

Stretton Mill Farm, Stretton
Archaeological Building Recording



Stretton Mill

ARS Ltd Report No. 2013/54
July 2013

OASIS: ???

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EXECUTIVE SUMMARY

In June 2013, Archaeological Research Services Ltd was commissioned by Hough Construction to undertake an archaeological building recording of Stretton Mill Farm, Stretton. The work was carried out following the submission of a planning application (South Staffordshire Council Reference 07/00426/FUL) relating to the conversion of the Mill and farm buildings and development of the site.

The historic building recording of the Mill and farm buildings has provided information relating to the history of site, as well as providing a record and assessment of the standing remains. The building recording has also refined the chronology of the present buildings as follows.

- *PHASE 1: late 18th century – re-built medieval mill in brick, probably incorporating earlier timbers, with office building and construction of house.*
- *PHASE 2: early 19th century – Addition of second floor to mill, construction of barn 1, the central part of barn 2 and bays 4 and 5 of barn 3.*
- *PHASE 3: c1850s – Addition of third floor to mill, addition of northern mill wheel with gearing and millstones and construction of building to east. Construction of bays 1, 4 and 5 of barn 2 and bay 3 of barn 3.*
- *PHASE 4: c1870 – Insertion of floor to barn 1 and infilling of south-east wall, insertion of bay 3 to barn 2, construction of bays 1 and 2 and the rear wall of the western bay of barn 3 with the infilling of the archways in bay 1.*
- *PHASE 5: c1901-1921 – Extension of western bay of barn 3 and conversion to milking parlour and dairy.*
- *PHASE 6: mid-20th century – Infilling of cart entry and creation of new opening in north-west wall of barn 1, insertion of partition walls into bay 2 of barn 3 and into bay 2 of barn 2.*

1. INTRODUCTION

1.1. Scope of work

1.1.1 In June 2013 Archaeological Research Services Ltd (ARS Ltd.) was commissioned by Hough Construction to undertake an archaeological building recording of Stretton Mill Farm, Stretton. The work was carried out following the submission of a planning application (South Staffordshire Council Reference 07/00426/FUL) relating to the demolition of the building and development of the site.

1.1.2 The Mill is a Grade II Listed Building and the related farm buildings, although unlisted, fall within the curtilage; all are currently vacant.

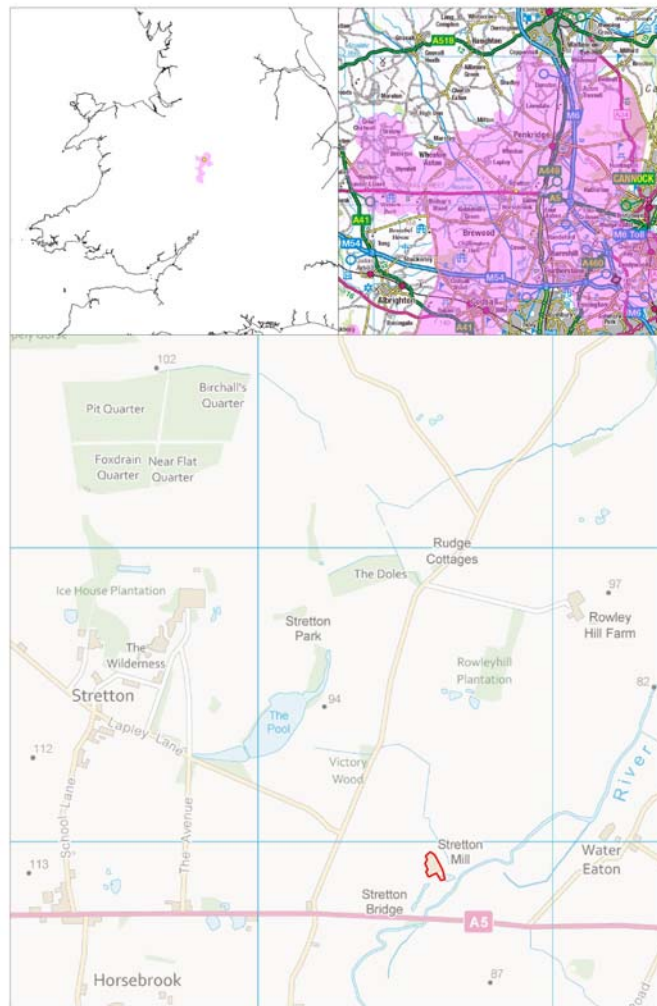


Figure 1: Site location.

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1.2. Location, topography and geology

1.2.1 Stretton Mill Farm lies approximately one mile south-east of the hamlet Stretton and the site is centred at NGR: SJ 896 109. The site is on the north-west bank of the River Penk and is situated within a rural landscape. The solid geology of the development area consists of sandstone (British Geological Survey, 2013).



Figure 2: Site Plan.

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2. METHODOLOGY

2.1. Level 2 Historic Building Recording

2.1.1. An historic building survey to English Heritage Level 2 standard (English Heritage 2006) was carried out by Jenny Wetton for ARS Ltd. in June 2013. This level of survey provides an introductory descriptive account of the buildings together with an account of their historical development. The survey consisted of a written and photographic account comprising the following:

- The written record comprises the precise location of the buildings, the date of the survey and the location of the archive. A descriptive account of the form, function and phasing of the buildings was undertaken.
- The photographic record includes detailed and general shots of the buildings, fixtures, fittings and phase change evidence and general shots of the context and outlook. All photographs included a scale. A photographic register detailing (as a minimum)

location and direction of each shot was compiled (see Appendix 1). The location and direction of each photograph was noted on plans of the building.

- The drawn record consists of site location plans at suitable scales (indicating the position of the site within the country, within the county and a clear plan of the precise location/outline of the building; a plan indicating the position and orientation of photographs/images included in the report; a set of detailed measured survey drawings including floor plans of the building with annotations and conventions following English Heritage standards (2006) is included as Appendix III. Phased plans showing the development of the buildings are included as Appendix II.

2.2. Documentary Research

2.2.1 The following sources were consulted during the preparation of this report.

- *Planning Documents including 'Stretton Mill Farm, Stretton: Archaeological and Architectural Appraisal', King Partnership, December 2006* (held by William Salt Library, ref. Misc 1783)
- *Archival Documents at Staffordshire Record Office:*
Letter and particulars of the valuation and letter regarding River Farms, ref. D6920/1/2/3
Records of the Congreve family of Congreve and Stretton, p. Penkridge, ref. D1057/O/1 A-B
Stretton: Measured Survey of Stretton Mill, ref. C/P/113/2/19, especially photographs
- *Census returns for 1861, 1881, 1901, 1911*
- *Published Sources*
R. W. Brunskill. *Traditional Buildings of Britain: an Introduction to Vernacular Architecture*. (London: Cassell, 2004)
L Hall. *Period House Fixtures & Fittings 1300-1900*. (Newbury: Countryside , 2005)
R. K. Morris. *The Archaeology of Buildings*. (Stroud: Tempus, 2004)
M. Watts. *Watermills*. (Oxford: Shire, 2006)
- *Web sources*
Archiseek: <http://archiseek.com/>
British Geological Survey: <http://www.bgs.ac.uk/geoindex/index.htm>
British History Online: <http://www.british-history.ac.uk/>
The National Heritage List: <http://list.english-heritage.org.uk/advancedsearch.aspx>

2.2.2 It was noted that a millstone wedge and shoe from Stretton Mill are held at the County Museum, Shugborough, acc. no. 65.016.0004, although this was not seen during the research for this report.

2.3. Setting and Significance

2.3.1 The mill and farm buildings are located with a rural setting, surrounded by fields, with the Watling Street road bridge over the River Penk visible to the south. The former mill pond lies to the south-west but is outside the development site.

2.3.2 The mill is listed at Grade II which reflects its national significance as a good example of a medieval mill re-built in the late 18th century with later additions reflecting the changing fortunes of the mill and its landowner. The King Appraisal called it ‘one of the best surviving in Staffordshire’. The farmhouse is also separately listed at Grade II. The farm buildings are not statutorily designated but are of historic interest and of group value to the listed mill and farmhouse. The complex is a substantially intact group which illustrates the changing use of the land.



Figure 3: Setting of the Mill and Barn 2, Looking South-West.

3 HISTORICAL BACKGROUND

3.1 Roman Period

3.1.1 The development site lies in an area of well-defined Romano-British activity. Approximately 150m to the north east lies Stretton Mill Roman Camp, a Scheduled Ancient Monument (PRN 00061), although little more can be said of this site. To the south east, straddling the Watling Street Roman road, is the site of Pennocrucium Roman Settlement, also a Scheduled Ancient Monument (PRN 0062). Excavations of this settlement revealed occupation from the 1st century to 3rd century AD with timber buildings fronting onto Watling Street. Located to the south of the proposed development is the site of a Roman Villa complex, again a Scheduled Ancient Monument (PRN 00217). Excavations here have revealed it was occupied between the 2nd and 4th centuries AD. Also to the south of proposed development lies Stretton Bridge where two Roman roads, Watling Street (PRN 05152) and the Stretton to Whitchurch Roman Road (PRN 05209) met, presumably to cross the River Penk.

3.2 Medieval Period

3.2.1 The king Appraisal states that the Domesday Survey recorded a mill in this area (PRN 01063) and Agnes, the widow of Sir Richard Stretton, claimed part of the mill as part of her dower in 1273. The Stretton Hall estate passed to the Congreve family in the 14th century and the family records contain references to Stretton Mill, including the purchase of new millstones in 1599. A mill is recorded at the site on the Yates map of 1775 but the King Appraisal (2006) recovered no evidence of this earlier structure although it was considered that it may have been located in the area of the current farmhouse. The estate was sold during the 18th century to the Connelys. The King Appraisal states that sometime during the late 18th or early 19th century, the mill was re-built in brick as a two-storey building and suggests this was after the brick tax of 1784 and that the northern water wheel was added at this time. Watts makes the point that many mills were re-built or increased in size in the late 18th century because of demands from an increased population.

3.3 19th century

3.3.1 The farmhouse (PRN 11457) appears to have been built in the late 18th or early 19th century and is listed at grade II. The King Appraisal indicates that the associated farmstead complex is recorded on the Ordnance Survey First Edition mapping where it is depicted as a loose courtyard plan form with an L-plan range and dates barn 1 at around 1800.

General Henry Monckton of Somerford Hall purchased the estate in about 1845 but died nine years later and his son, Francis inherited the estate, carrying out extensive alterations at Stretton Hall. He also invested in his farms and landholdings, building estate cottages and appears to have remodelled the farm complex on the site. Farming fortunes changed in the second half of the 19th century, following the repeal of the Corn Laws in 1846. Landowners and tenants combined animal husbandry and the production of good quality feed. Existing buildings were remodelled and new farms constructed to more efficient designs, often based on model farm principles. The King Appraisal uses the thematic survey of planned and model farmsteads, *Model Farmsteads, Thematic Survey*, published by English Heritage (1997) to put the developments at Stretton Mill Farm in Context.

By 1861, the mill was leased to John Brewster family who was also listed in the Census return as a farmer. Also living with them was a domestic groom, a cook, two house servants and a nurse. By 1881, Anna Brewster was farming 150 acres with six men and one boy as well as running the mill, with the help of her son, Percival. Also living with the family were a governess and a miller's pupil as well as the cook and a housemaid. The King Appraisal states that a wall was inserted at the front of barn 1 in bay 1 in the later 19th century to provide a stable on the ground floor with a granary above. Changes were also made to barn 2.

In 1897, Mr Monckton had his farms valued for an agreement with the Wolverhampton Corporation. Stretton Mill farm was valued at just over £49 and represented a relatively small part of his estate. At this time, the farm was listed as consisting of a homestead and cottages, pasture of river lands and uplands, arable land and pitholes. The mill and farm were still occupied by the Brewster family who reported problems with flooding

damaging hay crops on the river pasture lands. Mr Monckton is recorded as having paid the tenants £100 having recovered damages from Wolverhampton Water Corporation.

3.4 The 20th Century

In 1901, Anna Brewster was listed just as a farmer, her son, Percival, as a corn dealer and merchant and the household was much reduced, with one general servant. It seems possible that the mill had stopped being used to grind corn by this time and was just being used for storage. Percival was also listed as a farmer in the 1911 Census return. The King Appraisal dates the north end of barn 3 at around 1900.

A survey of the mill was carried out with photographs which were taken in 1967 and a cross-section which are reproduced below. Figure 4 shows that the extension to the east was intact at that time and the cross-section in Figure 10 shows the structure although, without any description, it is hard to elucidate the function of this part. Figure 6 shows the changes in the brickwork indicating the additions to the height of the building and existence of two supporting timber straps on the south elevation. It also shows the archway over the southern wheelpit and the existence of a bridge on this side. Figure 7 shows a timber two-part door at first floor level on the west elevation. Figure 8 shows the sluice-gate. Figure 5 shows the house in the background with eight-over-eight sash windows and kneelers at the eaves, features which are found in houses from the late 18th – very early 19th centuries.



Figure 4: Mill from North-east.



Figure 5: Mill from South-east.



Figure 6: Mill from South-west.



