

HISTORIC BUILDING ASSESSMENT AND  
RECORDING AT  
MUTTON HALL FARM  
FECKENHAM LANE, ASTWOOD BANK,  
WORCESTERSHIRE

WSM 49620



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# Historic Building Assessment and recording at Mutton Hall Farm Feckenham Lane, Astwood Bank, Worcestershire

## WSM 49620

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### Summary

*An historic building assessment and photographic record was undertaken at Mutton Hall Farm, Feckenham Lane, Astwood Bank by Mike Napthan Archaeology in support of a proposed planning application for restoration and upgrading of the house and conversion of the barn. The farm house is of three bays, and substantially built in oak box-framing. There is a single storey modern lean-to to the rear, but otherwise the internal layout is little altered. There is a large brick built cellar at the western end of the house, and the upper floor is largely accommodated within the roofspace. The external main chimney stands to the south of the middle bay, there are also two later external chimneys added to the outer bays. The building is generously proportioned with large rooms and good headroom on all levels. The farmhouse was described as “newly erected” in 1738, (which generally refers to buildings constructed within about 30 years) and the form and fabric are compatible with a very early 18<sup>th</sup> Century date (circa 1690-1720). The timber framing is of traditional character and could have been executed any time between the 1660s and 1720s, but the original brickwork, most notably the cellar, plinth and main chimney base is of very late 17<sup>th</sup>-early 18<sup>th</sup> Century brick. The probable very early 18<sup>th</sup> Century origins are also evident in the higher ceilings and larger window openings than would usually be found in a yeoman farmhouse in this area in the 17<sup>th</sup> Century. The first recorded reference to the name “Mutton Hall” was in 1782. The farm seems to have remained as a fairly small holding, peaking at 80 acres in the 1860s, and most of the present traditional buildings appear to have been present by the time of the 1817 Inclosure map. The farmyard range consists of the small three bay barn, an additional two storey bay to the south possibly being the Perry Mill house which occurs as both a field name in 1817 and in the sales particulars of 1836. An open fronted bay between the barn and the roadside appears to have been a cart or implement shed. Between the farmyard and the road there is a range of slightly later buildings latterly used as cattle shelters, and apparently originally open fronted. All of the above appear to have 18<sup>th</sup> C and early 19<sup>th</sup> C origins, with later modifications. The farm buildings are certainly of local significance and of interest as a relatively rare survival of an 18<sup>th</sup> C small farmstead. There are also several later farm-buildings including a small range of mid-19<sup>th</sup> C pigsties, an early-mid 20<sup>th</sup> C lean-to building, a mid 20<sup>th</sup> C workshop, and modern buildings including a dutch barn, open sided shelter and a pair of concrete block structures now used as hen-houses.*

*The farmhouse is unusual in retaining a great deal of its original layout, and the core fabric is largely intact and in relatively good condition. There have been some areas of repair and replacement to the structural framing, but this is to be expected in a building of this date. At present it is not possible to determine whether the brick infill panels are original (or replacements for daub), but the use of 18<sup>th</sup> C brick suggests that the infill may possibly be contemporary with the framing. The interior faces of the walls are largely concealed, but there are areas that are internally lined. It is quite possible that original wall finishes survive within the building. Within the building the wall forming the western side of the entrance lobby has been rebuilt in brick of 19<sup>th</sup> C date, this wall probably replaced an original screen. Several early doors survive within the building, two are of late 17<sup>th</sup> C date, and the remaining doors mainly of late 17<sup>th</sup>-early 18<sup>th</sup> C character. The windows of the northern elevation have metal framed side opening casements of probable early 19<sup>th</sup> C date, with the exception of one recent replacement window in the*

*easternmost bay. There are no original window openings to the other elevations. The farmhouse, is architecturally significant as a rather late example of traditional timber framing, and a building rather above the general run of rural habitations at this period. Such yeoman farmhouses rarely survive locally in their original form. The building has suffered some recent and inappropriate alterations (such as the front porch and the rear lean-to) but these have been added with little impact on original fabric and are readily reversible. Inappropriate repairs have occurred at the rear of the building, and the loss of some framing members has contributed to evident structural movement of the rear wall. The eastern gable end has been extensively repaired since the 1970s, and there are recent patch repairs to the western gable. Internally the house is shabby but the building is generally sound for its age, requiring a thorough refurbishment and some updating of facilities.*

*The buildings are all in urgent need of sympathetic repair and restoration, and the removal or replacement of the more unsightly modern additions would greatly enhance the Listed farmhouse. The farm buildings, whilst still suitable for small-holding or equestrian use (with some refurbishment) are no longer suited for industrial scale modern farming methods or machinery, and it is necessary that some alternative use is found to ensure long term survival of an important farmstead group.*

## 1 Introduction

- 1.1 An historic building assessment, description and photographic record was undertaken by Mike Napthan Archaeology at Mutton Hall Farm, Astwood Bank, Worcestershire on the instruction of the landowners Mr & Mrs P Oliver (the Clients).
- 1.2 The site location is at NGR SP 0255 6190, a largely unspoilt rural location in rolling countryside between south west of Astwood Court and approximately half way between Astwood Bank and Feckenham. The farmstead was historically in the parish of Feckenham, but transferred to Astwood Bank in 1950.
- 1.3 This report represents the findings of the building assessment of the house and barn. The project was designed to provide a record of the historical and architectural features of the house and barn buildings, but a brief assessment has also been made of the farmstead as a whole. The project design was prepared in accordance with the Standard and Guidance for Archaeological Evaluations issued by the Institute of Field Archaeologists (1994). Codes of Conduct of the Institute of Field Archaeologists were adhered to, as were English Heritage guidelines, notably "Understanding Historic buildings a guide to good recording" EH 2006 .

## 2 Aims

- 2.1 The aims of the building assessment were to gather high quality data from the direct observation of the historic structures in order to provide sufficient information to establish the nature of the built resource (including significance character, extent, date, state of preservation and quality)

These aims were achieved through pursuit of the following specific objectives:

- i) to define and identify the nature of the farmhouse and the barn, and date their construction where possible;
- ii) to attempt to characterize the general development and significance of the farmstead and recover as much information as possible about the internal features and fabric surviving .

### 3 Methodology

- 3.1 Cartographic and published historical sources were searched for information relating to the site and its environs. The parish of Feckenham is comparatively well provided with historic mapping, including a 16<sup>th</sup> C map which survives as 18<sup>th</sup> Century copies (British Museum P12609 M16B1 (12) ; Fig 1). There are three early 19<sup>th</sup> C maps of the area. The later mapping primarily consists of the Ordnance Surveys of 1885 onwards. Trade directories were consulted from copies held “in house” and those held in WRO, but due to the nature of the rural location there is little directory information available. A search of the County Councils’ HER database revealed very few records. There are no records of previous archaeological fieldwork in the vicinity of the site other than a cursory visit to photograph the property. In the absence of trades directory data, a search was made for entries in the Census and the results are listed as Appendix 1. Searches at the County Record Office identified a significant quantity of deeds relating to Mutton Hall (amounting to two boxes) mainly covering the period 1781-1817.
- 3.2 The survey was conducted on 4<sup>th</sup> June 2013. A detailed photographic record was made (subject to the restrictions imposed by the building being fully furnished), and the building descriptions were compiled using the photographs as a reference. The present report is not a full building record, but highlights a number of the more significant features. No detailed or intrusive investigation was undertaken at this stage. At the time of visit the house was fully furnished which greatly restricted access and observation of the fabric. The photographic archive accompanies hard copies of this report on DVD.

### 4 Archaeological background

- 4.1 The area is not one that has received much archaeological attention. The farmhouse is recorded as WSM00098, but the record is merely a repetition of the Listed Building Description; “*Small 17th century single storey and attic farmhouse of square timber framing and whitened brick. No special features externally. 3 gables dormers. Roof: tiled - old tiles on rear slope. Interior: 1 original moulded panel oak door in kitchen. Farmhouse. 17th century with mid 19th century alterations. Timber-framed with painted brick infill, plinth and replacement walling; plain tiled roof. Three framed bays aligned east/west with probable through-passageway to east of central bay and large external chimney with tiled offsets to rear of central bay. Single storey and attic with dormers. Framing: three and four panels from sill to wall-plate; collar and tie-beam truss with four struts to collar and V-strut in apex at east gable end. North front elevation: ground floor has two 3- light 19th century casements and a 2-light 20th century casement, all with plank weatherings; three gabled dormers with 2-light casement; 19th century ledged and battened door. Interior noted as having retained its winder staircase. 19th century lean-to addition at rear encloses chimney base.*” The pump at the front of the property is also Listed “*Water pumps. Mid-C19. Cast iron. Fluted upper section; domical capping; handle missing. The name of the foundry “H INSTON” is written down the west side. A smaller simpler version of the pump is situated immediately to the west of the main pump. Both pumps stand at the south end of a sand-stone trough. The pumps are prominently situated adjacent to the main entrance elevation of Mutton Hall (qv). Included for group value*”. Nb: the smaller pump has been removed since it was listed in 1986 and only the stump remains - An 1818 Birmingham Trades Directory lists a William Inston, Pump Mkr, Lichfield St, Birmingham, but H Inston has not been otherwise traced.
- 4.2 The site appears to have been very cursorily recorded in 2010 as a photographic record was made (presumably from the roadside) and the farm buildings recorded as WSM 43754. The farm buildings were apparently recorded as all “mid 19<sup>th</sup> Century” which suggests that the survey was not undertaken by persons familiar with the dating of historic buildings. Unfortunately misleading records compiled by amateur volunteers are all too frequently accepted into the HER without corroboration.
- 4.3 As the site lay within the bounds of the Forest of Feckenham there appears to be little evidence of medieval activity in the area, though this is undoubtedly exacerbated by a lack of archaeological fieldwork. The scatter of artefacts from the Redditch area is generally slight, and this tends to suggest historically low levels of population and activity, though Feckenham village itself was an



important local centre and place of administration for the forest. There is some slight possibility of an earlier building on the present site, but the evidence for this is very limited, and mainly suggested by the re-use of framing timbers in the present building, though these may possibly have been brought from elsewhere. There was, in 1591, a small group of buildings, possibly a farmstead, around 250m to the NEE of the present Mutton Hall, but there is no other evidence of habitation in this immediate area prior to disafforestation in 1629.

## 5 Historical background

- 5.1 The property at Mutton Hall was historically part of Feckenham. The civil parish of Feckenham Urban was formed in 1894 out of the part of Feckenham parish in Redditch Urban District, and is now under the control of governed by the Redditch District Council. The ecclesiastical parish remained as Feckenham until 1950 when the farm was brought into the newly formed parish of Astwood Bank with Crabbes Cross.
- 5.2 The manor of Feckenham must have been a place of considerable size and importance in the reign of Edward the Confessor, when it was held of Eadwine, Earl of Mercia, by five thegns who 'could betake themselves with their land where they would,' and had under them four knights 'as free as themselves.' Shortly after the Conquest it was granted to William Fitz Osbern, Earl of Hereford, who died in 1071. It then appears to have been granted to Walter de Lacy, who died just before 1086, and is mentioned in the Domesday Survey as having granted 1 hide of land in Feckenham to a certain Hubert. The manor did not, however, pass to his son Roger de Lacy, but belonged to the king in 1086, and remained a royal possession, subject to various grants, for several centuries, probably on account of its position in the forest to which it gave its name. It was granted in 1272 as dower to Queen Eleanor, and in 1299 to Margaret of France. It was given by Parliament in 1327 to Queen Isabella. On her fall in 1330 the manor again returned to the Crown, and was granted in 1331 to Queen Philippa, consort of Edward III. Repairs were undertaken at the manor-house of Feckenham in 1355, but in the following year the queen sold the hall to the Abbot of Evesham, who demolished it and carried away the materials. In 1364 the queen granted the manor for her life to John Attwood, and in 1365 the king confirmed it to him for his life. The manor was granted in dower to Elizabeth, consort of Edward IV, in 1465, to Anne of Cleves in 1540, to Katherine Howard in 1541, and in 1544 to Katherine Parr. The manor was sold in 1632 to Thomas Lord Coventry, Lord Keeper of the Great Seal, in whose family it still remains, the present Earl of Coventry being now lord of the manor (VCH).
- 5.3 Originally the whole of Feckenham was included in the extensive forest of the same name. About 1578 Sir John Throckmorton seems to have begun inclosing the common in the forest, but met with great opposition from the tenants, some of whom were committed to the Marshalsea for 'plucking downe of a frame of timber erected by Sir John Throgmorton in a copie holde of his.' The commons were finally inclosed under an Act of 1816, the award being dated 1832. The forest was legally disafforested in 1629, and gradually a number of farmsteads were established over the following century (VCH).
- 5.4 The village of Feckenham is situated about a mile south west of Mutton Hall upon the main Roman road from Droitwich to Alcester. In the 16th century the manorial courts were held in the village and there was a prison for those who transgressed the Forest laws. The court and prison fell into decay after the forest was disafforested in 1629, and in the time of Charles II the ground it had occupied is said to have been 'planted with tobacco which grew very well, till the planting of it was prohibited by Act of Parliament. The parish is rich in fine examples of half-timber work, of which one of the most notable is Astwood Court Farm, which stands not far to the north of Mutton Hall. Astwood Court is a two-storied brick house of mid-17th-century date, surrounded by a moat still filled with water (VCH).
- 5.5 In 1086 there were at Feckenham a reeve, a beadle, a miller, a smith, and a radman. In 1591 there were still a reeve and a beadle, who with the constable and other officers were elected by the tenants, and a bailiff chosen by the lord from among the tenants and freeholders. The reeve and beadle were still elected in 1679. In 1237 the king caused a market and fair to be proclaimed in his manor of Feckenham. The market seems to have died out before the end of the 18th century, but cattle fairs were held yearly on 26 March and 30 September until the middle of the 19th century

