hampton Farm, where the farm complex remained static well into the 20th century.

7. Acknowledgements

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Worcestershire Historic Environment and Archaeology Section (WHEAS 2003) Requirements for a Programme of Historic Building Recording at Hampton Farm, Hampton Lovett, Worcestershire.

Figure 1: Location of the Site







Location of Hampton Farm

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Figure 2. SMR Data Plan of the Area



Extractffrom Tithe Apportionment Map of Hampton Lovett (1838). Scale approx 1:2500.

1:2,500

? Engine House and Barn

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metres





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map shows that by 1888 the barn had been added and there were further attached builings at the west.



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The 2nd edition Ordnance Survey map shows development since 1888 when the 1st edition map was published.



Figure 6. Hampton Farm, Hampton Lovett; 3rd Edition Ordnance Survey (1927)

The third edition Ordnance Survey map shows that by 1927, further buildings had been added at both west and east ends.

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Figure 7. Hampton Farm, Hampton Lovett; 4th Edition Ordnance Survey (1965)

The 4th edition Ordnance Survey map shows that by 1965 the farm complex had changed little since 1927.









Plate 1



View of the farm complex looking south



Building 1 viewed to the southwest

Plate 3



Building 1 looking south and showing detail (scale 2 metres)



Building 1 showing arched drain in bottom left corner (scale 2 metres)

Plate 5



Building 2 showing bricked up pitching eye in former hayloft



Building 2 showing animal feeding partitions (scale 2 metres)

Plate 7



Building 4 showing the milking apparatus



View from building 4, through Building's 5 and 6 towards the barn (scale 2 metres)

Plate 9



Building 6 showing the blocked up door and slatted vent



Building 8; the 3 bay threshing viewed to the southwest



The western gable of Building 8 showing reused brickwork and timber sill beam (scale 2 metres)



Plate 12

Building 8; truss above the hayloft

Plate 13



Sacks hanging in the hayloft above the eastern bay of the barn, Building 8



The sack hoist in Building 8