Figure 7: Mill from West.



Figure 8: Waterwheel from West.



Figure 9: Pit of South Waterwheel from West.

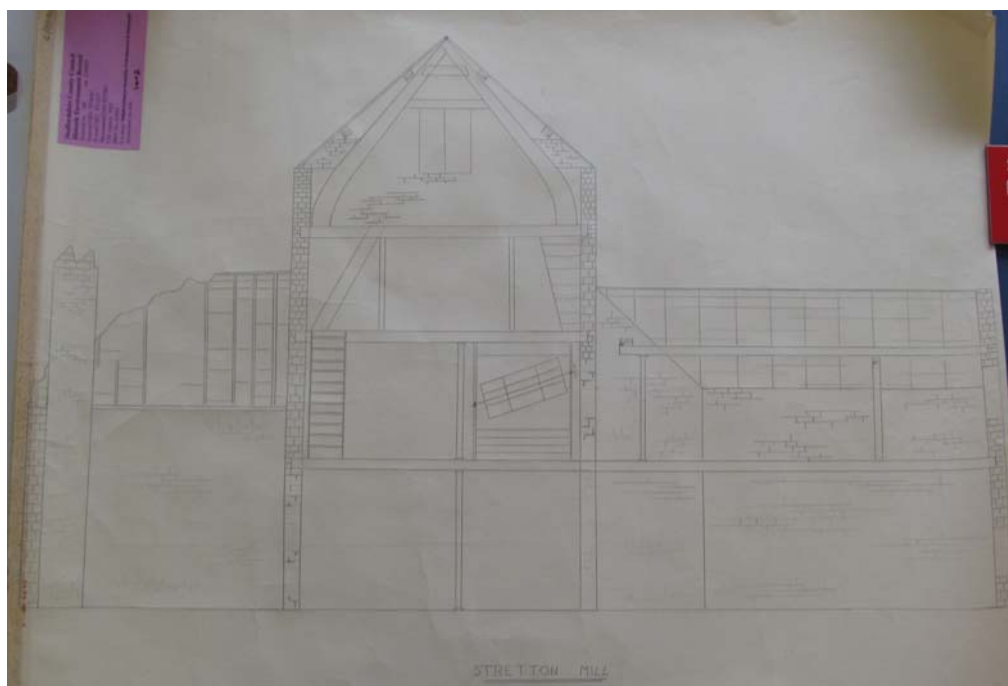


Figure 10: Cross Section of Mill from Survey.

4. MAP REGRESSION

4.1. Yates' map of 1775



Figure 11: Yates' Map 1775.

4.1.1 The map of 1775 shows that there was a mill on the course of the River Penk but does not indicate the existence of any other buildings.

4.2. OS map of 1883



Figure 12: OS Map 1883.

4.2.1 This map shows the mill astride the mill pond and joined to the north bank by the small bridge over the northern mill race as well as an extension to the east. On the north bank are the house and all three barns, which are arranged around two courtyards enclosed by walls. Barns 2 and 3 both have later extensions to the north-east and an open-sided construction on the site of the current western bay of barn 3, interpreted by the King Appraisal as pig sties. The map also shows a sluice at the southern branch, by the road bridges, and the rural nature of the setting.

4.3. OS Map of 1900

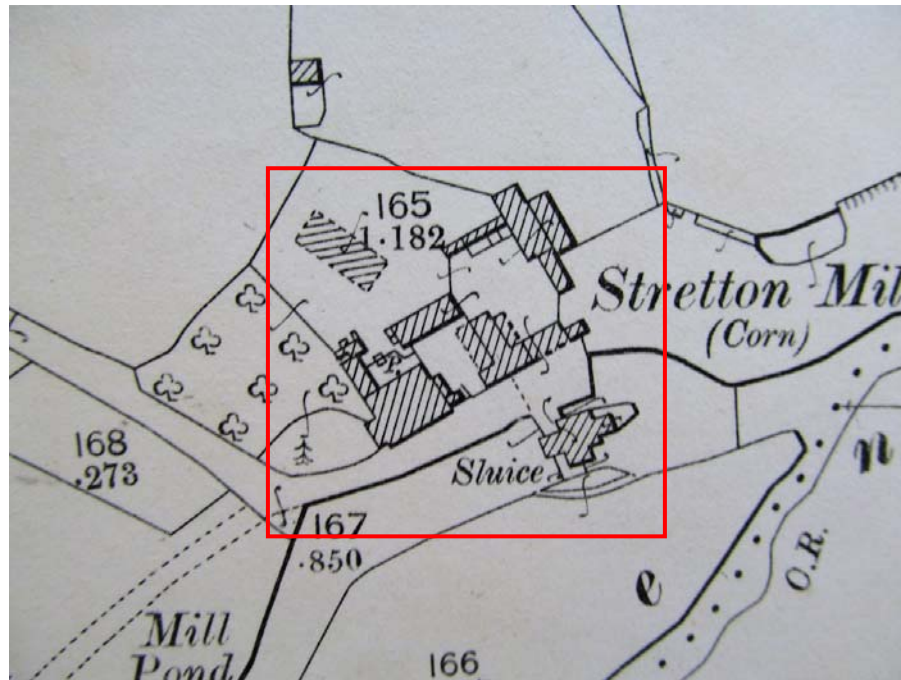


Figure 13: OS Map 1900.

4.3.1 This map shows that the open-sided lean-to had been added to the west side of barn 2, the pig sties by barn 3 replaced with the current west bay and an open-sided, possibly Dutch, barn added to the north of the house. A sluice is also marked at the mill.

4.4 OS Map of 1921

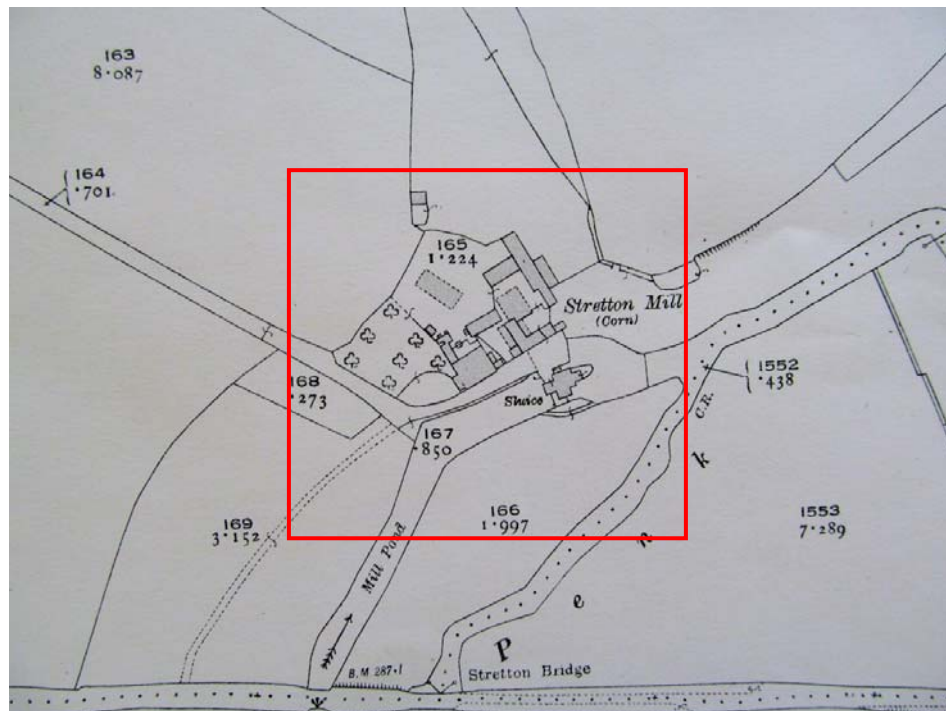


Figure 14: OS Map 1921.

4.4.1 This map shows that the pig sties had been replaced by the current west bay of barn 3 by 1921, interpreted by the King Appraisal as a milking parlour and dairy.

5. RESULTS OF BUILDING SURVEY

The results of the photographic survey are presented for the mill and historic farm buildings, with exterior elevations described first, followed by interior rooms. A descriptive account of the form, function and phasing of the building then follows. A phased construction plan has also been produced (see Appendix II).

5.1 The Mill

5.1.1. The mill is aligned southwest-northeast and sits in the south-eastern section of the development site. The building is currently empty and it is not known when it ceased to be used as a mill.

5.1.2 The building is vernacular in style and is constructed of red brick laid to a random bond with timber detailing on a stone ashlar plinth to working water level. The mill building is four storeys in height with a tall single-storey office building to the west and the remains of a two-storey building to the east. The building has random fenestration in 19th century casements and pitched roofs covered in blue clay 'Rosemary' tiles, with a single chimney in the office building.

5.1.3 Exterior North Elevation

The north elevation forms the entrance to the mill, with the timber-framed door to the side of the gable front covered by a timber storm porch. A wall-mounted undershot waterwheel remains with cast-iron hoops, a timber sluice-gate slot attached to the wall

and stone kerbs to the wheel pit. Above this is a rectangular mullioned window with a timber surround and a timber tie, with a cast-iron tie further up. Two changes in the brickwork can be discerned above this level, showing where additional storeys have been constructed and infills in the brickwork may indicate changes in the position of windows. There are further alterations in the brickwork visible at the lower part of the join with the extension to the west. A square window in the gable has a timber surround and the gable itself has a toothed verge and eaves. The two-storey office building to the west is plain apart from an infilled doorway. The western extension had a pitched roof although this has collapsed.



Figure 15: North Elevation of Mill, Looking South-east (scale = 2m).



Figure 16: Detail of Waterwheel and Pit (Scale = 2m).

5.1.4. Exterior West Elevation

The exterior northwest elevation consists of four-storeys and five bays. The stone plinth is clearly visible and is the red and black brick, single-arched bridge over the northern race with steps on the north side. The change in brick colour may indicate that it has been re-built at a later date with a metal hand-rail. To the left of the entrance door in its brick surround are the remains of brick steps with stone caps. Slightly above the door is a doorway with a timber surround which appears to have been inserted, judging by the brick fragments. The gable of the office building is plain except for a small metal-farmed casement window. To the south are two square windows in brick surrounds, one at ground level and the other above. At the end is a double archway for the southern wheelpit. On the third floor is a small square window with a timber surround and, another three similar windows at loft level. Two changes in the brickwork are evident on this elevation also and there are dentilled eaves.



Figure 17: West Elevation, Looking East.



Figure 18: Detail of Bridge Over Northern Mill Race.

5.1.5. *Exterior South Elevation*

This elevation of the mill is four storeys high and one bay wide, with that of the office building being one bay. The southern mill race brick wall, with its stone cap, partially obscures the lower part of a large square opening with a timber lintel. The office building on this side has a door with a timber surround and a square window without a surround.



Figure 19: South Elevation, Looking North (Scale=2m).

Further up is a timber-framed mullioned window with a segmental arched brick head. Similar changes in the brickwork are visible above this height, although somewhat obscured by ivy growth. There is a similar window in the gable and lines in the mortar may indicate previous alterations in the position of other windows as the height of the mill was altered. The eaves are stepped under the gable.



Figure 20: Detail of Upper Section Showing Changes in Brickwork.

5.1.5. Exterior East Elevation

This elevation comprises the four storeys of the mill and the eastern lean-to extension. At the lowest level, is another double archway over the southern wheelpit, the upper arch being infilled here. The remains of the eastern extension can be seen on this elevation, although the roof and much of the walls have collapsed. A pile of surviving tiles is inscribed with the trade name 'Rosemary'. At the top of the left wall, iron gearing protrudes from the mill wall. In the centre of the mill wall is a doorway with a brick surround and there is a square opening with a timber lintel in the extension. Above the door is another doorway with a timber lintel which has been part-infilled to form a window with a concrete sill. A timber lintel above the doorway indicates previous alterations in the doorway. There are also the remains of plaster on the wall. Above the infilled doorway is another small square window with a timber lintel. Due to the existence of the eastern extension, only one change in brickwork is visible on this elevation. The eaves are dentilled here also.



Figure 21: East Elevation, Looking West (Scale=2m).



Figure 22: Detail of Double Archway Over Wheelpit.

5.1.7 *Interior Room Meal Floor*

The ground floor of the mill comprises the meal floor, of which the principal spaces will be described. The door surround retains iron hinges. The meal room has unfinished brick walls and a brick floor. The timber ceiling is supported on massive hand-finished chamfered timber beams, with simple run-out stops, tied into the wall. Meal chutes hang from gaps in the ceiling, which appears to have been altered many times with additional joists. Three round iron columns on square bases appear to have been added later to provide additional support and two on square stone bases protrude through the ceiling. A set of simple timber steps provides access to the first floor.



Figure 23: Meal Floor, Looking East (Scale=2m).

Large square posts with iron rods form the remains of the hurst for the now missing southern mill stones and a large square stone seating for the wheel survives. A large timber beam built into the south wall appears to have been re-used.



Figure 24: Detail of Hurst Structure for South Wheel Gearing and Structural Beam, Looking South.



Figure 25: Detail of Chamfered and Stopped Beam.