(VCH)

## 7 Cartographic Sources

- 7.1 The earliest known map of Feckenham was that drawn by Blagrave in 1591, surviving as copies made by John Doharty junior in 1744 (Fig 1 - British Museum P12609 M16B1 (12) – photocopy at WRO BA978 ref f989.9.90) – this plan shows the site of Mutton Hall as open ground apparently ploughland. The southern part of the property had been enclosed, but not the area of the present farmstead. The earliest located plan to show the house and the farmyard ranges is that drawn in 1817 by James Renshaw. This plan shows the current barn and shelter shed ranges, plus an additional range on the western side of the foldyard (now lost but almost certainly the stable block). The tithe award plan also shows a similar range of buildings to the 1817 map with further ranges extending to the south of the barn, and along the western side of the foldyard. The owner of the land is indicated as then being the Rev Thomas Eades who acquired the property in 1819, two years after the putative date of the map. The clearest detail of any 19<sup>th</sup> C mapping is that on the plan accompanying the 1836 Sales Particulars. This plan clearly shows the outline of the house, with projecting main chimney. Also shown is a small extension/outbuilding adjoining the eastern end of the house (the area now partly occupied by the mid 19<sup>th</sup> C pig sties). To the north of the western end of the house (in the area between the current garden wall and the driveway into the foldyard) there is the further building, now lost. From the various sales descriptions we know there was a stable block, and the stable block is typically closest to the house, and close to a well, making it highly probable that this was the stables. This building does not appear on the 1880s Ordnance Survey mapping, and therefore was demolished in the mid 19<sup>th</sup> Century. It was presumably redundant once the farm house was no longer occupied by the farmer but by tenants. The barn and adjoining bay to the south are present by 1836, as is the shelter building running parallel with the road (though its width may have been later increased slightly towards the north. Two smaller buildings are present in the foldyard, in positions now occupied by later lean-to structures.
- 7.2 By 1884 the farm was in decline, and this is shown by the reduced number of buildings present on the Ordnance Survey mapping, the only addition from 1836 was the pig sties near the house. Subsequent editions of the Ordnance Survey show very little change, the dutch barn to the east of the brick barn not appearing on mapping until the 1970s (though the OS were very slow in updating mapping in rural areas during the 20<sup>th</sup> Century and the dutch barn most probably was constructed in the 1950s or 60s – it appears on a photograph of early-mid 1960s date (Fig 14). No buildings have been added since the 1960s, and one post war building visible on an 1970s aerial photograph (probably a car garage) has been demolished. Unfortunately the available aerial photographs and mapping do not show either the present rear lean-to extension to the house or the “19<sup>th</sup> Century” extension noted on the Listing Description. The present lean to is of 1970s fabric, and no evidence of the earlier structure survives.
- 7.3 As a point of interest the field names around the house are different at almost every survey – undoubtedly because the farm was rented to short-term tenants who each used their own names for the fields. One of the few fields to have any continuity of name was Perry Mill Close, used from 1738 onwards for the field east of the farmstead.

## 8 Documentary sources

*Nb: the results of the documentary search are tabulated as Appendix 1*

- 8.1 **Census** (data derived from original census page images held ‘in house’ on CDROM and from online page images at findmypast.com).  
The 19<sup>th</sup> Century Census was compiled on a form completed by the enumerator as he went door to door by the most convenient route. The forms do not often name properties individually, just give general localities for the less important residences. Identifying individual households is therefore a matter of “best guessing” what route the enumerator was following between named and identifiable locations (in the current case Astwood Court was a regularly named identifiable landmark). The Feckenham enumerator had no clearly defined route in this area, and there is little apparent consistency between each of the Census years, Mutton Hall was usually mentioned by name, but in the 1901 Census it appears to be one of several unnamed properties in Astwood Lane, and it has not been possible to tie down precisely which was Mutton Hall.

- 8.2 ***Trades/Street Directories*** (consulted from copies held 'in house' and augmented by the collection of directories now held at the WRO).  
Trades/Street Directory coverage for this area is poor, as is usual with more rural areas. The early Directories tend not to be specific about the locations within the parish, and several of the later directories do not list farmers (being primarily concerned with tradesmen and gentry).
- 8.3 ***Newspaper archives*** (consulted online at findmypast.com)  
The third source for the historical development of the farm is the recently available archives of a number of local newspapers, which mainly provide details from advertisements for farm and property sales - in the case of the mid 19<sup>th</sup> Century farm sales considerable detail is given about the number and type of stock on the farm as well as implements, the property sales give details of the farm lands and buildings, but in the present case very little detail is given about the farm house. Some additional data was gleaned from obituaries and notices of court proceedings
- 8.4 ***Deeds and other property papers at WRO***  
In the present case there is a large assemblage of documentary evidence for late 18<sup>th</sup> and early 19<sup>th</sup> Century ownership and leases of the farm (held at WRO as BA 1016 ref 705:89). Only a brief scan of the documents was possible in the present project, but it is clear that there are a number of assignments of mortgage, deeds of settlement and numerous leases relating to the various tenants of the farm. The accumulation of documents gives several hints at the earlier development of the farm, and considerable time would be needed to transcribe and sort out the various legal agreements and named parties. A particularly useful source at WRO is a copy of the 1836 Sales Particulars.
- 8.5 From the combined documentary evidence a certain picture of the occupiers of the present house can be built up. The earliest occupants are unknown, but the property seems to have been held in the early 18<sup>th</sup> Century by Thomas Fairfax, who was heavily mortgaged, the Fairfax family seem to have been involved with the property from at least 1661 when it was held by William Fairfax. At this early date there is no mention of a house, and the property is not named. In 1710 the message of Elizabeth Chardlett is mentioned, and this was apparently on the Mutton Hall property. The house was definitely there (and had had a previous tenant) by 1738 when the farm was let to Elizabeth Chardlett for £200. The house was then described as "new erected", but this may be equated usually with "modern" (perhaps built in the last 25 years) rather than recently built, particularly as mention is made of a previous tenant (who does not seem to have been Elizabeth Chardlett or it would usually name her as such). In 1740 mention is made of Clement Green, yeoman, as a "nominal trustee" of Thomas Benton. Clement Green seems to have leased the farm with (or on behalf of) Benton. It was Green who ended up occupying (and later owning) the property however, and when he drew up his will in 1782 he describes Mutton Hall by name as his former residence. In the previous year he had let the property to Robert Hunt and signed over an interest in the property to his daughter Elizabeth Green as part of her marriage settlement. Elizabeth married Thomas Beach Eades and the property eventually passed to their son the Rev. Thomas Eades, born in 1790. His parents died when he was 12, so presumably the property was held in trust. By 1805 the property was part of the inheritance claimed by the grandchildren of Clement Green, including Rebecca, daughter of Green's other daughter Ann, who had married into the Whitfield family. Several recent tenants and sub tenants are named, so it is evident that the farm was generally let on a fairly short term basis.
- 8.6 In 1819 the Whitfield side of the family sold their interest in the farm to the Rev Thomas Eades for £400, which brought the property back into single ownership. Thomas Eades appears to have owned the property until June 1835, and during this time there were several more tenants. The brief tenure of Mr Johnson as tenant farmer between May 1834 and July 1835 was terminated by his sudden death at the age of 38. His widow remained as farmer under the new landlord John English, a wealthy industrialist. English was in the needlemaking trade locally, and he eventually passed the property to the Gutch family who owned it well into the 20<sup>th</sup> Century, and lived at the Waldrons in Feckenham. The tenants seem to have been all fairly transient – none of them appears in more than one Census return, and none exceeded the combined tenure of the Johnsons from 1834-43. In 1851 the farm was just 59 acres, unchanged from 1835. In 1861 it had increased to 80 acres, but by 1871 the house was occupied by a farm labourer, and the 1884 census found the house unoccupied. It was no longer a farmhouse by 1891, and was occupied by a needlemaker

with a large family, the occupation of his wife as a char woman suggests that they were fairly poor. By 1911 the house was occupied by a cowman, and it would appear that the farmland was being let out separately. Undoubtedly the lack of investment in the farm after the 1850s has contributed to the largely unaltered nature of the farmhouse and farm buildings. The later 20<sup>th</sup> Century use of the farm appears to have been effectively as a smallholding, which again has been a very positive factor in preserving the original building range.

## 9 Description

- 9.1 The farmhouse is of neat box framed construction, of three good sized bays under a common tile roof (Figs 5 and 7). The building is of 1½ storeys plus cellar to the western bay. The building is constructed on a brick and stone plinth, the cellar is also of brick with a small amount of stone including a few ashlar blocks, presumably re-used. The cellar brickwork is of narrow (55-60mm deep) clamp fired hand made brick (Fig 10) with characteristics suggesting a very late 17<sup>th</sup> to early 18<sup>th</sup> Century date. The cellar appears to be integral with the plinth. The ground floors are solid, except the western bay which being over the cellar has a boarded floor, which appears to be wide elm planking. The floor of the middle bay was not seen (carpeted). The entrance lobby has a blue brick paviour floor, and the eastern two rooms have concrete floors at a slightly higher level which may conceal earlier floor finishes. To the rear there is a modern lean-to extension of concrete block construction (with bare corrugated sheet roof – Fig 7) this extension contains the WC and a utility area/store. The eastern bay (Figs 5 and 12) appears to have been the original larder and scullery areas, and is divided by an original framed and lath and plaster wall, the northern half of the bay being now used as a kitchen area, and the southern half as a scullery/store area. The wide hallway/lobby provides access to these rooms and to the enclosed stair as well as to the middle bay room. The middle bay room has a large inglenook fireplace occupying the whole of the southern wall, and this would indicate that this room was the original farmhouse kitchen. The access to the cellar is from this room, which also indicates that the room was used as domestic space. The parlour or best room is accessed through the former kitchen and occupies the western bay. All of the original ground floor windows face north – an unusual arrangement that makes inefficient use of the natural sunlight. There are inserted chimneys to both end bays, that to the east has a fireplace in the gable end wall, the other serves a woodburner in the scullery.
- 9.2 The first floor layout (Fig 5) consists of three bays, the stair emerging in the middle bay. There is a wide landing along the southern side of the building, lit by a small window over the stair. Four rooms now open off the landing, the principal rooms are in the two end bays, with the central bay subdivided into two smaller rooms. The first floor is largely within the roofspace, and the rooms are lit by three north facing dormers. The central two rooms share a single dormer which has been partitioned. The eastern and central bays have wide boarded ?elm floors, whilst the western bay has a 19<sup>th</sup> C softwood floor. There are no fireplaces at 1<sup>st</sup> floor level, but there are some indications that there was formerly an inserted fireplace in the western gable end.
- 9.3 The exterior walls (Fig 6) are principally of framed construction with brick panel infill. The northern elevation is the least altered, and the brick used in the panels appears to be of 18<sup>th</sup> C date. At present it is painted and more detailed intrusive investigation would be needed to determine if the infill is original, or whether it replaced daub panels. Some areas of relatively recent repair are apparent, and the porch has been added since the 1970s (se Figs 7 and 14). Some of the redundant peg holes in the framing may relate to the use of pentices to throw water off from the walls (there are still some pentices over the windows) but others indicate that the timber was re-used from an earlier structure. There is a deep (0.9m high) plinth of 18<sup>th</sup> C brick. The cill plate being set well above ground level is in relatively good condition with only localized decay, the presence of redundant mortices to the face suggests that it was reused from an earlier building. The framing generally seems well preserved, which indicates that it is almost certainly oak rather than elm. The joints are double pegged with relatively slender pegs, which usually denotes either very late 17<sup>th</sup> or early 18<sup>th</sup> C framing. There is some wrought iron strapping to the frame, which may have been introduced to restrict the outward spread of the walls due to roof thrust. The framing is notably devoid of any cross bracing to restrict racking, and this may indicate that the infill was originally brick (which would resist any lateral movement of the frame).
- 9.4 The eastern end gable appears to have been rendered until the 1970s (Fig 14), but there is now

exposed framing with brick infill, parts of it appearing to be replacement timber of modern date. It is notable that the inserted timbers have no pegging to the joints, and it must be suspected that these timbers are planks applied for cosmetic reasons to disguise the brickwork. The panels between the modern “framing” are rendered, and this may conceal more modern fabric. The remaining original timbers of this eastern gable end exhibit a number of redundant peg holes, only some of which relate to missing timbers from the current frame. The south-eastern corner of the building has been re-built in late 19<sup>th</sup> C brick, and a small chimney corbelled out from the southern elevation. This chimney now serves a wood-burner in the scullery, but originally probably served a wash-copper or similar. The area of late 19<sup>th</sup> C rebuilding extends from ground level to eaves across the whole width of the eastern bay, up to the external doorway of the scullery. West of the scullery door there is an area of surviving original framing with brick infill, To the west of this stands the main chimney (originally a massive external stack but now partially enclosed by the modern lean-to) The eastern side of the chimney is of early 18<sup>th</sup> C brickwork, the southern face of the chimney is largely concealed by plasterwork at low level, but appears to also be early brickwork above the lean-to roof line. The western side of the stack has been modified and rebuilt (almost certainly reflecting the removal of a bread oven). The low level brickwork is painted, but appears to be modern (perhaps 1950s-70s), and incorporates a softwood window lighting the inglenook. The walling of the southern elevation of the western bay is of framed construction over a deep plinth (0.9m deep) of 18<sup>th</sup> C brick. Concealed beneath a corrugated iron sheet there is a large cellar light/access which may have served as a barrel drop. The framing of this portion of the elevation is in relatively good condition (though the lower joints to the ground cill beam are patched over), but the head of the wall has moved out significantly due to roof thrust. The panel infill in this area is 18<sup>th</sup> Century brick.