An opening in the south wall provides a view into the southern wheel pit and shows the red brick and double archway visible on the exterior, as well as the joists and timber floor

of the stone floor, an infilled opening and more recent repairs to the pit with modern brick and a steel joist.



Figure 26: Detail of Southern Wheelpit, Looking South.

At the north end is the gearing for the north wheel, supported on a timber structure. The gearing retains a pitwheel, wallower and spurwheel, together with stone nuts and spindles connecting through the floor above to the stones. There are also two hand operating valves. A number of iron tools including a large spanner were found on the floor and recorded.



Figure 27: Detail of North Wheel Gearing, Looking North-west.

5.1.8 Interior Room Office Building

The small office building is one bay and very plain. There is evidence of white-washed walls but no floor remains. A single longitudinal beam, a few surviving joists and holes in the walls are evidence of a former upper floor although this, together with the roof, has gone. A chimney at the west end contains a small fireplace with an iron hearth. A millstone was found leaning against the east wall which the King Appraisal identified as a French Burr stone, used for grinding flour. This may have been one of those formerly positioned at the south end of the stone floor.



Figure 28: Office Building, Looking South-West (Scale=2m).

5.1.9 Interior : Stone Floor

The stone floor is accessed from below by the timber steps and is similar in appearance to the meal floor. The floor is timber boarded, with additional modern plywood. Although the bin floor is supported on large timber beams, additional iron columns have been inserted here also. The vertical shaft from the gearing continues nearly to the ceiling, with a crown wheel at the top to drive pulleys and belt drives. A bolster, for separating white flour from meal, is situated in the centre of the floor, with a freestanding cutting machine. On the floor is a pile of timbers, probably from the floor above which has collapsed.



Figure 29: View Across Stone Floor, Looking West (Scale=2m).

Iron gearing at the south end of the room projects through the wall. There is also evidence at this end of the positions of two other millstones driven by the former south wheel. At the south end, a doorway in a timber surround gives access to the end room which has the remains of white-washing and heavy iron hooks in the ceiling. A pile of timbers is stored here.



Figure 30: View Across Stone Floor, Looking South-east (Scale=2m).

At the north end are two millstones in metal casings, marked 'Kay & Hilton, Fleet Street, Liverpool 1854'. The King Appraisal identified these as coarse Derbyshire grit stones probably used to grind animal feedstuffs.



Figure 31: Detail of Stones, Looking North-east.

5.1.10 Interior: Bin and Loft Floors and Roof Structure

The upper floors were accessed by stairs which have now been removed. The bin floor provided storage in timber bins but, at the time of survey these and the floor had collapsed. However, a view into these levels could be obtained from the stone floor. The walls retain evidence of whitewashing. The roof structure incorporates a pair of crucks, probably re-used from an earlier roof, into the trusses with a tie-beam. There are two hand-finished purlins on each side with lap-joints entrenched into the principal rafters. A rectangular structure is incorporated at the ridge to support the sack hoist.



Figure 32: View of Roof Structure from Stone Floor, Looking North.

A wall continues from lower levels to the ridge at the southern end, creating a separate room on each floor accessed by an opening and with a timber floor. A beam runs across the top of the opening near the ridge.



Figure 33: View of Internal Wall at Bin and Loft Floor Level, Looking South.

5.2 Barn 1

5.2.1 Barn 1 Exterior South-East Elevation

This longitudinal, four bay building is two storeys in height and constructed of red brick in a variation of a Flemish bond of a row of stretchers and a row of two stretchers and two headers. There is a brick plinth but modern brick underpinning has been introduced. The building has a pitched roof covered in blue clay tiles, the south-west section of which appears to have been replaced and there are dentilled eaves. The south-east elevation originally had a full-height cart entry in what is now bay 3, with four stone door hinge pads which survive, but the opening has been infilled and a window inserted to the new wall. Bay 4 has regular lines of ventilation holes and marks the threshing floor. A line in the mortar between bays 1 and 2 and bay 3 indicates where the side of the building was built up in the later 19th century to create a stable on the ground floor with hay storage above. The stable has a doorway with a timber surround and a cut-brick head and a window, also with a timber surround. At the time of survey, access to the first floor was not possible due to the poor condition of the ladder and floor and of the external steps.



Figure 34: South-east Elevation of Barn 1, Looking North-west (Scale = 2m).

5.2.2 Outbuilding Exterior North West Elevation

The former cart entry on this elevation had a segmental brick arched head and has also been infilled with a steel joist forming the lower opening and a window above but retains three stone hinges. Repair work appears to have been carried out to the brickwork here. The wall in the former threshing floor in bay 1 has been partially removed, also with a steel joist inserted. Bays 1 and 2 are marked by round arches each formed of a double row of headers. The arch in Bay 1 was infilled in the late 19th century to form the stable and a door with a part-timber surround and a window with a timber sill inserted. Two stone hinges were inserted by the door surround and the window has subsequently been infilled. The northern part of the roof on this elevation appears to have been repaired.



Figure 35: North-west Elevation, Looking South-east (Scale = 2m).

5.2.3 Outbuilding Exterior South West Elevation

This elevation has a large brick pier capped with tiles on the western end, presumably to provide support for the building when bays 1 to 3 on the north-west elevation were open. A flight of brick-built steps with stone treads leads to a single-leaf door at first floor level with a timber surround. The steps contain openings for a dog kennel and poultry boxes.



Figure 36: South west Elevation, Looking North-east (Scale = 2m).

5.2.4 Barn 1 Exterior North East Elevation

This elevation features regular lines of ventilation holes similar to those on the south-east elevation. There is a window with a timber frame at ground floor level and another in the centre at first floor level with a segmental brick head. On the east side is a brick-built link to Barn 2.



Figure 37: Barn 1, North-East Elevation, Looking South-west (Scale = 2m).

5.2.4 Barn 1 Interior Bay 1

This bay was formed in the later 19th century when the exterior walls were infilled and a floor inserted to create a stable with hayloft above. There have been a number of periods of change in this bay which include an inserted wall at the northern end which is not jointed in. Two openings in this wall have been infilled later. A central opening at low level has long timber head and sill, possibly for a sliding hatch. A timber shelf on metal brackets survives on the south-west wall and the floor is concrete screed.



Figure 38: Interior of Bay 1, Looking West (Scale = 2m).

5.2.5 Barn 1 Interior Bay 2

Bay 2 is a full-height bay with full-height brick partition walls to either side and a clear view of the hand-finished purlins have splayed joints entrenched into the partition walls. The underside of the tiles and torching can be seen. The long slot through to the former cart entry in bay 3 has a timber and brick head but has been partially infilled and two doors with timber heads on the east wall have also been infilled. Holes in the brick work may indicate a part floor which has been inserted and later removed. The bay may later have been used for stabling as there is a hay byre on the east wall. There is evidence of whitewashing on the walls and the floor has been removed.



Figure 39: Interior of Bay 2, Looking East (Scale = 2m).

5.2.6 Barn 1 Interior Bay 3

Bay 3 has been completely altered from its former function as a cart entry, with the end walls infilled. It appears to have been used most recently for housing cattle as the walls are surfaced with a thick concrete screed at lower level and painted white above. A timber floor has been inserted above and the floor removed at the time of survey. The slot in the partition wall in bay 2 allows a view into the upper floor in bay 3 and reveals a similar roof structure continuing the length of the building.



Figure 40: Interior of Bay 3, Looking East (Scale = 2m).



Figure 41: View into Upper Part of Bay 3 from Bay 2, Looking North-east.

5.2.7 Barn 1 Interior Bay 4

Bay 4 is very similar to bay 3, with the same wall coverings and inserted floor.



Figure 42: Interior of Bay 4, Looking East (Scale = 2m).

5.3 Barn 2

5.3.1 Barn 2 Exterior South-East Elevation

This T-shaped, six bay single-storey building is constructed of red brick. The gable end has been constructed in a stretcher bond while that of bay 1 appears to be in a version of English garden wall bond with stretcher bond above. The building has pitched roofs with blue clay tiles and ridge tiles. The longitudinal, gable-ended section forming bay 2 appears to be the oldest part of this building as the wall of bay 1 is built over the gable and there is a clear line in the mortar. There is no fixed access to the upper floor of the barn.

Bay 1 has a central door with a timber frame and a segmental arched head and a small similar window at the same level. Above is a round-arched pitching eye with a brick surround. Bay two has a modern opening which has been altered and has a concrete head. A short brick pier has been added to support the wall. Above is a square window with a timber frame and a segmental arched head.

Bays 4 and 5 appear to have been constructed as cart-sheds and are also in English garden wall bond, with full-width openings and heavy timber heads which appear to have been re-used. A floor has been inserted later. Bay 3 has double full-height and width openings separated by a massive brick column. The pier between bays 3 and 4 has been altered with modern brick.



Figure 43: South-east Elevation of Barn 2, Looking North (Scale = 2m).



Figure 44: Bays 3 to 5 of Barn 2, Looking North (Scale = 2m).

5.3.2 Barn 2 Exterior North-East Elevation

This elevation consists of the gable end of bay 5 and the north-east walls of bay 2 and the north bay. The gable end of bay 5 is very plain with a square window with a timber frame and head at the upper level. There are holes of various shapes and sizes which have been formed later and indicate the position of a later outbuilding which has been more recently demolished. The walls of bay 2 and the north bay are also plain, with an infilled opening with a timber head at the lower level on the east side and another at the upper level at the west end. There are further holes at high level on this side, again indicating the position of a later outbuilding. The brick plinth under the whole building can be seen clearly on this elevation.



Figure 45: North-east Elevation of Barn 2, Looking South-west (Scale = 2m).



Figure 46: North-east Elevation of Bay 2 and North Bay, Looking South-west (Scale = 2m).

5.3.3 Barn 2 Exterior North-West Elevation

This elevation consists of the gable end of the north bay and the rear walls of bays 3 to 5. The former has a doorway in a brick surround and an infilled opening at the upper level. Marks on the brick work indicate the presence of former buildings now demolished. On the rear wall of bays 3 to 5 is a clear line in the mortar between bays 3 and 4, indicating that bay 3 was probably inserted later. On the wall of bay 3 is an infilled window with a timber head.



Figure 47: North-west Elevation of Barn 2, Looking South-east (Scale = 2m).



Figure 48: North-west Elevation of Bays 3 to 5, Looking South-east (Scale = 2m).

5.3.4 Barn 2 Exterior South-West Elevation

This elevation has the gable end of bay 1 to the east and a lean-to building over the remainder of bay 2 and the northern bay. The gable end is entirely plain, apart from a timber-boarded opening at lower level and three vents in the gable. The lean-to is a more recent addition supported on timber posts and with the roof formed of steel joists and covered with corrugated iron.



Figure 49: South-west Elevation of Barn 2, Looking North-east (Scale = 2m).

The south-west wall of bay 2 has an infilled opening with a segmental arched head to the east with an open square window with timber surround above and an infilled square window with a timber surround in the centre. There are also several infilled holes in the brickwork which indicate the presence of a former building now demolished.

The wall of the northern bay has a doorway in a brick surround with a segmental head and a timber lintel and stone hinge straps. Above is a square window with a timber surround. The brick-built link to Barn 1 has a doorway and window above.



Figure 50: South-west Elevation of Bay 2, Looking North-east (Scale = 2m).



Figure 51: South-west Elevation of North Bay, Looking North (Scale = 2m).

5.3.5 *Barn 2 Interior Bay 1*

Bay 1 is a very plain space with the remains of plaster and whitewash on the walls, a lath-and-plaster ceiling supported by a chamfered timber beam with a metal hook remaining.

There are signs of hay byres on the north wall which indicate this has been used as a stable. There is an infilled opening on the east wall. Openings in the ceiling allow a view of the roof which has a modern lining and has presumably been replaced. At the time of survey, the floor had been removed.



Figure 52: Bay 1, Looking North (Scale = 2m).

5.3.6 Barn 2 Interior Bay 2

This bay has an infilled window with a segmental-arched head set within a projection on the south-west wall. There is an infilled doorway on the north-east wall. The floor above is supported by three chamfered beams. There is evidence of whitewash on the walls and at the time of survey, the floor had been removed.



Figure 53: Bay 2, Looking West (Scale = 2m).

5.3.7 Barn 2 Interior Bay 3

This bay has a good view of the truss, formed of a tie-beam supported by a brick pier and two struts supporting the two purlins. The roof here has a modern lining and has presumably been replaced. There is a round pitching eye in the north-east wall which may have been inserted as there is evidence of fragments in the brickwork around it. The floor is concrete screed.



Figure 54: Bay 3, Looking North (Scale = 2m).

5.3.7 Barn 2 Interior Bays 4 and 5

These two bays are very similar, having had timber floors inserted, thereby substantially reducing their height. The dividing wall may also have been inserted more recently. There is a good view of the king post truss over the dividing wall, which appears to have been re-used, and the purlins.



Figure 55: Bay 4, Looking North (Scale = 2m).

5.3.8 Barn 2 Interior North Bay

This bay also has plain brick walls, although there is evidence of whitewashing, with a brick floor. The timber first floor is supported by a massive chamfered beam. The space has been converted for use with cows with the installation of a brick feed trough and metal stalls, of which one survived at the time of survey. A hay byre is fixed to the south-west wall. There is a view from here into the upper level which shows a brick partition wall with an opening with a timber lintel into the bay beyond and two hand-finished purlins on either side. Against the north-west wall is a rectangular timber structure of an uncertain date which may have been used for storing feed.



Figure 56: North Bay, Looking East (Scale = 2m).

5.3 Barn 3

5.3.1 Barn 3 Exterior South-West Elevation

This building lies to the north of barns 1 and 2 and is one to two storeys in height. It is constructed from red brick with blue clay tiled pitched roofs. This elevation consists of bays 1 and 2, the gable end of the western bay and bays 4 and 5. Bays 1 and 2 are of two storeys, built on a black brick plinth and constructed in an English Garden Wall bond. There is a wide opening with a timber lintel and a segmental arch and brackets which may have held a sliding door. Above this is a damaged circular pitching eye in a brick surround. To the south-east is similar but narrower doorway with the remains of a metal-framed window above. This has a segmental arched head and a red clay tiled sill. There is a rectangular skylight in the roof.

The gable end of the single-storey western bay is also built on a black brick plinth with red bricks underneath and constructed in an English Garden Wall bond. There is a square window with a timber surround, a blue clay tile sill and a relieving arch above. The purlin ends project through the walls.

Bays 4 and 5 are also single storey and constructed in a random brick bond. Bay 4 has a central doorway with a segmental arched head and two stone hinge brackets. Either side are windows with similar heads and red clay tiled sills, the right window narrower than the left and fitted with a metal-framed window. The left window is part glazed and part ventilation grille. Bay 5 appears to have been built as a shelter shed for cows and has three elliptical archways which have been later partly infilled with black brick at the bottom. The two end archways have timber-framed doorways and each infill has been fitted with ceramic feed bowls supported by small brick piers.



Figure 57: South-west Elevation of Bays 1 and 2, Looking North-east (Scale = 2m).



Figure 58: South-west Elevation of Gable End of Western Bay, Looking North-east (Scale = 2m).



Figure 59: South-west Elevation of Bays 4 and 5, Looking North-east (Scale = 2m).

5.3.2 Barn 3 Exterior South-East Elevation

This elevation consists of the gable end of bay 5, the projecting wall of bay 4 with a doorway and the wall of the western bay. The gable end is entirely plain. The wall of bay 4 contains a doorway with a timber surround. The wall of the western bay has a doorway at the north-east end in a brick surround with a segmental arched head and six surviving stone hinge straps, of which all four on the right side retain hinges. At the other end is a wide, full-height opening and a timber sliding door.



Figure 60: South-east Elevation of Barn 3, Looking North-west (Scale = 2m).



Figure 61: Detail of Door In Western Bay (Scale = 2m).

5.3.3 Barn 3 Exterior North-West Elevation

This elevation consists of the gable end of bay 1 and the wall of the western bay, both of which are also built on a black brick plinth. The gable end wall has one metal –framed window at first floor level with a segmental arched head and red clay tiled sill. The western bay has two timber sliding doors and an infilled doorway.



Figure 62: North-West Elevation of Barn 3, Looking South-east (Scale = 2m).

5.3.4 Barn 3 Exterior North-East Elevation

This elevation includes the two-storey bays 1 and 2, the single storey bays 3 and 4 and the smaller bays 1 and 2. The wall of bays 1 and 2 is entirely plain, apart from a darkening of the brickwork which indicates the presence of a former building now demolished. A line in the mortar of the taller block indicates where bay 3 was added to bay 2 and constructed on a red brick plinth. Bay 3 itself contains a metal-framed window with a segmental arched head and red clay tiles sill which has been inserted, shown by the fragments of brick around it. Another line in the mortar indicates the division where bays 1 and 2 were added to bay 3 and constructed on a black brick plinth. There are two windows at ground floor level which match that in bay 3.



Figure 63: North-East Elevation of Barn 3, Looking North-west (Scale = 2m).



Figure 64: North-East Elevation of Bays 1 to 3, Looking North-west (Scale = 2m).

5.3.5 Barn 3 Interior Bays 1 and 2

Bay 1 contains the remains of a timber staircase to the first floor on the west wall, a boarded window in a brick surround with a timber lintel in the south-east wall and the remains of whitewashing on the walls. Bay 2 contains three infilled openings on the south-east wall. Both floors had been removed at the time of survey. Although the staircase was too damaged to allow access to the first floor, there was a view through the well to the roof which has two steel joists on each side.



Figure 65: View Across Bays 1 and 2, Looking East (Scale = 2m).

5.3.6 Barn 3 Interior Bay 3

This bay has walls which have been lined with concrete with white paint above and the remains of a brick floor, probably indicating that it was last used for cows. The roof structure is a king post truss with a hand-finished tie-beam which may have been re-used and two timber purlins on each side.



Figure 66: View Across Bay 3, Looking North-east (Scale = 2m).

5.3.7 Barn 3 Interior Western Bay

This longitudinal bay has concrete lined and white-painted walls with evidence of white-washing at the ends. The roof structure is three machine-cut timber trusses and one iron truss with two purlins on each side. The floor had been removed at the time of survey.



Figure 67: View Across Western Bay, Looking West (Scale = 2m).

5.3.8 Barn 3 Interior Bay 2

This bay has the remains of whitewashing on the walls but the floor had been removed at the time of survey. There are two infilled doors on the north-west wall, a round-arched doorway on the left being infilled with breeze blocks and therefore more recent, and the other with a brick surround and a segmental-arched head. There is an infilled semi-circular opening above with a timber sill. The roof structure is two king-post trusses supported on brick piers with one timber purlin on each side and the clay tiles and torching underneath are visible.



Figure 68: View Across Bay 2, Looking North-west (Scale = 2m).

5.3.9 Barn 3 Interior Bay 1

This bay has the remains of whitewashing on the walls, a concrete floor and modern dividing structures. The two king-post roof trusses are supported on brick piers. There are the remains of hay byres. The bay appears to have been most recently used for housing chickens.



Figure 69: View Across Bay 1, Looking North-west (Scale = 2m).

5.3 Stretton Mill Farm Date, Function and Phasing

The mill probably dates from the late 18th century and has a further two phases of construction. As there is a stone plinth and evidence of crucks in the roof, it seems likely that a former mill on the site was timber-framed. Although documentary and cartographic sources do not give a more exact date of construction, some inferences as to the date of construction of the present mill can be drawn from other buildings on the site. The house is shown in the 1960s survey photographs to have eight-over-eight sash windows, a feature more likely to date from the later 18th century than the early 19th when larger panes had become much more common, even in rural areas. The King Appraisal considered it likely that the house was built at the same time as the re-building of the mill and, indeed, a miller would have needed to live on site.

The original layout of the building at the time of re-building appears to have been much as it is now, with two wheels and two floors. Probably in the early 19th century, another floor was added to provide more space and then, in around the 1850s, a fourth was added and the northern millstones replaced. Francis Monckton was making many changes to his holdings at this time and it seems likely that the improvements date from this period.

The farm buildings appear to date from the early 19th century and have a further four phases of construction. The brickwork of barn 1 and the central part of barn 2 has a different appearance from that of the first two floors of the mill and is therefore assumed to represent a different phase of construction but built later, forming a courtyard with the house. Having a threshing barn on the mill site would enhance the mill's capabilities as a business, enabling farmers to send grain without having to invest in their own properties. While the miller would have needed a stable and cart-shed these buildings

appear to have been added later as the stable in bay 1 of barn 2 has been built over the gable of bay 2; the construction of bays 4 and 5 is contemporaneous with that of bay 1. The central part of barn 2 has changed as the needs of the farm changed but appears mainly to have been for housing cows and horses. Barn 3 appears to have been built to house cows and provide shelter during the day. Many of the timbers in barns 2 and 3 appear to have been re-used, especially parts of trusses and may have originated in the mill as its height was raised and the roof replaced. Phase four represents a substantial investment in the farm by the Monckton family who increased the representation of dairy production on the farm, with the addition of bays 1 and 2 to barn 3 for feed preparation and the infilling of the shelter shed in bay 5, all with good quality construction. Pigs were added with sheds against the western wall. A first floor was added to barn 1 and bay 1 converted to a stable with hayloft above although slots in the brick partition walls would still have allowed easy access for continued use of the remainder as a threshing barn. In the early 20th century, the western bay of barn 3 was extended for use as a milking parlour and dairy and reflects the increased standards of hygiene of the time, with its concrete-lined and white-painted walls. The final phase saw a run-down of the agricultural activities in the farm buildings, with bay 2 of barn 2 having been last used for spraying cars.

The farm buildings have been neglected and appear to have lost the majority of their original internal fixtures and fittings.

6. DISCUSSION

6.1. The historic building recording of Stretton Mill Farm has provided information relating to the history of site, as well as providing a record and assessment of the standing remains. The building recording has also refined the chronology of the present buildings as follows.

- PHASE 1: late 18th century – re-built medieval mill in brick, probably incorporating earlier timbers, with office building and construction of house.
- PHASE 2: early 19th century – Addition of second floor to mill, construction of barn 1, the central part of barn 2 and bays 4 and 5 of barn 3.
- PHASE 3: c1850s – Addition of third floor to mill, addition of northern mill wheel with gearing and millstones and construction of building to east. Construction of bays 1, 4 and 5 of barn 2 and bay 3 of barn 3.
- PHASE 4: c1870 – Insertion of floor to barn 1 and infilling of south-east wall, insertion of bay 3 to barn 2, construction of bays 1 and 2 and the rear wall of the western bay of barn 3 with the infilling of the archways in bay 1.
- PHASE 5: c1901-1921 – Extension of western bay of barn 3 and conversion to milking parlour and dairy.
- PHASE 6: mid-20th century – Infilling of cart entry and creation of new opening in north-west wall of barn 1, insertion of partition walls into bay 2 of barn 3 and into bay 2 of barn 2.

6.2 The first two floors are therefore the earliest part of the mill building and it retains some of its original character externally, although later alterations have obscured some of the original appearance. Internally, it retains historic fixtures and fittings on the meal and stone floors, possibly including some earlier structural material but principally from the mid-19th century re-fit. Its internal character is much as it was although there

has been some loss of floors. The earliest parts of the farm buildings are readable on the exterior but have been much altered and historic fixtures and fittings only survive in the northern bay of barn 2.

7. PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

7.1. Any publicity will be handled by the client.

7.2. Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

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8.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

9. ACKNOWLEDGEMENTS

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10. REFERENCES

English Heritage 2006. *Understanding Historic Buildings. A guide to good recording practice.*

Institute for Archaeologists 2008. *The Standards and Guidance for Archaeological Building Recording.* Reading, Institute for Archaeologists (revised 2010).