- 9.5 The western gable end is heavily obscured by vegetation. The gable end is of framed construction, over a deep brick plinth. The panel infill is of 18<sup>th</sup> C brick. A small brick chimney has been abutted against the outer face of the gable end, but is not bonded into the gable. This chimney has moved significantly away from the wall, apparently due to inadequate foundation. The brickwork of the chimney is rendered, but appears to be early-mid 19<sup>th</sup> C. There is extensive and very recent brick repair to the southern half of the gable end, with some loss of the horizontal framing members.
- 9.6 The original fenestration of the farmhouse is almost exclusively on the northern elevation (though it is possible that earlier window openings have been lost due to rebuilding of parts of the southern elevation). The windows of the northern elevation are with one exception of metal framed side opening casements set in wooden frames with metal glazing bars (Figs 8 and 13). Such windows are difficult to date precisely and the present examples are probably of early 19<sup>th</sup> Century date. These windows retain much of their original handmade glass. These windows have suffered some deterioration but are readily restorable with care. The easternmost ground floor window has been replaced with an inappropriate part obscure glazed softwood top opening casement in modern times, the original window of two eight pane casements (one probably side opening) is visible on a 1960s aerial photograph, but was gone by the 1970s (Fig 14). The upper floor has a fine set of pitched roof dormers with side opening metal framed casements probably of early 19<sup>th</sup> C date (Figs 8 and 13). The dormer cheeks appear to be of early 19<sup>th</sup> C brick (4” thick), and the windows are probably contemporary.
- 9.7 There are two small 20<sup>th</sup> century softwood windows (in inserted openings) to the eastern and southern elevations of the scullery, a further modern softwood window to the side wall of inglenook, and a small, possibly mid-late 19<sup>th</sup> C window above the stair head. The front door is of mid 19<sup>th</sup> C date, of ledged plank construction, hung on wrought hinges, the planks beaded softwood. It bears a feature door knocker with sheep’s head decoration (Fig 8)– whilst difficult to date precisely this knocker is likely to be of early-mid 19<sup>th</sup> C date. The rear door (now between the scullery and the lean-to) is of similar construction and probably of late 19<sup>th</sup> C date, hung on stamped steel hinges.
- 9.5 *Cellar*
- 9.5.1 The cellar is accessed from the middle bay by a steep wooden stair in poor condition (Fig 10). The lower two steps are stone . The stair enclosure is of lath and plaster on rough stud construction and of 18<sup>th</sup> or early 19<sup>th</sup> C character. The cellar is spacious with more than adequate headroom. The floor is brick, and there is a raised brick stillage along the southern wall. The original large cellar

external access is on the southern elevation. It is currently blocked with corrugated iron sheeting, and this has contributed significantly to damp problems in this area and decay of the suspended wooden floor over the cellar. The cellar walls are of well bonded 18<sup>th</sup> C hand made clamp fired brick. There is a course of stone around the external wall at a level broadly corresponding with external ground level – this may have been intended as a damp-proof course. The eastern wall has several large blocks of ashlar at high level, but these are not coursed. The cellar is not ceiled, but the soffit of the floor above is whitewashed, the ground floor appears to be of elm planking, possibly on elm joists and bridging beam.

## 9.6 *Ground floor*

9.6.1 The ground floor consists of three spacious bays (Fig 5). The western bay room is accessed by a doorway adjacent to the cellar head. The door to this room is of three plank construction, the outer two planks edge moulded and a narrow central plank recessed. This door type is typically mid-late 17<sup>th</sup> Century. The door is overboarded in hardboard concealing the moulded face. The reverse of the door is ledged, and the hinges are of mid 19<sup>th</sup> C date. The room has an inserted fireplace on the western wall, the present tiled fire surround is of 1950s date (Fig 10). The gable end wall is internally lined, and there is fairly modern fibreboard or hardboard panelling up to dado level on all walls. The room is papered and was heavily furnished at the time of survey so detailed inspection of the wall, floor and ceiling fabric was not possible. The ceiling appeared to be lath and plaster. The bridging beam is chamfered and has simple chamfer stops at the west end only. The chamfer stops do not correspond with those visible in the hallway. This room is likely to have served as a parlour, though it was not originally provided with a fireplace. The use of an impermeable “lino” type flooring material beneath the carpet is restricting airflow to the room and greatly exacerbating the decay of the floor, which from the cellar appears to be of wide elm boarding.

9.6.2 The middle bay is occupied by the former kitchen (Fig 11). This room has a solid floor (not seen due to carpeting and furniture). The principal feature of the room is a large, modified, inglenook which occupies the whole of the southern wall. The interior of the inglenook has been adapted in modern times to accept a small 1960s fireplace, which appears to conceal a back-boiler. The western side of the inglenook has been rebuilt and a modern window inserted. The hearth beam is possibly concealed, but appears to have been raised. The ceiling is underlined in fibreboard. The western wall includes the doorways to the parlour and the cellar access. Both doorways have simple architrave mouldings of early-mid 19<sup>th</sup> C date. The parlour door has been described above, the cellar door is of ledged plank construction and is probably early 20<sup>th</sup> C. It is clad in hardboard. There is a fine Georgian corner wall cupboard at high level in the north eastern corner of the room, the door retains a typically early 18<sup>th</sup> C drop handle, and the cupboard would appear to date to the 1720s-40s. The method of fixture to the wall suggests that it has been present in this position since the mid 19<sup>th</sup> C at least. The eastern wall of this room is of 19<sup>th</sup> C brick construction, but the wall incorporates a fine panelled door made from re-used moulded mid 17<sup>th</sup> C panelling, but hung on 18<sup>th</sup> C “I-L” hinges, giving access to the under-stairs cupboard. The doorway to the hall has a glazed light over, providing some borrowed light to the otherwise unlit hallway. The mouldings of the internal light and brick size suggest a mid-late 19<sup>th</sup> C date for this wall, which probably replaced an earlier timber screen partition. The door to the hallway is of planked and ledged design, probably late 19<sup>th</sup> C with late 19<sup>th</sup> C hinges and latch. There is no architrave to the door surround.

9.6.3 The hallway is spacious, and the floor is of blue brick paviours beneath the carpet. The western wall is painted bare brick, as is the return to the stair enclosure. The eastern wall is lath and plaster or daub on stud framing. This wall is partially wainscoted with matchboarding. The door surrounds have early-mid 19<sup>th</sup> C architraves. The ceiling is papered, but probably lath and plastered. The bridging beam is chamfered, and has chamfer stops at its east end only – the absence of visible chamfer stops at the western end support the probability that the western side wall of the hallway is now thicker than the original partition. The stair enclosure is described separately below.

9.6.4 The small front “kitchen” in the northern half of the eastern bay appears to occupy the area of the original larder (Figs 5 and 12). At the time of survey the room was heavily furnished, and it was not therefore possible to inspect the walls in any detail, but it appeared that the dividing wall between this room and the scullery is original plastered or daubed studwork. The floor is concrete,

but set higher than the hall floor, suggesting that a skim has been applied over an earlier floor. The ceiling has been underlined in hardboard or fibreboard, as have parts of the walls. The door is of ledged plank construction with wooden boxed lock, and is probably of early-mid 19<sup>th</sup> C date.

- 9.6.5 The “scullery” occupies the rear part of the eastern bay. This room represents the most altered portion of the original house. The internal wall has been over boarded, the ceiling underboarded, and the floor over skimmed in concrete. The external walls have been largely rebuilt in late 19<sup>th</sup> C brickwork and the windows are both modern. An additional machine sawn softwood bridging beam has been introduced, probably to support some weakness in the upper floor, but possibly to support the floor whilst the rear wall was removed for rebuilding. The present woodburner in the south-eastern corner of the scullery probably replaces an earlier waterheating arrangement; the chimney here was apparently added in the late 19<sup>th</sup> C to serve a wash-copper or similar. The two doors are of mid 19<sup>th</sup> C or possibly later 19<sup>th</sup> C date, both of ledged plank construction. There is a small step down into both hallway and lean-to. In recent times this room has been used as a utility area, with washing machine and sink, effectively continuing the “scullery” functions.
- 9.6.7 The lean-to is of modern concrete block construction, and was probably added in the early 1970s. The roof is unlined corrugated profile sheeting over shuttering ply on slender rafters at a very low pitch. To the south of the main chimney there is a WC. This originally had an external access door, which has been bricked up in relatively recent times. An adjacent door to the garden from the lean to has also been bricked up. The remaining external door is a modern fully glazed softwood door. The windows are large fixed panes in softwood frames.

#### 9.7 *Stair and stair enclosure*

- 9.7.1 The stair lies at the southern end of the hallway (Fig 5). The stair is carpeted and so was not observed directly, but appears to be original as it is of typical late 17<sup>th</sup>-early 18<sup>th</sup> C form, narrow and steeply winding for the first half, with a short straight flight for the last few steps up. The stair is enclosed, the eastern side of the enclosure having been clad in brick in the mid-late 19<sup>th</sup> C. The door is probably early 18<sup>th</sup> C, but of the metal door furniture only the hinges are of early 18<sup>th</sup> C date, the latch lifter and lock being mid 19<sup>th</sup> C. A wooden door pull on the inner face of the door is of a form prevalent in the late 17<sup>th</sup> C (example of 1674 is illustrated in Hall 1994 fig 29). The balustrade and newel are rather short at just under 700mm high (a modern balustrade has been crudely added alongside for safety). The handrail of the balustrade is of simple block form, the upper surface slightly rounded, and small bead moulding to the faces. The balusters are of square form set at 220mm centres. The newel is neatly turned but in an unusual form which has no directly comparable published examples – it may broadly be dated to circa 1685-c. 1720.

#### 9.8 *First Floor*

- 9.8.1 The western bay is occupied by a single large bedroom (Figs 6 and 13), lit by a north-facing dormer. The headroom is generous for an attic level room, the ceiling has however been underlined with fibreboard which is sagging in places. The floor is of wide boarding, but as only a very small area was visible under the edge of the carpet it is unclear whether the boards were oak or elm. There are some indications that there was formerly an inserted fireplace to the western gable wall (a patch of hard plasterwork corresponding with the external chimney beneath a short shelf), however the presence of furniture prevented lifting of the carpet to check for the presence of a hearth stone. A further patch of unpainted recent plaster in the SW corner corresponds with an external patch of fairly recent brickwork repair. The dormer window has a metal framed side opening casement, with hook stay (similar to a Gloucestershire example of 1698 illustrated in Hall 1994 fig 31) and hook and loops instead of handles. The window design is not one that is readily dateable without detailed examination, but this example is probably early 19<sup>th</sup> C in date, though the opening casement could be earlier. The door is of ledged construction and of three wide oak planks, hung on late 17<sup>th</sup> C strap hinges and with a latch lifter handle of mid-late 17<sup>th</sup> C pattern (Fig 13) and pendant door pull/fastener of late 17<sup>th</sup> C-mid 18<sup>th</sup> C type (though the latter were still widely used in agricultural contexts into the early 19<sup>th</sup> C).
- 9.8.2 The central bay is now divided into two rooms and a landing, there are, however several indications that this area was originally all one space, the stairs opening into the room. The two door frames and doors in the partition wall are of a different and slightly later character to the doorways of the rooms in the end bays (Fig 13). The partition walling itself is however of stud and lath and plaster, probably mid-late 18<sup>th</sup> Century. It would appear very likely that all of the subdivision in this bay is contemporary. The doors are very good late examples of wide plank

ledged doors, in this case cut from awkward shaped timber planks which has necessitated the use of slanting joints to the wedge shaped panels. The bathroom door is exceptional as a two plank ledged door (Fig 13). In both cases the joints are highlighted with a narrow bead to the face. The door handles and latches are of mid 18<sup>th</sup> C character, as are the long “T” hinges to both doors. The ceilings and walls of both rooms appear to be lath and plaster, the southern wall of the landing has been partially rebuilt in brick (some framing remains visible on the exterior). The floors appear to be wide boarding. The westernmost of the two rooms has been converted to a bathroom, and has a small enclosure containing a hot water cylinder. There is no upstairs WC despite there being sufficient space in the bathroom.