Appendix I: Photograph Register

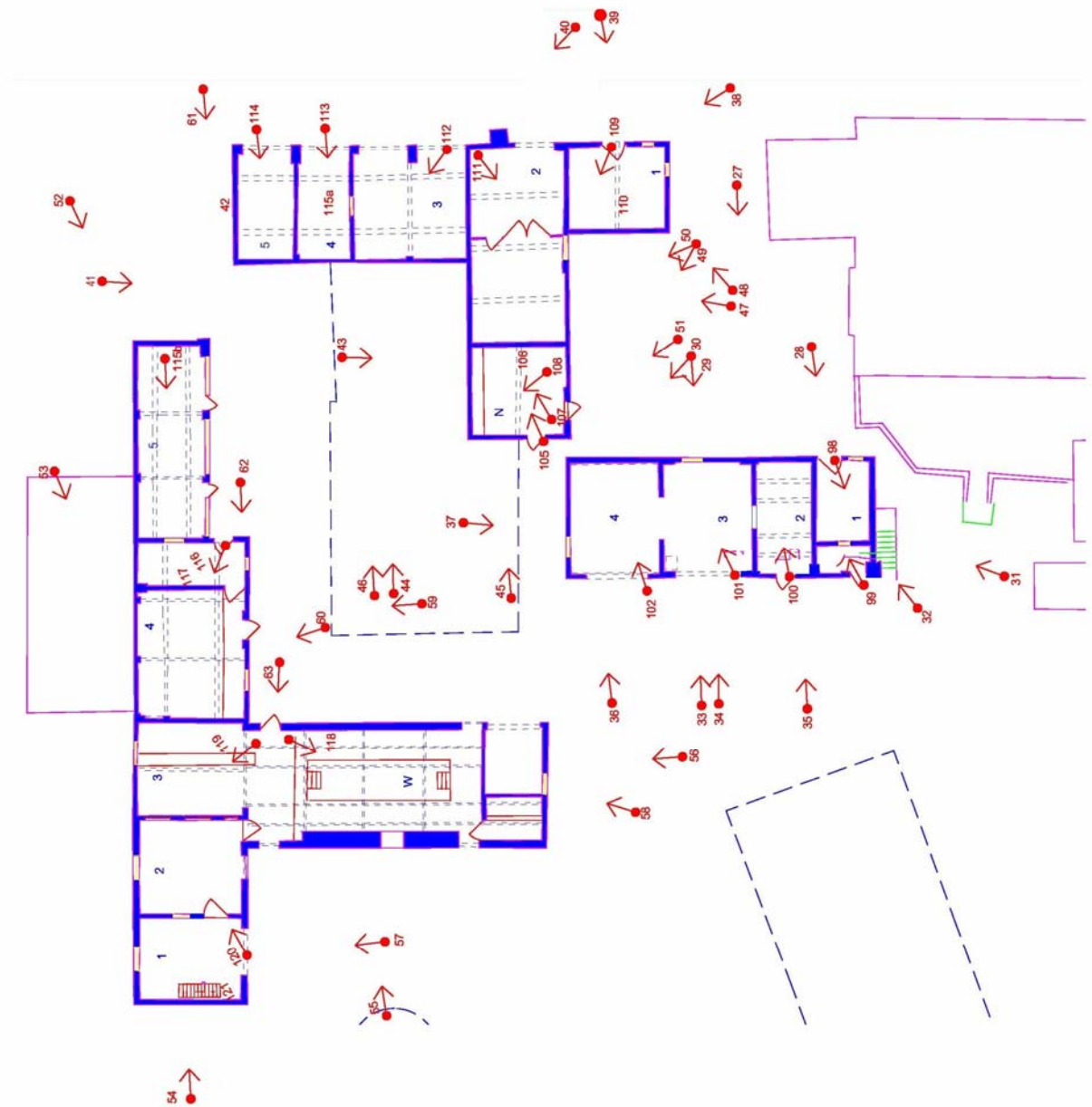
Shot No.	Direction	Scale	Description
1.	NW		Setting of house and mill
2.	SW		Setting of mill, barn 2 and house
3.	W		Setting of barns 1, 2 and 3 and house
4.	NW		Setting of barn 3
5.	E		Setting of barns 1 and 3
6.	SE		Setting of barn 1 and house
7.	SE	2m	North elevation of mill
8.	SE		Upper level of north elevation showing change in brickwork
9.	SE	2m	Waterwheel
10.	SE	2m	Detail of wheel, sluice gate slot and stone kerbs to wheel bay
11.	SE	2m	Office building exterior
12.	SW	2m	East elevation of mill from across pond
13.	SW	2m	East elevation of mill
14.	SW	2m	Detail of east extension
15.	SW		Southern mill race and structure above
16.	SW		Detail of winding gear at upper level
17.	SW		Detail of change in brick work at upper level
18.	E		Detail of 'Rosemary' blue clay tile found on ground floor of east extension
19.	NW	2m	South elevation of mill
20.	NW	2m	Detail of water race and opening to mill
21.	NW		Detail of change in brickwork at upper level
22.	NW		Office building south elevation
23.	E	2m	West elevation of mill
24.	E		Detail of northern water race and bridge
25.	E	2m	Double archway over southern mill race
26.	E		Change to brickwork at upper level
27.	NW	2m	South elevation of barn 1
28.	NW	2m	Western section of elevation
29.	NW	2m	Central section of elevation
30.	NW	2m	Eastern section of elevation
31.	NE	2m	West elevation of barn 1
32.	SE	2m	Detail of steps
33.	S	2m	North elevation of barn 1
34.	SE	2m	Central section of elevation
35.	SE	2m	Western section of elevation
36.	SE	2m	Eastern section of elevation
37.	SW	2m	East elevation of barn 1
38.	NE	2m	South elevation of barn 2 oblique
39.	NE	2m	Western section of elevation and central gable
40.	NW	2m	Eastern section of elevation
41.	SW	2m	East elevation of barn 2
42.	SW	2m	Detail of brickwork on east elevation
43.	SW	2m	Northern section of east elevation
44.	SE	2m	North elevation of barn 2
45.	SE	2m	Western section of elevation
46.	SE	2m	Eastern section of elevation
47.	NE	2m	West elevation of barn 2 oblique
48.	NE	2m	Gable
49.	NE	2m	Remainder of elevation under lean-to
50.	E	2m	Southern section of elevation
51.	E	2m	Northern section of elevation
52.	NW	2m	East elevation of barn 3 oblique

53.	NW	2m	Northern section of elevation
54.	SE	2m	Gable on north elevation of barn 3
55.	SE	2m	Western section of elevation oblique
56.	NE	2m	West elevation barn 3
57.	NE	2m	Northern section of elevation
58.	NE	2m	Gable
59.	NE	2m	Southern section of elevation oblique
60.	NE	2m	Detail of infilled archway and feeding chute
61.	NW	2m	South elevation of barn 3
62.	NW	2m	Detail of door in central section
63.	E	2m	Detail of door in northern section
64.	NE		Setting of mill and A5 road bridge over River Penk
65.	NE	2m	View across ground floor meal room
66.	S		View of southern section of room with stairs
67.	S		Detail of large stone seating block
68.	S		Detail of timber wheel structure
69.	S		Detail of large horizontal structural timber
70.	SE		Detail of central chamfered beam
71.	N		View towards northern wheel and winding gear
72.	NW		Detail of door hinge
73.	E		Detail of flour chutes
74.	E		Detail of iron tools on floor
75.	SW	2m	View into office building
76.	W		View into office building
77.	NE		Detail of millstone
78.	W		Detail of fireplace
79.	E	2m	View into eastern extension
80.	E		View into southern wheel pit
81.	S		View into southern wheel pit
82.	NW	2m	View across stone first floor
83.	NE		Detail of old stone seating
84.	SW		Detail of old stone seating
85.	W	2m	Detail of loose timbers
86.	NE		Detail of new stones
87.	NE		Stone maker's inscription 'Kay & Hilton, Fleet Street, Liverpool 1854'
88.	E	2m	View across stone floor
89.	N		Detail of cutting machine inscribed 'Woodroffe & Co., Albion Iron Works, Rugeley, England'
90.	S		View into room above southern millrace
91.	E		Detail of winding gear
92.	NW		View of truss from first floor through bin floor
93.	NW		View of ridge structure and winding gear in roof from first floor through bin floor
94.	N		View of purlin and packing from first floor through bin floor
95.	SE		View of wall at south end of bin floor from first floor
96.	SE		View of southern room on bin floor from first floor
97.	NW		View of bin floor from first floor
98.	W	2m	View across interior room southern bay of barn 1
99.	E	2m	View into northern section of southern bay
100.	E	2m	View into bay 2 of barn 1
101.	E	2m	View into bay 3 of barn 1
102.	E	2m	View into bay 4 of barn 1
103.	E		View into first floor of bays 3 and 4 from bay 2
104.			Detail of roof in bay 2
105.	E	2m	View across northern room on ground floor Barn 2
106.		2m	Detail of beam

107.	E		View into first floor of roof structure and east wall
108.	N		View into first floor of timber storage structure
109.	N	2m	View into western room of barn 2
110.	NW		Detail of beam and metal hook
111.	W	2m	View into bay 2
112.	N		View into bay 3
113.	NW	2m	View into bay 4
114.	NW	2m	View into bay 5
115. a.	N		Detail of truss in bay 4
115b.	NW		View along interior bay 5 barn 3
116.	N	2m	View across bay 4
117.	N		Detail of truss and purlin in bay 4
118.	W	2m	View across western bay
119.	N	2m	View across bay 3
120.	E	2m	View across bays 1 and 2
121.	E		View into roof space above bay 1

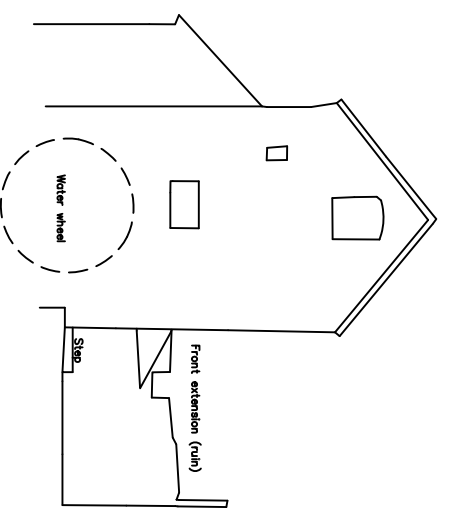
Plans of Survey Photographs



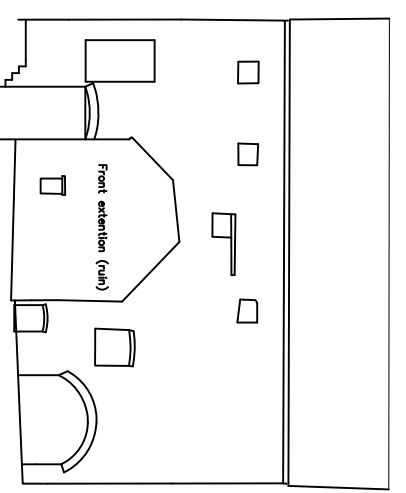


Appendix II Phased Plans

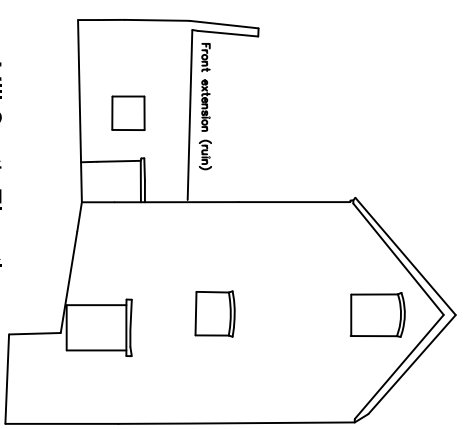
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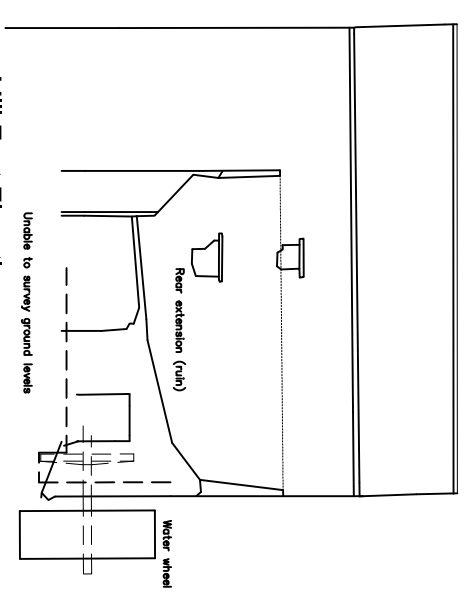
Mill North Elevation



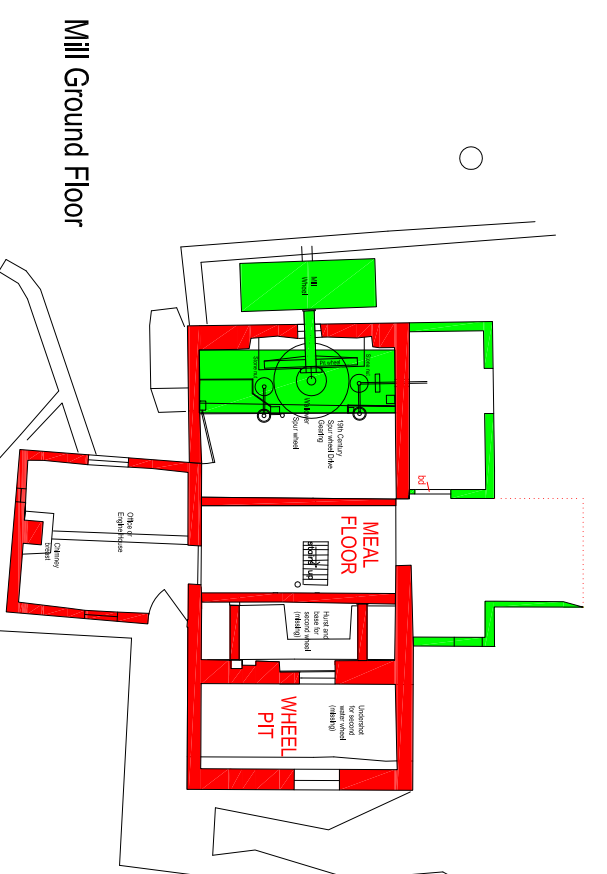
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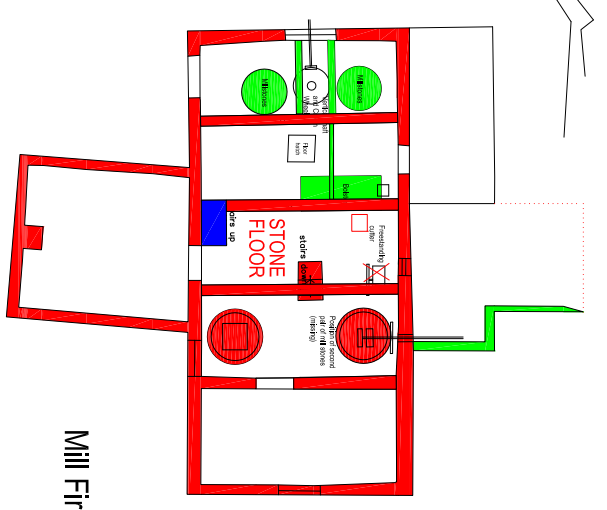
Mill South Elevation