- 9.8.3 The eastern end bay is occupied by a single large room, the description being very similar to the western end bay. The ceilings and walls of this room are all lath and plaster, the floor is of softwood boarding (probably mid-late 19<sup>th</sup> C). There is no indication of any fireplace provision. The planked and ledged door is hung on 18<sup>th</sup> C “H” form hinges, and has beading to the planks, the latch is late 18<sup>th</sup> to mid 19<sup>th</sup> C in date, the door itself is probably early-mid 19<sup>th</sup> C.

## 9.9 *Domestic outbuildings*

- 9.9.1 The principal domestic outbuildings are a brick built privy to the south of the western bay of the house, and two brick built pigsties within the walled garden east of the house (Fig 9). There is a further shed/outbuilding in the south-eastern corner of the garden (probably a woodshed), but this was not examined. The brick built privy is a good example of a once ubiquitous building type that are increasingly becoming very rare. It has a double pitched tile roof, and is well constructed in mid –late 19<sup>th</sup> C brick. It appeared to be of the earth-closet type. The door is missing. The pigsties are of mid 19<sup>th</sup> C date and of lean-to construction being arranged against a tall mid 19<sup>th</sup> C garden wall which separates them from the foldyard and gives the sties a southerly aspect. The roofs are of tile and the walls of brick. The small pen areas in front of the sties have a mixture of stone and half round blue brick copings. Whilst a little dilapidated the sties are in reasonably sound condition.

## 10 **The barn and farmstead ranges**

- 10.1 The three bay brick built barn lies on the eastern side of the foldyard. It is abutted to the north by an open fronted brick built shelter (facing east), formerly with a loft over. To the south there is a further single bay building of the same height and width as the barn, but of clearly distinct brickwork and no internal communication. To the west of the barn (and shelter building) there is a range of two formerly open fronted shelter buildings, both facing south into the foldyard. A modern dutch barn and open portal shelter abutts the eastern side of the barn. The remaining farm buildings comprise three lean-to structures within the foldyard. A further former building, south of the foldyard and east of the garden wall is visible as a concrete scar on the garden wall, and seems from 1960s-70s aerial photographs to have possibly been a flat roofed garage.
- 10.2 The barn (Figs 15 and 16) is of early-mid 18<sup>th</sup> C brickwork (a little later than the farmhouse) and of typical three-bay layout. The roof is of common flat tile, much of it hand-made. The barn is a fairly small example, and the walls of 9” brickwork. The west facing elevation has six diamond shaped vent panels to each bay, whilst the east facing elevation has only single diamond pattern vents to each bay. There are no surviving doors to the middle “threshing bay”, but their former presence is recorded by the presence of the upper pintles and a central door stop. The right hand jamb of the western doorway appears to be re-used from a framed barn. The roof trusses are of a composite form, both of the tie beams seem to have been split from the same rough ?elm trunk, but the remainder of the trusses appears to be a later 19<sup>th</sup> C re-construction. The principal rafters terminate well beneath the ridge and are held apart by a softwood collar which is nail fixed. The queen struts are apparently oak, but are pegged to the tie beam and nailed to the principal rafters which appear to be mill sawn softwood. The purlins are also mill sawn softwood which suggests a mid –late 19<sup>th</sup> C date for the present roof (though the tie beams are probably original). The trusses are centrally propped from the ground, the tie beams having shown significant distortion. There are no original features within the barn, the southern bay has apparently been used as a cattle or horse stall in recent times as there is a hay rack, and a great depth of straw litter build up.
- 10.3 The bay to the north of the barn (Figs 14 and 16) is of later 18<sup>th</sup> C brick, possibly a little later than the barn. The building is open fronted to the east, the remaining walls are all brick. There is a loading door at high level on the northern (roadside) elevation, and there is evidence of a former loft, though the floor structure is now lost. The central post supporting the open front has decayed or sunk, and the roof of the eastern pitch is deeply bowed as a result. The roof is clad in hand made common flat tile and deeply overgrown with ivy, which also totally conceals the half –hip of the



- roof and exterior wall to the north. The building currently serves as a chicken run, but was originally either a cart or implement shed, most probably a cart shed with granary over.
- 10.4 The bay to the south of the barn (Fig 15) is the same width as the barn, and continues the same ridge line. It is constructed of mid 18<sup>th</sup> C brick which is readily distinguishable from that of the barn. There are some hints that this bay slightly predates the present barn. The roof has purlins of rough timber, possibly elm, and may be of 18<sup>th</sup> C date with later repairs. It is in poor condition. The bay is accessed by doorways in both the western and eastern elevations, there is additionally a window or loading door access at high level on the eastern elevation plus a window at high level in the southern gable end. A bridging beam is all that remains of the upper floor level, and the building has been converted to cattle stalls in relatively recent times. It appears probable that this was the perry mill house as the adjoining land parcel was known as “Perry Mill Close”, the upper floor would conventionally serve as a fruit store. It is unlikely that the lower floor served as stabling as it has provision for neither daylight nor ventilation. Unfortunately the floor is concealed by a great depth of straw litter and it was not possible to see the nature of the flooring or whether there was any surviving evidence of a rotary mill trough. The southern gable has a lozenge shape picked out in vitrified headers above the square window/former loading hatch, and dentilated eaves course (Fig 15). There is no scar of the buildings marked to the south on 19<sup>th</sup> C plans, and these were presumably therefore slight timber constructions.
- 10.5 The roadside shelter shed range is primarily of late 18<sup>th</sup> C brick with some later modifications. It consists of two buildings, that to the west being probably a little later in date. The eastern portion is of two bays, the brickwork being mid-late 18<sup>th</sup> C in date. The roof truss has a cambered tie beam and appears to be possibly elm. It is of traditional pegged construction, though the principal rafters do not reach to the apex, and are joined by an elm collar tenoned and pegged to the rafters. The common rafters and purlins seem to be contemporary with the truss, and the whole is late 18<sup>th</sup> C in character. The southern elevation brickwork is slightly later than the wall that divides the two sheds, and it is possible that the eastern shed was formerly open fronted, though the southern facade is also of late 18<sup>th</sup> C brick. The eastern shelter shed was clearly originally open fronted as it retains its original arcade posts now built into the infill wall. This portion is of three bays, and the trusses are of a slightly later character (possibly early 19<sup>th</sup> C). There is a window/loading hatch opening in the eastern gable end. The brickwork of the northern wall is externally 18<sup>th</sup> C brick to shoulder height with mid 19<sup>th</sup> C brick above, and there are some indications that this building has been widened, though this is not reflected in the roof structure. Possibly the northern elevation was originally open at the top, but detailed examination would be needed to confirm this. It is likely both buildings were built as cattle shelter sheds, the role they have played until recently.
- 10.6 There are three additional farm buildings, all lean to structures within the fold-yard. The earliest of these is that in the NE corner. This crudely built brick structure (the bond is all headers poorly coursed) appears to have been built with reject/damaged 19<sup>th</sup> C brick, but is probably very early 20<sup>th</sup> C. This building (with low pitch corrugated roof) was probably a poultry house. There is a further lean to at the west end of the roadside range. This building is a corrugated roof workshop of mid 20<sup>th</sup> C date, with typical mid 20<sup>th</sup> C metal framed window. The remaining lean-to is a further two bay poultry house of concrete block construction, possibly dating to the 1970-early 80s. This building abuts the western wall of the barn, and provides a covered entrance to the bay to the south of the barn.

## 11 Discussion

- 11.1 The present project has comprised only a rapid survey of the buildings, without detailed recording or intrusive examination; it therefore should not be considered a definitive account of the building history. Whilst the house has many typically late 17<sup>th</sup> C characteristics, and some 17<sup>th</sup> C fabric it also includes a number of design features that suggest it is more likely to belong to the very early 18<sup>th</sup> Century. These features include the relatively high ceilings, the raising of the structural frame on a high plinth, window proportions and the spacious cellar provision. The layout certainly is one that was widespread in the 17<sup>th</sup> Century, but in the rural areas of Worcestershire there was a conservative mindset and the fashion for the all brick built house did not trickle down to the yeoman farmers until the 1720s or 30s, and even then the majority of Worcestershire small farmers would still be living in 17<sup>th</sup> C framed houses for another century or so. The change to brick was partially led by the increasing shortage of building oak. In the case of Mutton Hall the house is traditionally timber framed, and there are numerous indications that a good proportion of the framing was re-used from an earlier structure. The documentary evidence seems to hint at the

possible presence of a house, (the message of Elizabeth Chardlett) mentioned in 1710. The “newly erected” house let to Mrs Chardlett in 1738 appears, however, not to have been the same as her previous house, and had already had at least one un-named tenant by 1738. More detailed examination of the documentary sources may clarify this. Clearly the present house (not yet referred to as Mutton Hall) was built (or entirely rebuilt) not long before 1738, though “newly erected” often is found to refer to buildings built up to 30 years earlier, the phrase being repeated from document to document on successive leases (eg in the present case it was repeated in 1781!). Some more definitive dating of the house may be possible through detailed survey or tree-ring dating of structural timbers that do not appear to be re-used, but at present the dating must depend on an array of suggestive features. Prime amongst these is the widespread use of brick which appears to be very late 17<sup>th</sup> to early 18<sup>th</sup> C in date in positions where it is improbable that it could be a later insertion. The construction of the plinth and cellar appear to be contemporary, and indeed a fundamental part of the design – the brick used varies a little in size as is usual with handmade clamp fired brick, but appears to be a cohesive batch. The visual dating of brick is not infallible, but in the present case the bricks are likely to have been made in the period 1690-1725, and this fits well with the documentary evidence. The use of a stone course to the plinth (at ground level where bricks are vulnerable to frost) is a sophistication that would also suggest an early 18<sup>th</sup> C date. Unfortunately the brick infill to the panels is almost entirely concealed by paint, but the brick sizes look very similar to those in the plinth. It may also be significant that the timber frame panels seem to fit very neatly with the module of the brick height – there appears a very strong possibility that the brick infill is original. If this is the case then Mutton Hall represents a fairly rare example of the transitional building form where brick supplanted timber framing. Further examination of the framing would be needed to confirm this, though the absence of any diagonal bracing is suggestive – a brick infill panel will resist lateral racking of the frame, whereas daub panels would distort and split with little resistance to lateral movement.

- 11.2 Internally the house has a very interesting collection of door furniture, most of it spanning the period of the mid 17<sup>th</sup> to mid 19<sup>th</sup> C. Some of the 17<sup>th</sup> C ironmongery may well have been salvaged from an earlier building, possibly the same that furnished the two 17<sup>th</sup> C doors in the original kitchen (the middle bay). The panelling door would have started its life in a higher status mid 17<sup>th</sup> C building as wall panelling – it is not uncommon to find such fragments re-used as doors in secondary locations (often attics) in the 18<sup>th</sup> C – as is the case here they are often hung on typical “H” or “I-L” pattern 18<sup>th</sup> C hinges. The other 17<sup>th</sup> C door is unfortunately largely concealed by hardboard panelling across its moulded face, but appears also to come from a mid-17<sup>th</sup> C building.
- 11.3 The house retains much of its original internal layout, but the division between hallway and central bay has been rebuilt in brick. It seems highly probable that this wall replaced an original timber screen – this was often the arrangement in 17<sup>th</sup> C and earlier houses. The other wall of the central bay may also be brick, but possibly this one is original. The remaining partition walls appear to be all of stud construction. The irregularity of finish suggests that some of the infill may be of wattle and daub rather than split lath and plaster.
- 11.4 The interest of the farmhouse building lies not only in its fine framed facade, with good early fenestration, but in the little altered layout and clearly legible sequence of later “improvements”. Undoubtedly some of these changes (such as the mutilation of the inglenook and insertion of mid 20<sup>th</sup> C fire surrounds) have diminished the character, but these are readily reversible and the potential is there to restore a proper farm-house kitchen to the central bay, making the kitchen the heart of the house as intended rather than relegating it to the larder. The house has been allowed to decay in recent years and those repair works that have been undertaken are unsympathetic to the original fabric, however much of the original fabric appears to be in relatively good condition. Substantial repairs may be needed to the floor of the parlour in the western bay as the fine wide boarded floor appears to be suffering widespread decay due to lack of ventilation in the cellar and the overlaying of the boards with lino. The condition of many of the ceilings could not be ascertained as they have been overlaid with fibreboard, and the same applies to many of the ground floor external walls where panelling has been used to conceal or replace earlier plasterwork. The height of the brick plinth seems to have prevented any major decay at the base of the framing, and the ground cill is in generally good condition for its age. There has been some loss of framing elsewhere – apart from the major rebuilding in brick of the eastern end of the south wall there has been some loss of framing to both gable ends. In the case of the western gable end the removal of horizontal members has no doubt extenuated the outward movement of the southern wall which has lost the restraint provided by the framing.
- 11.5 The building is presently somewhat dated, and the facilities fall somewhat short of modern expectations, and it is clear that repair and decorative works are needed throughout. Should any

extension be needed to accommodate modern requirements it is recommended that it should be placed at the rear (south) of the eastern end of the building as this area has been most compromised by previous alterations, and additions could be made in this area (replacing the unsightly and substandard lean-to) without loss to the original framing and fabric. Removal of the shrubby trees around the south and west corner of the building would also be highly advantageous in allowing the building the warmth of the sun and drying any residual moisture from the framing. Where there is inadequate overhang from the roof to prevent water running down the framing it is recommended that timber pentices (similar to those already present on the eastern and northern elevations) be used to prevent water ingress in the vulnerable junction between brick infill and framing.