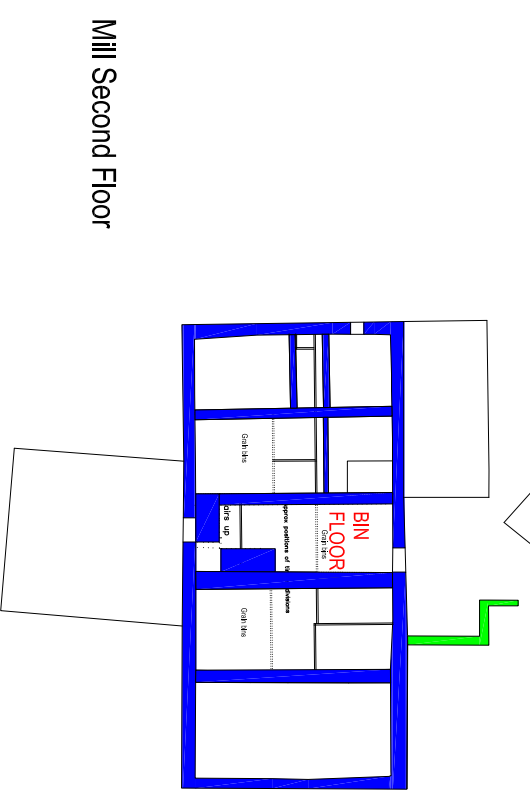
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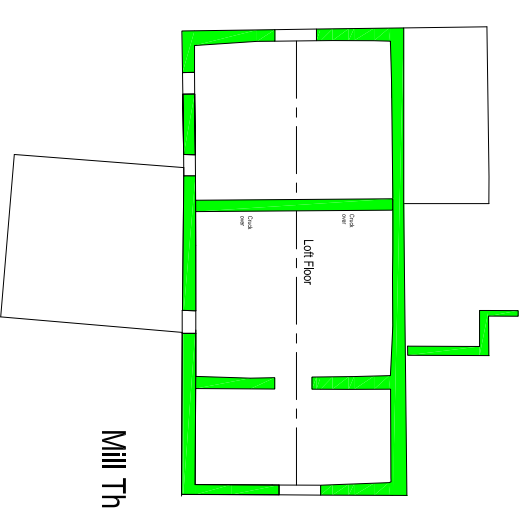
Mill Ground Floor



Mill First Floor



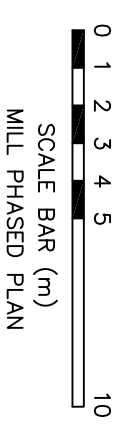
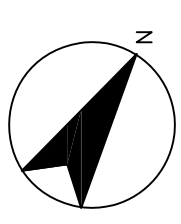
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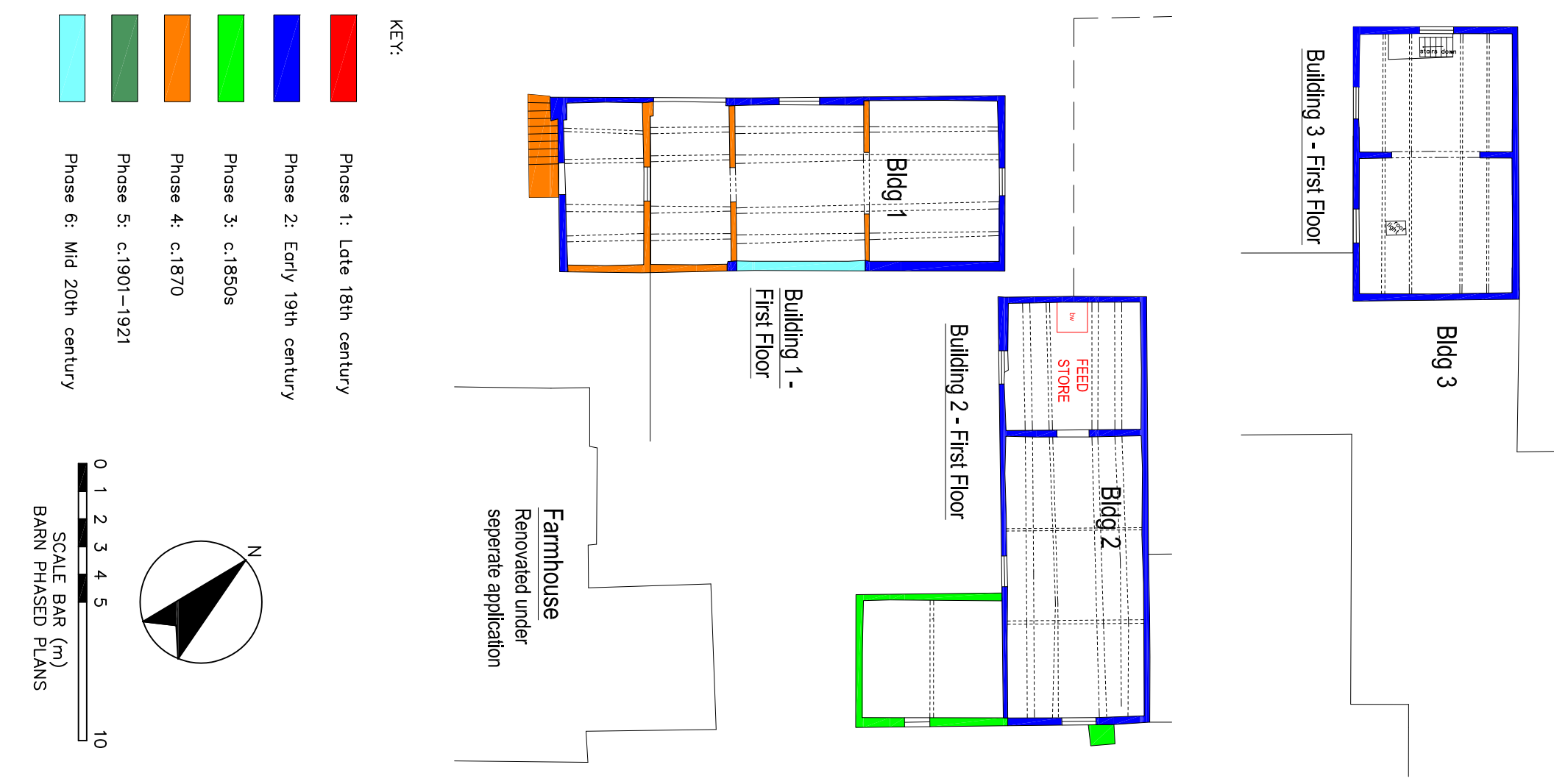


Mill Third Floor

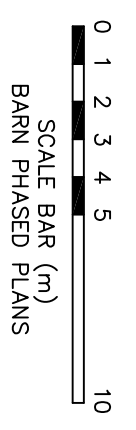
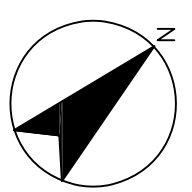
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- Phase 1: Late 18th century
- Phase 2: Early 19th century
- Phase 3: c.1850s
- Phase 4: c.1870
- Phase 5: c.1901–1921
- Phase 6: Mid 20th century





- KEY:**
- Phase 1: Late 18th century
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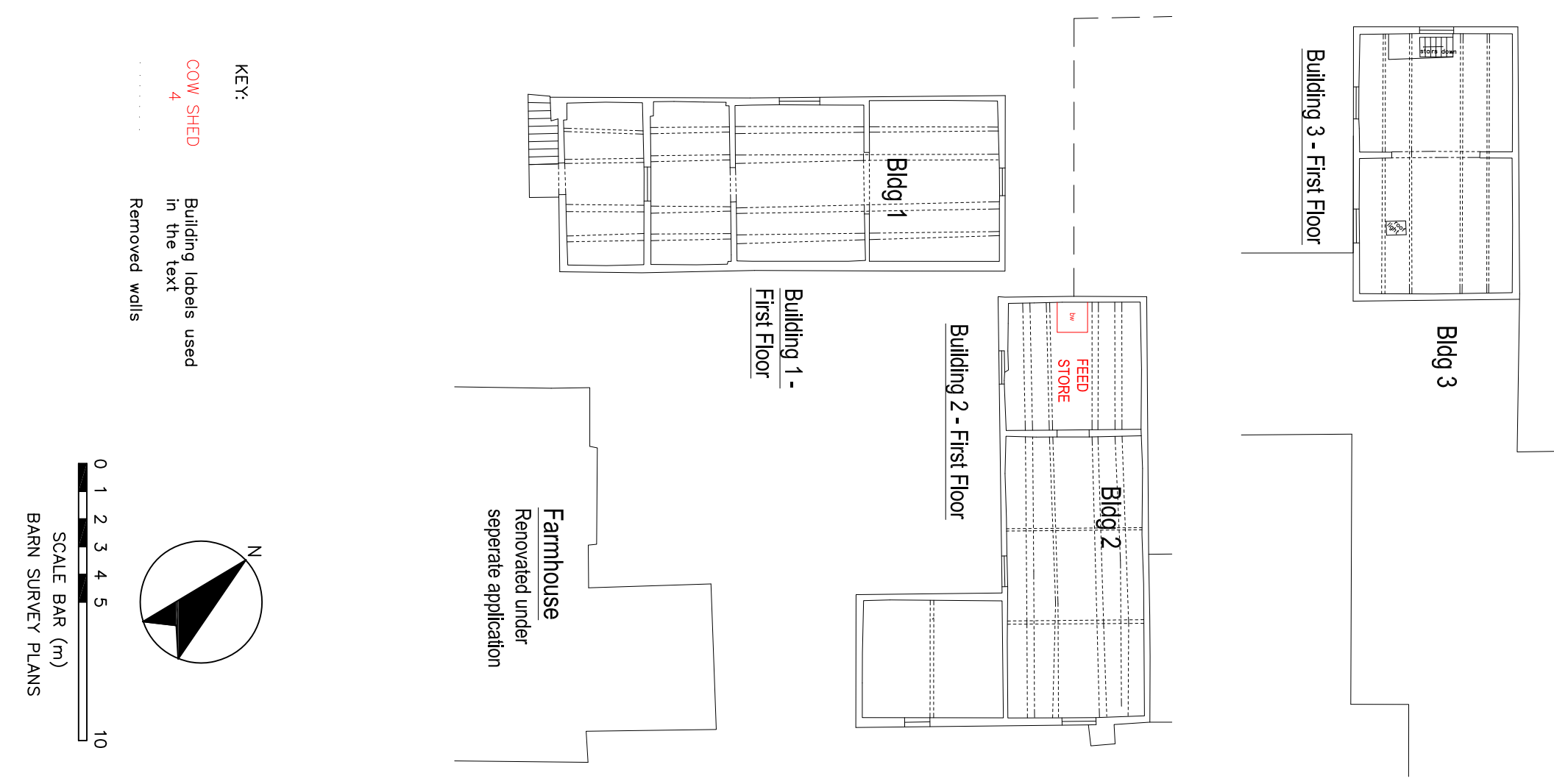
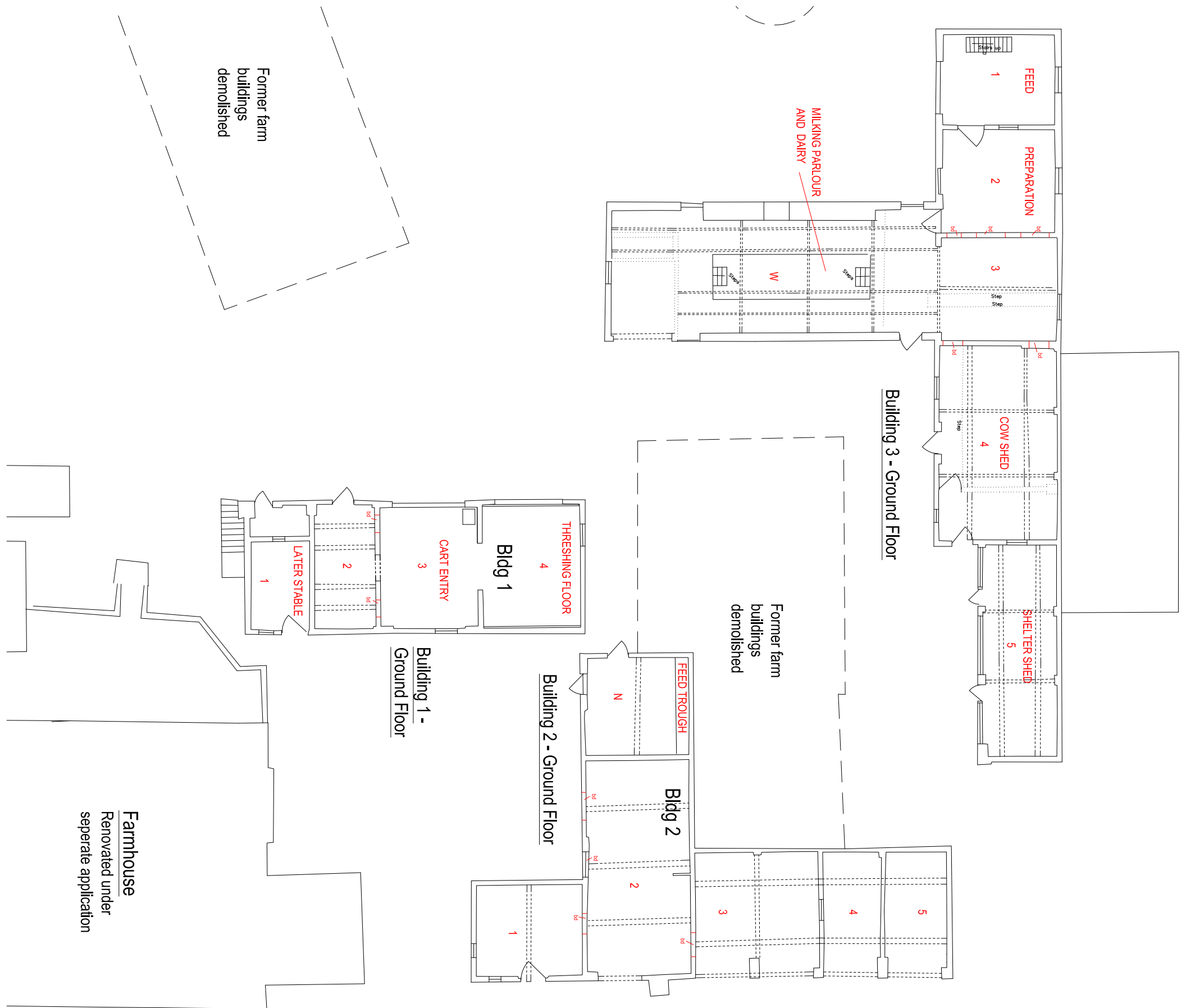


Farmhouse
Renovated under separate application

Former farm buildings demolished

Former farm buildings demolished

Appendix III Survey Plans
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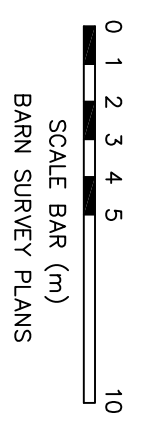
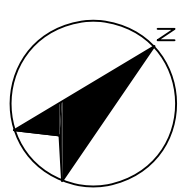


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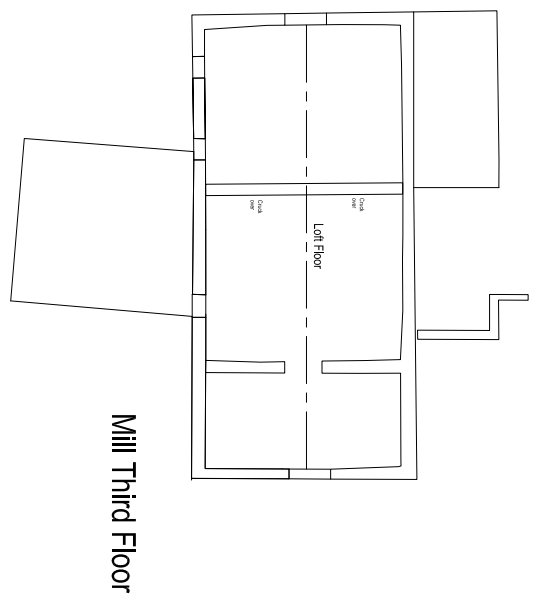
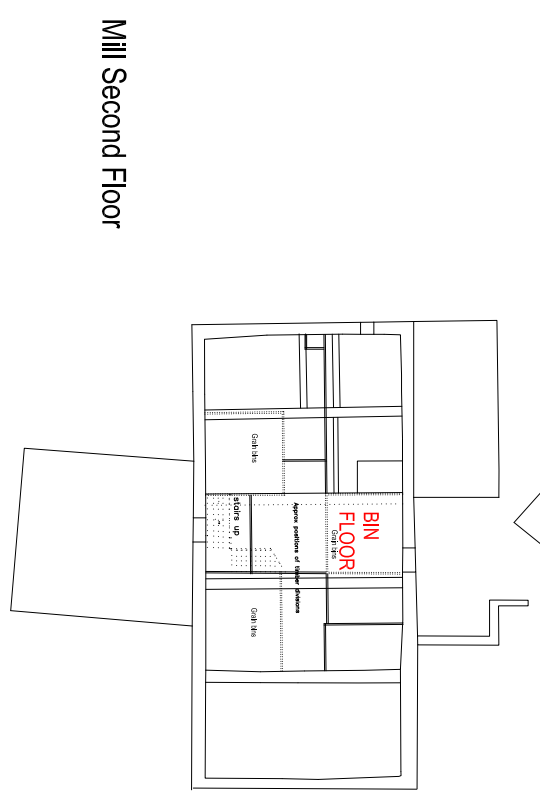
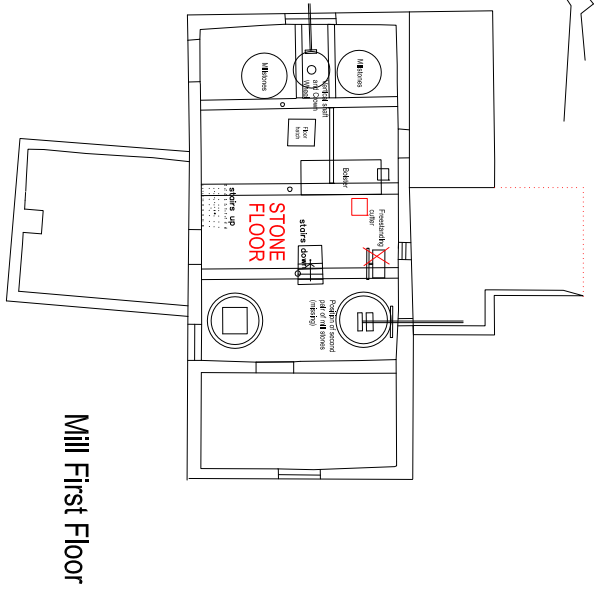
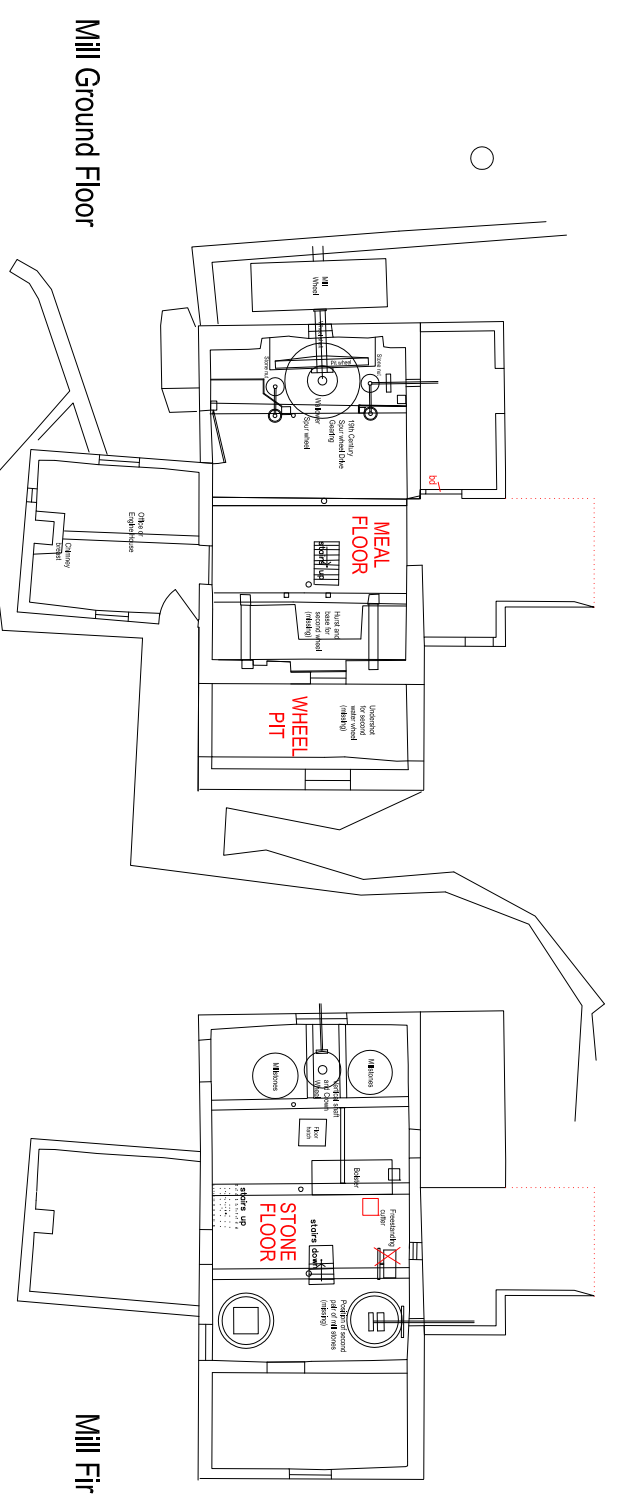
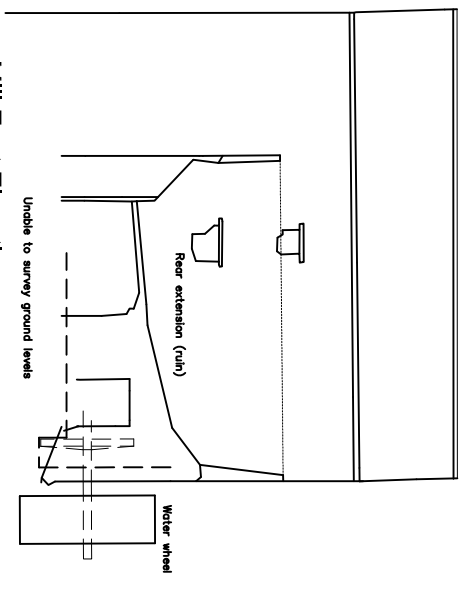
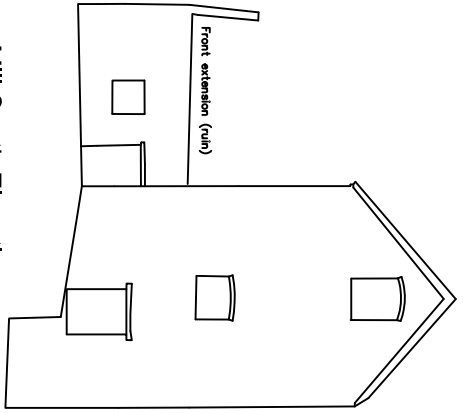
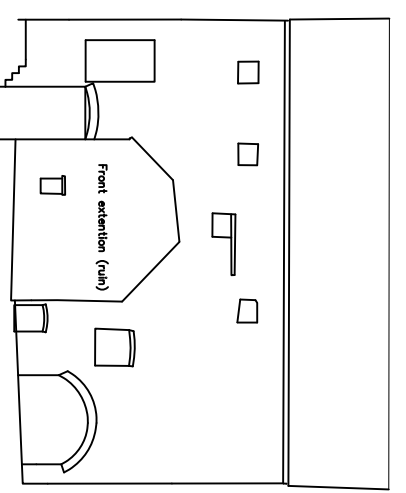
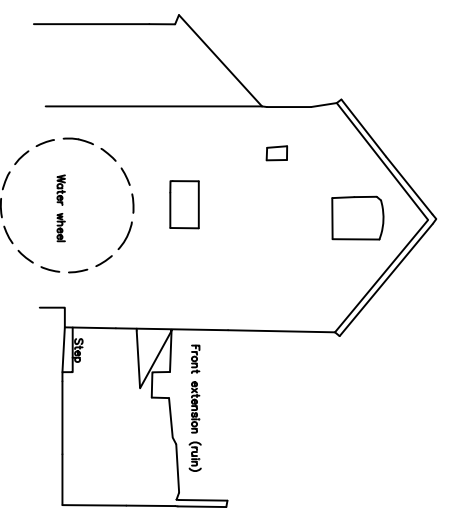
COW SHED
4

Building labels used in the text

Removed walls



Farmhouse
Renovated under separate application

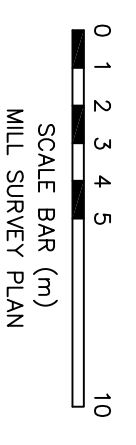
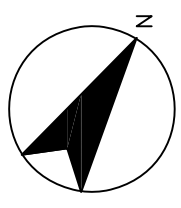


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in the text

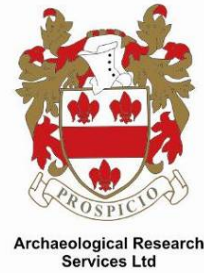
Removed walls



Appendix IV Project Brief

Stretton Mill Farm

Written Scheme of Investigation for Archaeological Historic Building Survey and Archaeological Watching Brief



1 Introduction

A planning application (South Staffordshire Council Reference 07/00426/FUL) has been granted for the demolition of redundant agricultural buildings on the site, the conversion of the mill and ‘traditional farm buildings’ and the construction of two new build properties on the site at Stretton Mill, Stretton Mill Road, Stretton.