- 11.6 In view of the evident significance of the farmstead as a whole it is recommended that a further programme of more detailed building recording be undertaken prior to any structural alterations or major refurbishment of the house, the survey to include a drawn record, particularly of the dateable elements such as door furniture and moulding profiles. A more detailed record should serve as mitigation for the inevitable loss of historic fabric during refurbishment or alterations. The present survey was limited in its scope by the presence of furnishings, and should the opportunity arise a much more thorough record may be made with the building empty. In the case of the barn and other traditional farm buildings the present record should provide adequate detail unless very drastic works or demolition were proposed – in that case a basic measured survey as a minimum mitigation would be appropriate.

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Walker, P, 2011, *Tithe Apportionments of Worcestershire, 1837-1851* WHS New Series **23**

## 12 **Acknowledgements**

The help and assistance of the following was greatly appreciated: Mr and Mrs Oliver (the property owners);, Mike Taylor of Taylor & Co architects. Andrew Webley of WHEAS undertook the HER search.

**Appendix 1:****Summary of deeds and leases relating to Mutton Hall property (principally from WRO BA 1016 Parcels 3 and 4 ref 705:89), later information from Trades Directories, newspapers and Census**

1661

Assignment between Elizabeth Cox of Belbroughton , Daniel and Mary Edwards of Oddingley, and William Fairfax of Feckenham Yeoman

1710

Mention of messuage held by Elizabeth Chardlett

11<sup>th</sup> July 1740

Between John Dowes, late of Bradley but now of Welshtown in Warwks. 1<sup>st</sup> Part, Thomas Fairfax of Feckenham Yeoman of 2<sup>nd</sup> Part, Thomas Benton of Sambourne Warwks. Blacksmith and farrier and Clement Green of Feckenham yeoman (nominal trustee of the said Thomas Benton) of the 3<sup>rd</sup> Part – Whereas said Thomas Fairfax by his indenture of lease or mortgage dated 11<sup>th</sup> Dec 1738 and made between said Thomas Fairfax and Elizabeth Chardlett of Fladbury, spinster of one Part It is mentioned that the said Thomas Fairfax in consideration of £200 to him in hand paid by said Elizabeth Chardlett did demise, grant sett, ad to farm lett unto said Elizabeth Chardlett all the said Thomas Fairfax's new erected messuage or tenement situate and being in the said Parish of Feckenham wherein his undertenant then or lately did dwell together with the yard, perry mill, barn, stable, outhouse buildings and garden ground thereunto belonging or adjoining and also the two meadows...called the Huddings

30<sup>th</sup> December 1743

Assignment of Mr Thomas Fairfax's mortgage to Mr Dowes for £400

30<sup>th</sup> April 1763

Release and conveyance of an estate [unnamed] Mr Thomas Fairfax to Mr Thomas Benton

23<sup>rd</sup> October 1781

Mr Clement Green and wife Ann lease to Mr Robert Hunt "*the said Clement Green's new erected messuage or tenement ...wherein he now dwells together with yard, perry mill, barn, stables, outhouses, buildings, orchard and garden ground and also those two meadows and one close known as Thick Withys amounting to 13 acres*"

24<sup>th</sup> October 1781

Mr Clement Green and his wife release and settlement of Mutton Hall [apparently marriage settlement as their daughter Elizabeth Green married Thomas Beach Eades in 1781 (Parish register)

December 6<sup>th</sup> 1782 Will of Clement Green names his former residence as Mutton Hall "now in occupation of Mrs Elizabeth Bolding as tenant"

Thomas Eades [son of T B Eades and Elizabeth Green, ?grandson of Clement Green] was baptized in 1790

Thomas Beach Eades and his wife Elizabeth buried in 1802 (Parish register)

30<sup>th</sup> July 1805

Indenture Thomas Nealy (Private in 14<sup>th</sup> Light Dragoons) and Rebecca his wife (the daughter of Ann Whitfield of Droitwich and granddaughter of Clement Green) reciting that Clement Green Gent. (now deceased) was party to a deed, the parties being Clement Green and Ann his wife (of the 1<sup>st</sup> Part), Ann Whitfield (of the 2<sup>nd</sup> Part) and Thomas Beach Eades (of the 3<sup>rd</sup> Part)...all that messuage or tenement hereintofor in the tenure of Richard Holmes afterwards of Richard Taylor and then John Willmore, and his undertenant Thomas James.

1809 Joseph Hollows assigns lease to John Robson

1810 Mr John Whitfield assigns lease to John Robeson

## 1817 Inclosure Map

Rev Thomas Eades, owner[?leasee] of Mutton Hall 1817 (James Renshaw - Inclosure Plan of Feckenham 1817)

17<sup>th</sup> May 1819

The children of Mrs Whitfield and their assignees release messuage and lands to Rev. Thomas Eades for £400

1820

Mrs Eades, widow [nb address in Feckenham not given] 1820 (S Lewis Directory 1820)

April 24<sup>th</sup> 1834

Mutton Hall near Feckenham. Prime Dairy Cows, Draught horses, Implements and effects. To be sold by auction by George Haynes on Wednesday the 30<sup>th</sup> of April 1834, on the premises of Mr George Albut, who is quitting the farm at Mutton Hall, one mile from Feckenham, Worcestershire; Consisting of 3 useful young cows and calves, 3 barren cows, 1 three-year old heifer in calf, two two-year old ditto, 4 yearling calves; 5 ewes and lambs; 4 draught horses and mares, two two year old cart colts; 4 sows and farrows; 2 strong narrow-wheeled wagons, 2 carts, ploughs, harrows, &c. &c. and part of the Dairy Utensils and Household Goods &c. &c. Catalogues may be had at the Inns in the Neighbourhood; the Place of Sale; or of Mr G. Haynes, Land Surveyor, Inkberrow. Sale to commence at eleven o'clock precisely. (Berrows Worcester Journal April 24<sup>th</sup> 1834)

May 21<sup>st</sup> 1835 / 30<sup>th</sup> May 1835

To be sold by auction by Mr J Matthews at the Black Boy Inn at Feckenham in the said county on Monday the 1<sup>st</sup> of June, 1835.....

Lot 7 – All that Messuage or Dwelling House called Mutton Hall in the occupation of Mr Johnson, pleasantly situate near to Astwood Court, and adjoining the said road from Feckenham to Redditch, together with the Farm Buildings, Garden and Orchard thereunto belonging, and five closes of capital land adjoining viz

No 1 House and homestead 0a 2r 15p

No 2 Perry Mill Close pasture 1a 2r 16p

No 3 The Orchard pasture 0a 1r 8p

4 Little Kit's Close pasture 2a 0r 36p

5 Great Kit's Close pasture 1a 1r 10p

6 Floodings pasture 3a 0r 19p

7 Floodings pasture 2a 1r 17p

Note the preceeding Seven Lots comprised the remainder of the Mutton Hall Estate [103 Acres in total] (30<sup>th</sup> May 1835 Worcester Herald)

John English purchases Mutton Hall Farm at auction on 1<sup>st</sup> June 1835 (property then passed by inheritance to the Gutch family who owned it into the 1930s and lived at the Waldrons in Feckenham).

July 28<sup>th</sup> 1835

July 28<sup>th</sup>, after a few days' severe illness, aged 38 Mr Thomas Johnson, of Mutton Hall, Feckenham; deeply and sincerely lamented by a extensive circle of friends (Obituary in Worcester Journal August 1835)

2<sup>nd</sup> April 1836

Farming Stock, Plough and Waggon Timber and Effects, of Mutton Hall near Feckenham: to be sold by auction on the premises by Mr George Haynes Monday the 4<sup>th</sup> day of April 1836, the property of the late Mr Thomas Johnson, Deceased of Mutton Hall, in the parish of Feckenham, in the county of Worcester. Sale to begin at 10 o'clock. Comprising 2 draught mares, 2 prime dairy cows and calves or to calve, strong waggon, 2 carts, new and other useful implements; a quantity of converted plough and waggon timber, wheelwrights tools in good condition &c. &c. The whole will be expressed in catalogues to be had at Inns in the neighbourhood... (2<sup>nd</sup> April 1836 Worcester Herald)

Mrs Mary Johnson, [tenant] farmer 1840 (Bentley's Directory 1840)

1841 census Mutton Hall

Mary Johnson	65	Farmer born Worcs.
Sarah Johnson	25	born Worcs.
Sophia Johnson	20	born Worcs.
William Harper	17	Male Servant born Worcs.

14<sup>th</sup>/21<sup>st</sup> Sept 1843

Mutton Hall Farm near Feckenham valuable farming stock including very prime young dairy cows in calf 1 cow and calf 3 capital fat cows, capital three year old draught horse, pigs growing fruit potatoes, useful agricultural implements, neat household furniture, excellent feather beds, mahogany and other tables, bacon, dairy and brewing utensils well-seasoned Casks, and other very valuable effects; to be sold by auction, by George Haynes on Wednesday the 27<sup>th</sup> day of September 1843 on the premises at Mutton Hall Farm one mile from Feckenham by order of the Executors of the late Mrs Johnson, deceased who are giving up the estate. The whole will be fully expressed in catalogues which may be had at the principal inns in Feckenham.... (14<sup>th</sup> and 21<sup>st</sup> Sept 1843 Worcester Journal)

1851 Census Mutton Hall

Hemming Bomford, Head, 50 Farmer of 59 Acres employing 1 labourer, born Middleton Warwickshire  
William Bomford, Nephew, 16, Farm Servant, born Peabworth Gloucs.

6<sup>th</sup> October 1852

Mutton Hall Farm near Feckenham four miles from Redditch and four and a half from Alcester – The valuable farming stock including seventeen short-horn cows, heifers and calves, sheep, fine cart mares and a fast Hackney, very fine fresh cut sows, poultry, gears, wagons, carts, iron harrows and chaff-cutting and winnowing machines, wheat drill and small tools, ricks of corn and hay, 100 bags of potatoes, 120 gallons of prime perry, dairy articles, three excellent milk leads, churn and other effects, at Mutton Hall, near Astwood Court, Feckenham, Worcestershire, which will be sold by auction on the premises by Mr Fetherstone on Wednesday next, the 13<sup>th</sup> October 1852 commencing at eleven. By order of Mr Hemming Bomford, who is leaving the same (October 6<sup>th</sup> 1852 Worcester Chronicle and railway gazette)

13 June 1860

Court report relating to burning of ricks at Astwood Court (by disgruntled former tenant) included witnesses who were the servants (Frederick Birch and William Reynolds) of Mr Morris of Mutton Hall (13th June 1860 Worcestershire Chronicle)

1861 Census Mutton Hall

William Morris Head	40	Farmer of 80 Acres	born Feckenham
Ann Morris, Wife	57		born Feckenham
Harriet Milward Servant	45	Housekeeper	born Feckenham
Charles Bretherton Servant	15	Carter	born Alcester Warwicks.
Thomas Hobday Servant	11	Ploughboy	born Brierley Hill Staffs

1871 Census Mutton Hall

Thomas Martin	Head	44	Farm Labourer	born Harvington Worcs
Hannah Martin	Wife	46		born Hutton Worcs
Sarah Ann Martin	Daughter	22		born Harvington Worcs
Thomas Martin	Son	18	Mechanic	born Tardebigge Worcs
Emily Martin	Daughter	10	Scholar	born Tardebigge Worcs
Albert Martin	Son	6	Scholar	born Tardebigge Worcs
John Martin	Son	3		born Astwood Worcs
Frank Martin	Son	1month		born Alcester Warwickshire

1881 Census

Mutton Hall uninhabited

1884

Richard Brown, [tenant] farmer (Kelly's Directory 1884)

1891 Census Mutton Hall

James Laight	Head	49	Needle Maker, born Feckenham, Worcs
Jane Laight	Wife	51	Charwoman, born Feckenham, Worcs

Frank Laight	Son		7	born Feckenham, Worcs
Percy Laight	Grandson		7	born Feckenham, Worcs
Hollis Laight	Son		10	born Feckenham, Worcs
Ernest Laight	Son	13		Agricultural Labourer born Feckenham, Worcs
James Laight	Son	16		Domestic Servant born Feckenham, Worcs
Walter Laight	Son	18		Agricultural Labourer born Feckenham, Worcs
Frederick Laight	Son	19		Working At Bicycle Trade born Feckenham, Worcs
John Benson	Lodger	50		Hawker born Feckenham, Worcs

## 1901 Census

Property not identified

## 1911 Census Mutton Hall

Frederick Tolley	Head		35	Cowman on farm	born Upton Snodsbury Worcs
Kate Ellen Tolley	Wife		37		born Crophorne, Worcs
Frederick Tolley	Son	15		General Farm Labourer	born Grafton Flyford, Worcs
Evelyn Ella Tolley	Daughter	10		Scholar	born Tibberton, Worcs
William Baden Tolley	Son4			Scholar	born Astwood Bank , Worcs

Remainder of 20<sup>th</sup> C occupants not traced

Most recent occupant : Daniel Brown retired farmer died 29 October 2010 (Legal notice)





*An Explanation of This MAP or CHART from a SURVEY.*

In this MAP, You have the Topographical Description of the whole Manor of Feckenham in the COUNTY of WORCESTER, and of all the Houses Yards Clozes Ponds Commons, woods, and Water, with the Names, all colour'd by their natural Colour, the Meadow is bright Green, the Pasture or Hedge Green, & the Lays or Wood Green, the Rivers, by the Blue Green, the Rivers, by a Green, the Corn Fields, by an earthy Colour, the Woods and Coppices are distinguished by Trees.

HERE followeth the Total Sums of each Manors parcels of Grounds within this Map together with the Sundry letters appointed to each Man.

Ancient Demean				Ancient Demean				Afsart Lands				
Imprimis	The Roman	As the letter by		Letter	Names	Number of Parcels	Quantity	Letter	Names	Number of Parcels	Quantity	
A	Humphrey Jenetts	20	Parcels containing 963	A	William Kimberley	One Parcel contain	4	A	Humphrey Jenetts	30	Parcels Containi	179
B	Edward Morgan	10	Parcels containing 113	B	Edward Yate	One Parcel contain	7	B	Edward Morgan	1	Parcel Containi	4
C	John Albon	11	Parcels containing 36	C	Anthony Hobday	Six Parcels contain	11	C	John Albon	1	Parcel Containi	4
D	Richard Hanbury	10	Parcels containing 46	D	William Hobday	Three Parcels contain	5	D	Hyres of Dylon	2	Parcels Containi	73
E	John Graunt	7	Parcels containi	E	Francis Dylor	1 Parcel containi	1	E	John Miltward	2	Parcels Containi	4
F	Walter Taflor	8	Parcels of Freehold	F	Thomas Crymshaw	2 Parcels containi	9	F	Tho: Sutton	2	Parcels Containi	8
G	Edward Eaulz	11	Parcels containi	G	Hyres of Shuter	3 Parcels containi	8	G	Robert Martin	3	Parcels Containi	16
H	Fecknam PARISH	12	Parcels containi	H	Daughters of Daniel	2 Parcels containi	1	H	Walter Hanbury	1	Parcel Containi	10
I	John Hanbury	17	Parcels containi	I	Robert Aston	2 Parcels containi	5	I	Rich: Handy	1	Parcel Containi	1
K	William Bolton	6	Parcels containi	K	Mary Edgeock	1 Parcel containi	7	K	Henry Boulte	15	Parcels Containi	60
L	Heyres of Dylon	15	Parcels containi	L	William Ridloff	2 Parcels containi	4	L	Ralf Bowes	31	Parcels Containi	261
M	Tho: Pykington	20	Parcels containi	M				M	John Edgeock	1	Parcel Containi	6
N	Rich: Yate	7	Parcels containi	N				N	Wyddow Edgeock	5	Parcels Containi	26
O	Tho: Henning	14	Parcels containi	O				O	Tho: Cockett	8	Parcels Containi	32
P	Tho: Hughes	4	Parcels containi	P				P	William Sheldon	3	Parcels Containi	7
Q	John Walker	9	Parcels containi	Q				Q	Edmund Hail	3	Parcels Containi	13
R	John Millward	10	Parcels containi	R				R	Henry Heynes	1	Parcel Containi	15
S	Tho: Sutton	20	Parcels containi	S				S	John Hewie	2	Parcels Containi	4
T	Robt Martin	16	Parcels containi	T				T	William Yeamar	5	Parcels Containi	10
V	John Huntingdor	29	Parcels containi	V								
W	Walter Hanbury	20	Parcels containi	W								
X	Rich: Handy	13	Parcels containi	X								
Y	Jonas Hanbury	5	Parcels containi	Y								
Z	Tho: Morgan	15	Parcels containi	Z								
AA	John Bunde	24	Parcels containi									
BB	Wyll Clarke	11	Parcels containi									
CC	Henry Boulte	1	Parcel containi									
DD	Ralf Bowes	132	Parcels containi									
EE	John Edgeock	19	Parcels containi									
FF	Wyddow Edgeock	2	Parcels containi									
GG	Tho: Cockett	3	Parcels containi									
HH	William Sheldon	6	Parcels containi									
II	Jeffery Smith	2	Parcels containi									
KK	Henry Cookes	9	Parcels containi									
LL	Crispiter Morgan	5	Parcels containi									
MM	Edmund Hail	3	Parcels containi									
NN	Edw: Robinson	8	Parcels containi									
OO	John Reve	7	Parcels containi									
PP	Francis Moyar	4	Parcels containi									
RR	Tho: Stokes	6	Parcels containi									
SS	Tho: Hewes	9	Parcels containi									
TT	George Huntington	4	Parcels containi									
VV	Henry Conze	4	Parcels containi									
WW	Edw: Harcourt	3	Parcels containi									
XX	John Middlemoor	3	Parcels containi									
YY	Henry Hobday	5	Parcels containi									
ZZ	John Allen	4	Parcels containi									
	Henry Heynes	6	Parcels containi									
	John Hewes	3	Parcels containi									
	Francis Portman	2	Parcels containi									
	Thomas Jones	2	Parcels containi									

Sum Total of all the Afsart Lands 732 4

Summa Summarum 7285 2

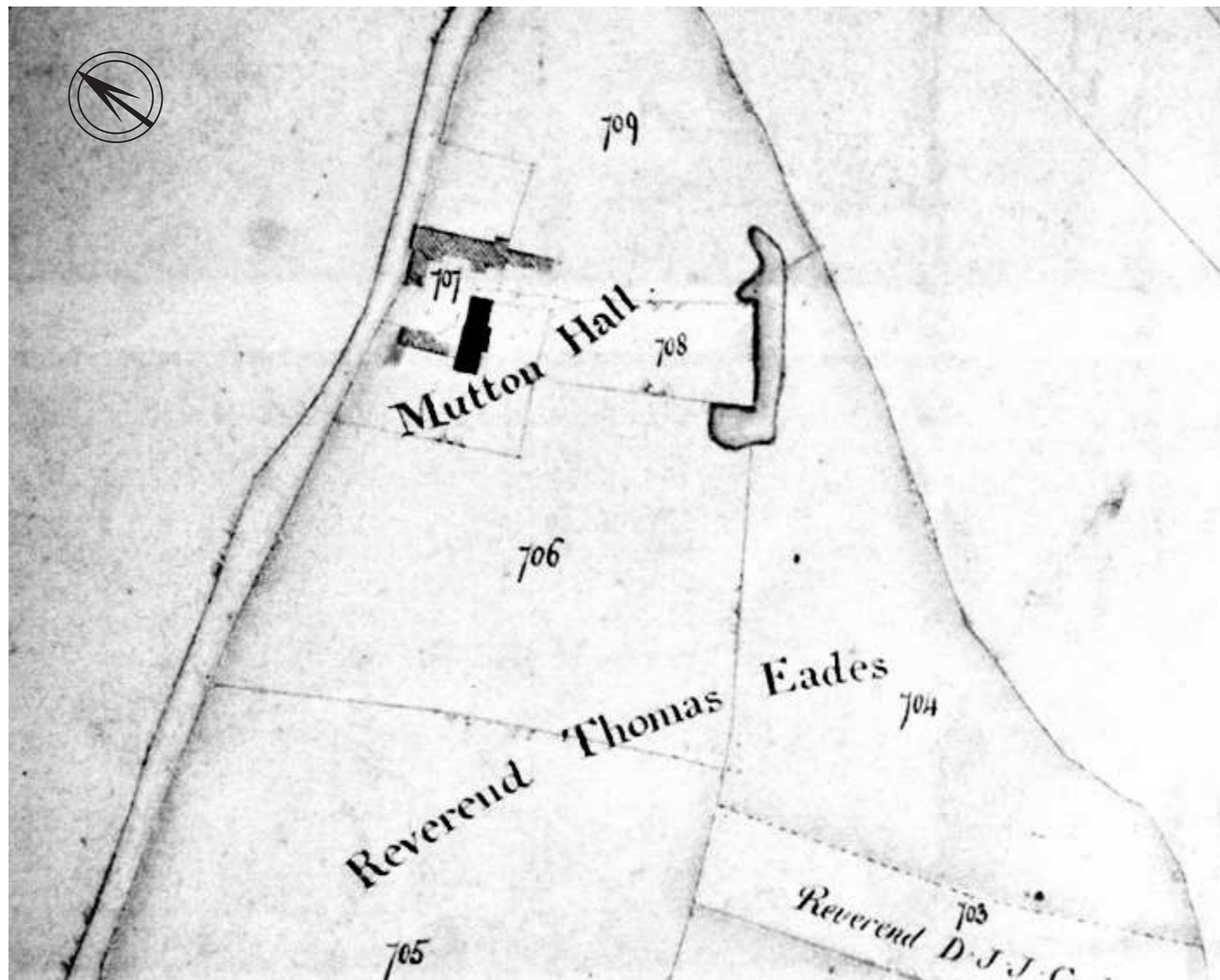
Certain small Afsarts not mention'd before  
 Humph: Jenetts a Cottage and Pingle in Wyke Lane leading to Fairfall Coppice  
 Two Cottages and Pingles in Haraway lane nere the Warke Wood  
 Three Cottages and Gardens in the Warke Wood nere Haraway lane end  
 Item One Cottage and Garden and Two Cottages and Pingles under Birchen Hill Coppice  
 Item One Tenement and Cloze in the Warke Wood near the Pound  
 Item Two Cottages and Gardens in the Ridgeway Common between Nepland & Conkie  
 Item a Cottage and Pingle at Pingle Oak by the Ridgeway  
 Item a Cottage of William Clarkes by the high way entering into Fecknam street  
 Item another cottage and Garden of his by the high way side under Court Cloze  
 Item a Cottage and Encroachment w<sup>ch</sup> one Bun & bedde in Fecknam Town by the Smiths Shop  
 Item an Encroachment between Edward Robinsons fence and the Berrow Wood  
 Item a Cottage and Cloze of Thomas Suttons in the Berrow Wood containing 4 Acres & 3 R  
 Item Thomas Hewes Dwelling house his Yard and a little pingle in Bennell Green  
 Item Edward Harcourt had a parcel of Afsart Land before his house at Bennell Green  
 Item a Cottage and Garden in Bennell Green. Item a Butchers Shop in Fecknam  
 Item a Keepers house and cloze at the Park Gates by Worcester way

ANNO DOM. 1591. Perfectum Joannem Blagravium Rednersem.  
 Genero. Mathestis Behevolun.

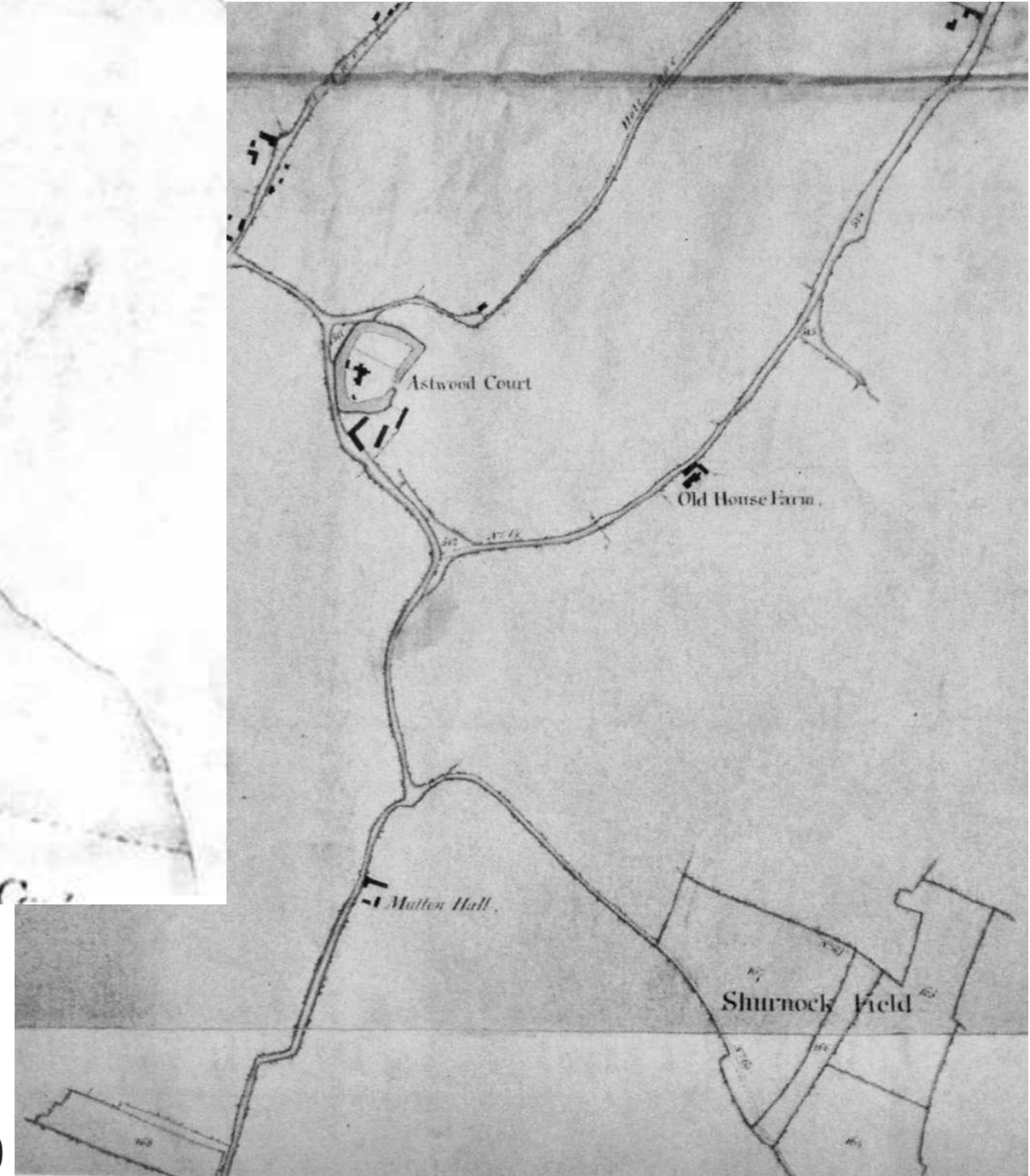
This copy of M<sup>r</sup> BLAGRAVIUM  
 MAP of The Forest's Maner  
 of FECKNAM in Worcest<sup>re</sup>  
 was made by JOHN DOHARTY  
 the Younger of WORCESTER  
 1744

Figure 1: Feckenham Manor plan by Blagrave 1591 (copy by John Doharty 1744) photocopy of BM P12609 M16B1 (12). The future site of Mutton Hall (ringed) was apparently ploughlands, and part was property of Ralf Bowes "DD".





1817



1830

Figure 2: Feckenham Inclosure Plans of 1817 and 1830 surveyed by James Renshaw (WRO BA 3586 parcel 13 ref 705:89)



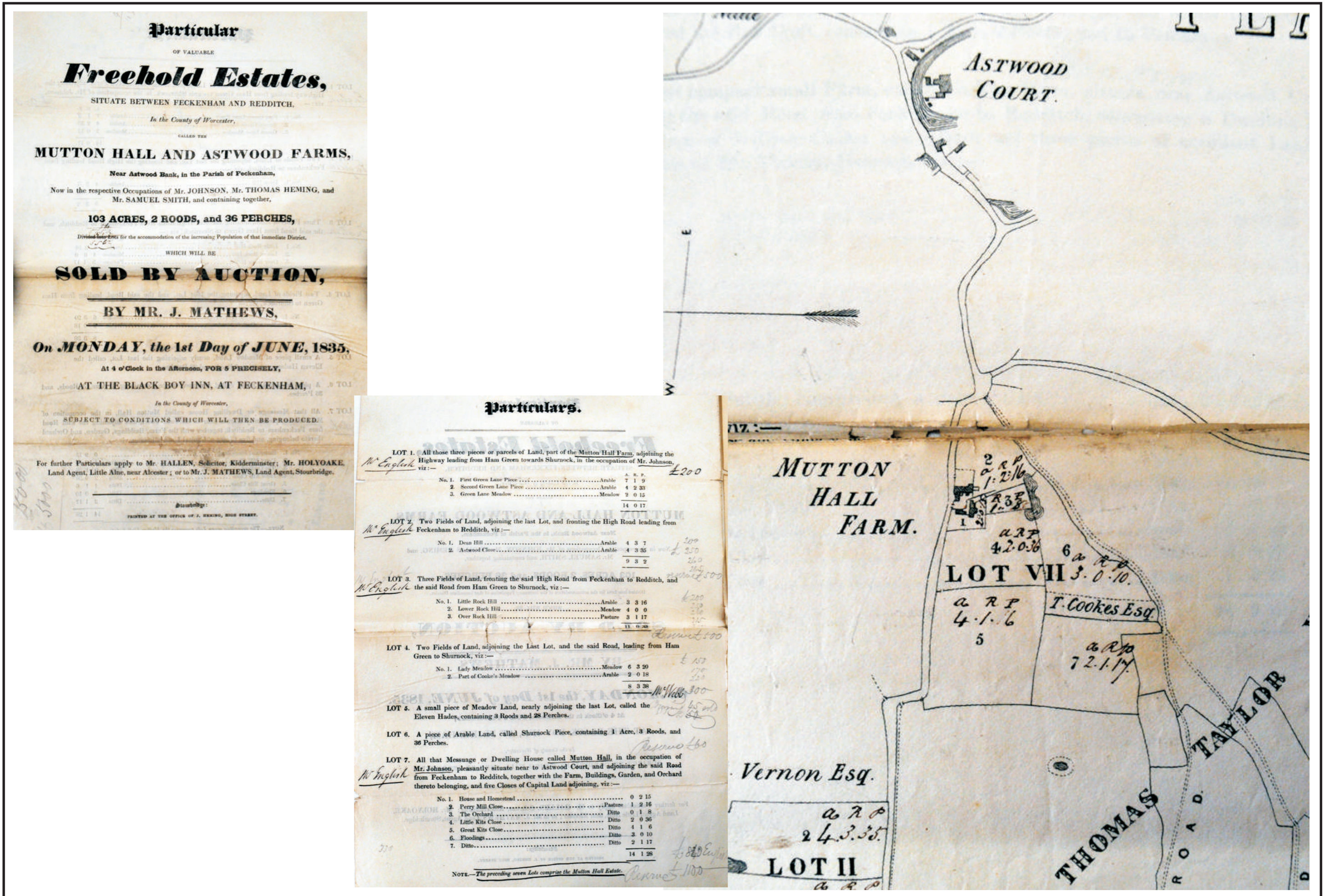


Figure 3: Sale Particulars for the Mutton Hall Estate 1835 (WRO BA 9674 parcel 2 xv ref 705:288)



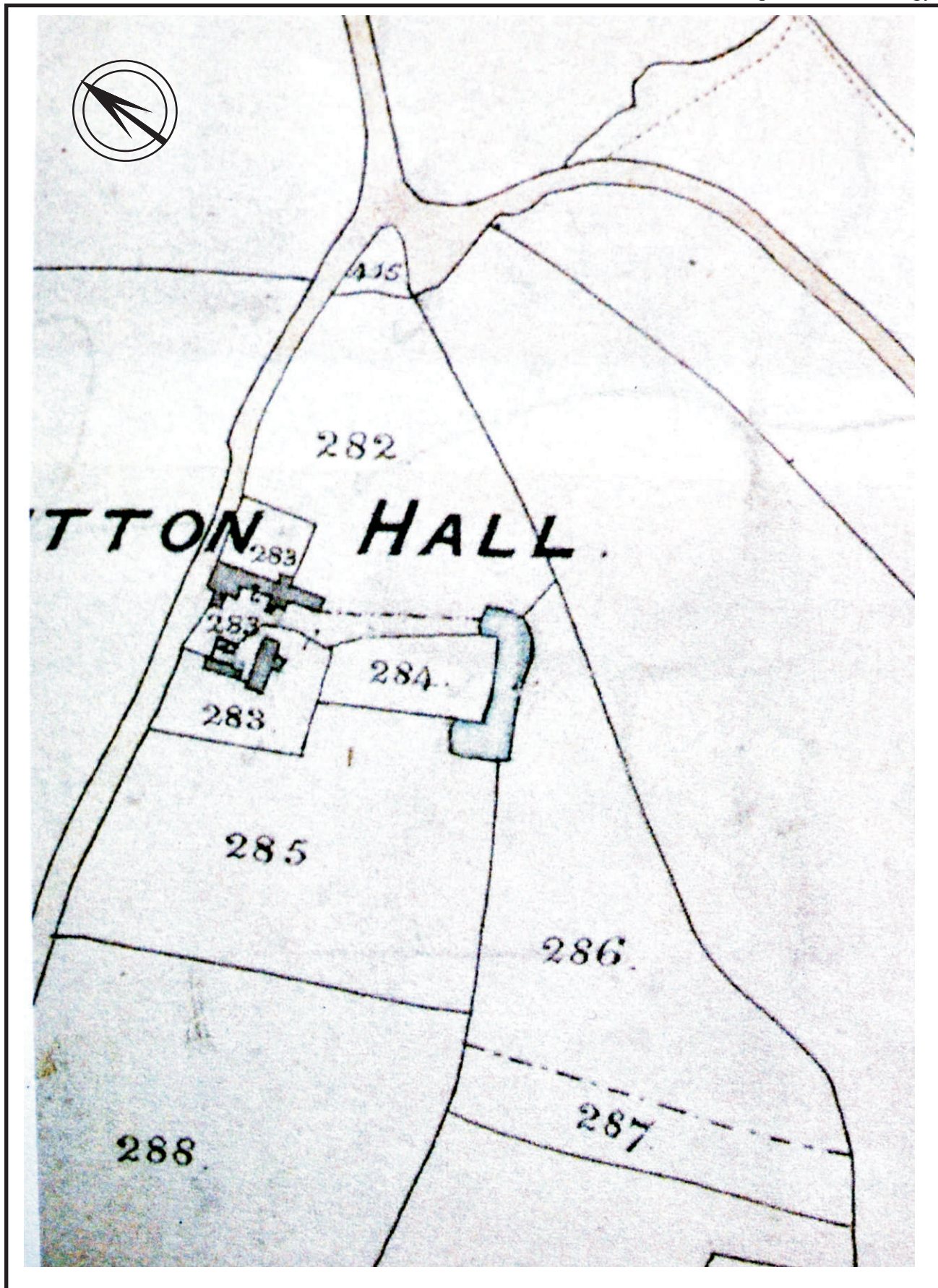
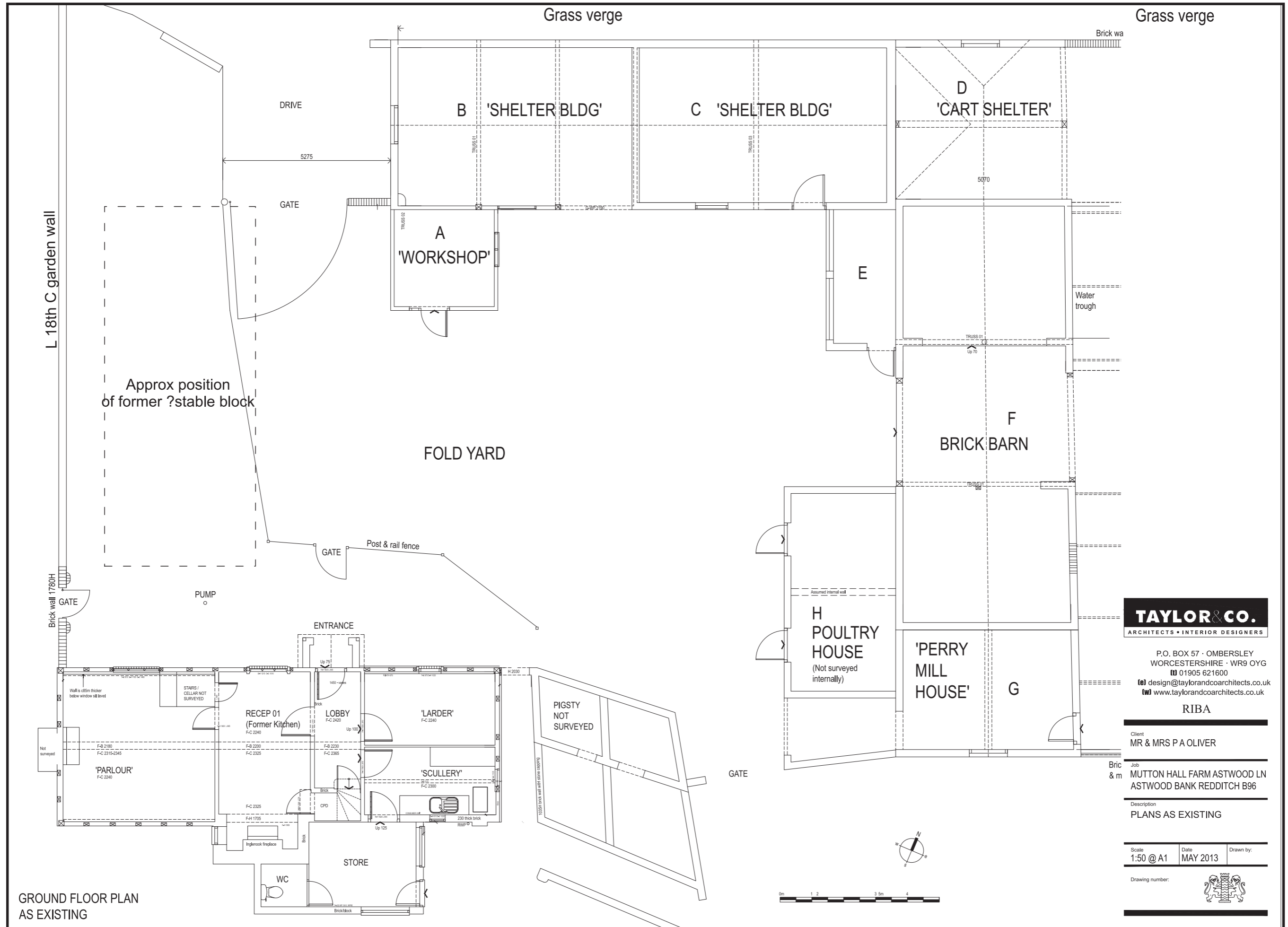


Figure 4: Feckenham Tithe Awards plan 1840 showing Mutton Hall. The Apportionment of 1838 lists the owner as John English and the occupier of Mary Johnson - the holding consisted of the following: 282 Perry Mill Close (Pasture) 1a2r6p, 283 House Outbuildings Yards & Garden 2r23p, 284 Orchard 1r11p, 285 Home Cowpasture (meadow) 2a1r4p, 286 Part of Horse Pool Meadow (pasture) 2a1r10p, 287 Remainder of Horse Pool Meadow (pasture) 3r10p, 288 Further Cowpasture (meadow) 4a1r7p, 289 Mill Meadow (meadow) 2a6p, 406 Dean Hill (arable) 4a3r9p, 407 Astwood Close (arable) 4a3r38p, Total 25a 4p



GROUND FLOOR PLAN AS EXISTING

Figure 5: Ground plan of foldyard and house

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RIBA

Client  
MR & MRS P A OLIVER

Job  
MUTTON HALL FARM ASTWOOD LN  
ASTWOOD BANK REDDITCH B96

Description  
PLANS AS EXISTING

Scale  
1:50 @ A1

Date  
MAY 2013

Drawn by:

Drawing number:



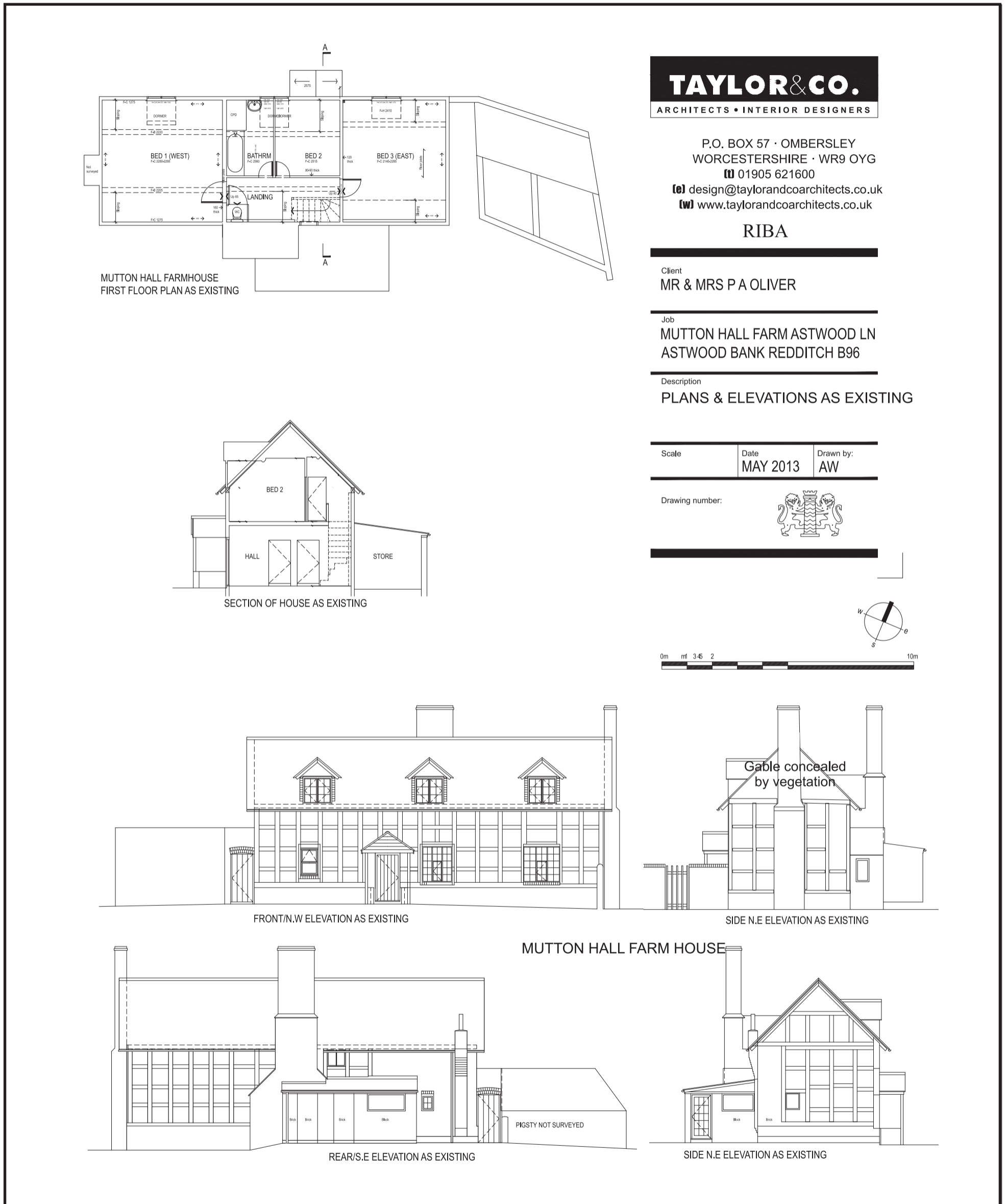


Figure 6: First floor plan of house and elevations





Front (northern) elevation



View from north-west



View from south east, note partially restored framing, and unsightly lean-to



Western end of southern elevation; cellar access concealed beneath bicycle



Southern elevation and modern lean-to





Metal framed window to western bay - this type of window is not closely datable, but probably early-mid 19th C, retaining its highly refractive hand made glass - note the quality of reflection



Detail of dormer, note fine early 19th C casement window, and brick construction of cheeks



Detail of early 19th C knocker



Detail of recent inappropriate repair to western gable



Detail of plinth wall - note that ground cill of framing is re-used timber





Pump north of house - inset detail of maker's name



Mid 19th C pigsties



Brick built privy (19th C) south of house



Brickwork detail, north wall of pigsty





Southern wall of cellar, note brick built stillage and blocked access



“Parlour” view facing east



Detail of brickwork northern wall of cellar - brick is of late 17th-very early 18th C date. Brick size 220x53x105mm.



Cellar steps



Inserted fireplace (1950s) on western gable end wall, note also modern ?fibreboard panelling to dado level





Re-used panelling door to under-stairs cupboard, panelling is mid 17th C, but door hung on 18th C "I-L" hinges



Modified inglenook fireplace in central bay (former kitchen)

Early-mid 18th C wall cupboard in central bay



NW Corner of lobby



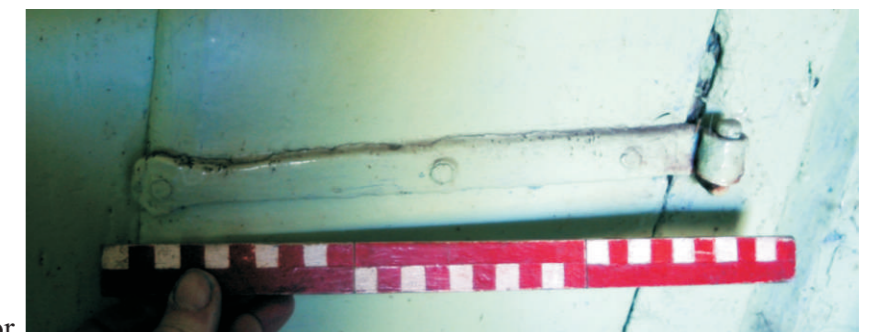
View of lobby south towards stair enclosure



Detail of mid 19th C latch lifter and lock to stair door



Detail of architrave, scullery door



Detail of L 17th C-early 18th C hinge to stair door





"Larder" now used as kitchen, view facing west



Modern replacement window



Scullery facing east



View facing east, note hardboard lining over framing and concealing ceiling



Scullery facing west

Figure 12: Ground floor eastern bay "larder" (presently used as kitchen) and "scullery"

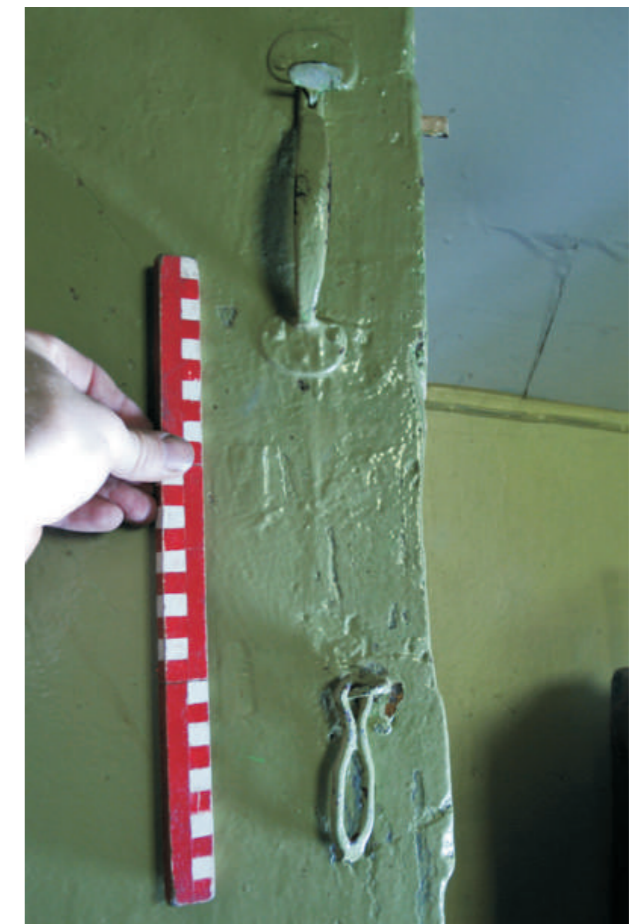




Detail of dormer interior, eastern bay



Two plank ledged door to bathroom



Detail of door furniture western room



Westernmost bedroom

Detail of newel post



Landing





Mutton Hall circa early 1960s



Mutton Hall 1970s



Barn viewed from west



Southern truss



Southern gable end of possible perry mill house



Eastern elevation of barn



Interior of bay to south of barn, possibly a former perry mill house



Figure 15: Barn and bay to the south, possibly former perry mill house





Shelter building northern side of foldyard, adjoining the barn - of 18th C origins with later modifications

Concrete block built poultry house, note break in construction between barn (to rear) and the brick built bay to the right, which appears to be the earlier structure

Workshop (20th C) and formerly open fronted shelter building at north west of fold yard



Interior of shelter building and detail of truss



Former cart, waggon or implement shelter to the north of the barn