Advice was initially provided to South Staffordshire Council by the Staffordshire County Council (SCC) Principal Archaeologist in 2009 through PPG16: Archaeology and Planning and as a result a condition was placed upon the planning permission (condition 20). This advice was for an archaeological building recording prior to the commencement of works and the maintenance of an archaeological watching brief during groundworks across the site.

The historic building survey will be carried out by a suitably experienced archaeologist working to the Institute for Archaeologists (IfA) ‘standards and guidance for the archaeological investigation and recording of standing buildings and structures’ (2010a).

The archaeological watching brief should also be carried out by suitably experienced archaeologists working to the IfA ‘standards and guidance for the ‘archaeological watching brief’ (2010b). All stages of the project will be carried out in accordance with the IfA Code of Conduct (2012) and the requirements established in the English Heritage volume entitled the ‘Management of Archaeological Projects’ (MAP2).

This document is a WSI confirming the nature of the historic building survey and archaeological watching brief to be undertaken by Archaeological Research Services Ltd (ARS Ltd) on behalf of the client, for approval by the Staffordshire Principal Archaeologist.

2 Historical/Archaeological Background

There is evidence for later prehistoric activity in the parish of Penkridge and close to the development site. This evidence comes from aerial photographic evidence which identifies a series of large enclosures and a possible ring ditch approximately 600m to the northeast of the development site (PRN 02031). These cropmarks are as yet undated and so may equally be of Romano-British date. It should be noted that evidence from elsewhere in Staffordshire highlights the potential for the presence of late prehistoric activity within river valleys (such as the Rivers Trent, Tame, Dove and Mease) and the same could be suggested for the Penk.

The development site lies in an area of well-defined Romano-British activity. Approximately 150m to the north east lies Stretton Mill Roman Camp, a Scheduled Ancient Monument (PRN 00061) although little more can be said of this site. To the south east, straddling the Watling Street Roman road, is the site of Pennocrucium Roman Settlement, also a Scheduled Ancient Monument (PRN 0062). Excavations of this settlement revealed occupation from the 1st century to 3rd century AD with timber buildings fronting onto Watling Street. Located to the south of the proposed development is the site of a Roman Villa complex, again a Scheduled Ancient Monument (PRN 00217). Excavations here have revealed it was occupied between the 2nd and 4th centuries AD. Also to the south of proposed development lies Stretton Bridge where two Roman roads, Watling Street (PRN 05152) and the Stretton to Whitchurch Roman Road (PRN 05209), met presumably to cross the River Penk.

A mill is recorded at the site on the Yates map of 1775 and there is some suggestion that a medieval mill was located in this area (PRN 01063). However, an evaluation (2006) recovered no evidence of this earlier structure although it was considered that it may have been located in the area of the current farmhouse. The farmhouse (PRN 11457) originated as the mill and was built in the early 19th century; this building is a grade II listed structure and is therefore considered to be a nationally important heritage asset. The farmstead complex associated with the house is recorded on the Ordnance Survey First Edition mapping where it is depicted as a loose courtyard plan form (typical of the early nineteenth century in this area) with an L-plan range. The barn immediately adjacent to the farmhouse has been identified as the earliest element in the complex and was probably erected at the same time as the mill house in the early 19th century.

3 Project Aims and Objectives

Project Aims

- 3.1.1. To carry out a Level 2 photographic, written and drawn survey of the impacted structures at Stretton Mill Farm as identified in the EH volume 'Understanding Historic Buildings. A Guide to Good Recording Practice' (2006).
- 3.1.2. To carry out an archaeological watching brief to record the presence of significant archaeological deposits during groundworks on the site.

Project Objectives: Building Recording

- 3.1.3. To identify the earliest elements of the buildings to be impacted during the conversion project and prepare a developmental history of the site through written description and phase plans.
- 3.1.4. To inform the future use of the property and identify the need for any further archaeological works, including scientific dating, if considered appropriate.

Project Objectives: Watching Brief

- 3.1.5. To ensure the archaeological monitoring of all aspects of the groundworks associated with the development programme which is likely to affect archaeological remains.
- 3.1.6. To identify, record and interpret evidence across the site for late medieval and early post-medieval activity associated in particular with the milling site.

- 3.1.7. To identify, record and interpret evidence for later prehistoric and Romano-British activity across the site as identified in section 2 and in particular associated with the River Penk.
- 3.1.8. To secure the analysis, conservation and long-term storage of any artefactual/ecofactual material recovered from the site.

4 Methodology

Building Recording

- 4.1.1. An archaeological historic building investigation and recording will be carried out by Jenny Wetton BA, MSc (Arch Cons), IHBC, AMA of ARS Ltd who is a member of the Institute of Historic Building Conservation.
- 4.1.2. ARS Ltd will undertake a Level 2 building recording as specified in the EH volume identified in section 1.3 and will produce a report and prepare an archive for deposition.
- 4.1.3. A written record of the progress of the building recording shall be maintained and an architectural description of the buildings to be impacted will be prepared. This should be supported by the production of plans and elevation drawings (at appropriate scales). The architects drawings supplied by the client will be used and annotated accordingly. All architects drawings will be checked prior to their use as baseline drawings.
- 4.1.4. An appropriate photographic record (monochrome prints, polychrome digital images) will also be maintained including detailed and general shots of the building being recorded, fixtures, fittings and phase change evidence and general shots of the context and outlook. This will be supported by an index and site plan of shot locations. All photographs will include a scale.
- 4.1.5. If finds are located of a significance beyond that which might have been anticipated before the development began, development shall cease where they might be disturbed in order that provision for their adequate recording or preservation may be made in consultation with the LPA or personnel nominated by them.
- 4.1.6. ARS Ltd will agree all on-site working practices with the developer at the earliest opportunity and identify those elements of the construction programme requiring time for recording.
- 4.1.7. ARS Ltd will comply with all Health and Safety requirements stipulated by the Main Contractor, ensure that staff wear the correct PPE (Personal Protective Equipment) at all times and ensure that a Risk Assessment for the work is prepared in advance and reviewed at regular intervals.
- 4.1.8. The project will attempt to place the project findings into their historical and geographical context through cartographic and documentary research.
- 4.1.9. The project will be conducted in accordance with the By-laws of the Institute for Archaeologists.

Archaeological Watching Brief

- 4.1.10. The archaeological watching brief will be carried out by suitably experienced archaeologists on the following elements of groundworks (as appropriate):
- soil and overburden stripping under archaeological supervision and to be carried out using a toothless bucket;
 - inspection of sub-soil for archaeological features;
 - the rapid investigation and recording of any archaeological features/deposits;
 - sub-soil stripping under archaeological supervision;
 - examination of any service and foundation trenches and the subsequent recording of any exposed archaeological deposits;
 - examination of spoil-heaps for archaeological material;
 - a programme of post-fieldwork analysis, archiving and publication.
- 4.1.11. A written record of the progress of the watching brief shall be maintained and supported by the production of plans and sections drawings (at appropriate scales). An appropriate photographic record (monochrome prints, polychrome digital images) will also be maintained and supported by an index and site plan of shot locations.
- 4.1.12. If necessary, arrangements shall be made for development to be interrupted for reasonable periods in order that satisfactory records might be made.
- 4.1.13. If finds are located of a significance beyond that which might have been anticipated before the development began, development shall cease where they might be disturbed in order that provision for their adequate recording or preservation may be made in consultation with the LPA or personnel nominated by them. Contingency provisions should be made within the programme of work for this. Articulated human remains should be included within this category and if encountered a site meeting with the developer, the appointed archaeological contractor and the County Archaeologist should be convened to discuss options. Contingency should be made for the recording and total excavation of such deposits for reburial at a later date.
- 4.1.14. Disarticulated human remains recovered from the excavation and spoil heaps should be bagged and retained for a Minimum Number of Individuals assessment prior to their reburial. Wherever practicable articulated human remains will be left *in situ*. Where this is not deemed feasible a site meeting should be convened with the County Archaeologist to determine the appropriate response which will usually involve the recording and excavation of said remains. Partial excavation of human remains is not usually considered an option although extenuating circumstances may be considered. Notwithstanding the decision to excavate, articulated human remains will be left in situ until either a license to excavate has been granted by the Ministry of Justice (Tel: 02070 355532) or a Faculty for the work has been obtained.
- 4.1.15. ARS Ltd will agree all on-site working practices with the developer at the earliest opportunity and identify those elements of the construction programme requiring time for recording.

- 4.1.16. ARS Ltd will comply with all Health and Safety requirements stipulated by the Main Contractor, ensure that their staff wear the correct PPE (Personal Protective Equipment) at all times and produce a Risk Assessment for the work in advance and will be reviewed at regular intervals.
- 4.1.17. The project will also attempt to place the project findings into their historical context through cartographic and documentary research.
- 4.1.18. The project will be conducted by ARS Ltd working in accordance with the By-laws of the IfA. Archaeologists working on the project should not attempt tasks outside of their areas of competence.
- 4.1.19. Any material recovered which would be regarded as Treasure under the terms of the Treasure Act should be reported to the coroner.

5 Historic Building Report

Within two months of the completion of the building recording, ARS Ltd will produce a report which will include as a minimum the following.

- A summary statement of the background to the project and the findings of work undertaken.
- The background to the survey including locational details (to include grid reference, reason for survey). The site will be located on a 1:50,000 OS map and a more detailed OS map.
- An outline of the methodology employed.
- An account and description of the site's setting and the significance of the heritage assets.
- An illustrated developmental account of the documented history of the building including, as appropriate, historic mapping/ plans/ photographs (historic mapping extracts/ plans included will be enlarged sufficiently for the building's outline to be easily discernable).
- The results covering all of the aims set-out in Section 3.
- Photographic images at laser printer quality, no smaller than 5" x 4" and suitably captioned.
- A copy of the brief.
- A CD (with the project title, date and author noted on the CD) containing i) digital copy of the report (PDF) and ii) separate digital (TIF/JPG/BMP) copies of all photographic images.

Copies of the final report will be submitted to the Senior Planning Archaeologist and deposited with the Historic Environment team of Staffordshire County Council.

6 Watching Brief Report

Within two months of the watching brief ARS Ltd will produce a report which will include the following.

- Non-technical summary.
- Introductory statement.
- Aims and purpose of the project.
- Methodology.

- A location plan showing all excavated areas and any archaeological features with respect to nearby fixed structures and roads.
- Illustrations of all archaeological features with appropriately scaled hachured plans and sections.
- An objective summary statement of results.
- Interpretation of the site placing it into its local, regional and national context and making proper use of the West Midlands Regional Research Strategy.
- Conclusions.
- Supporting data – tabulated or in appendices.
- Index to archive and details of archive location.
- References.
- Statement of intent regarding publication.
- Confirmation of archive transfer arrangements.
- A copy of the DCA brief.
- A copy of the OASIS form.

Copies of the final report will be submitted to the Senior Planning Archaeologist and deposited with the Historic Environment team of Staffordshire County Council.

7 Deposition of Archive

A report on the results obtained should be submitted to the Local Planning Authority and personnel nominated by them within two months of the completion of site work. The results of the building recording and watching brief should be consolidated into a single report.

If significant remains are recorded during the project, then it may be necessary to undertake a full programme of analysis and publication in accordance with the guidelines contained in English Heritage's Management of Archaeological Projects 2. If this is the case, then a timetable and programme of work for this aspect of the project will need to be submitted to the Local Planning Authority for agreement.

The post excavation work shall be carried out immediately on completion of site investigations. The site archive shall be prepared in accordance with established professional guidelines (Brown 2007; IfA 2009).

The copy of the report sent to the County Council will be accompanied by a pdf version burnt onto CD Rom and a completed copy of the Activity and Source Submission Form.

The archive and finds, including a copy of the building recording report, shall be deposited at an appropriate museum, such as the Potteries Museum and Art Gallery at Hanley, Stoke-on-Trent. The museum guidelines regarding the acceptance should be taken into account. The recipient museum shall be informed in advance of the date when the building recording is to commence.

The written report will become publicly accessible, as part of the Staffordshire Historic Environment Record, within six months of completion. Archaeological Research Services shall also submit a short summary report for inclusion in the next edition of the journal *West Midlands Archaeology* within 6 months of the completion of the fieldwork.

8 Monitoring Arrangements

One week's prior notice of the commencement of the fieldwork will be given to the Staffordshire Planning Archaeologist:

Stephen Dean
Historic Environment Team
Staffordshire County Council
No.1 Staffordshire Place,
Stafford, ST16 2LP
Tel. no.: 01785 277290

During the course of the fieldwork the Staffordshire Principal Archaeologist may undertake monitoring visits. ARS Ltd. will liaise with the Staffordshire Principal Archaeologist at regular intervals throughout the course of the work, and the Principal Archaeologist will be notified of any findings promptly upon completion of the project.

9 Changes to Methodology or Work Programme

Changes to the approved methodology or programme of works will only be made with the prior written approval of the Principal Archaeologist.

10 References

Brown, D. H. 2007. *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*. Archaeological Archives Forum.

English Heritage. 1991. *Management of Archaeological Projects (MAP2)*. London, English Heritage.

English Heritage 2006. *Understanding Historic Buildings. A guide to good recording practice*. London, English Heritage.

Institute for Archaeologists. Revised 2009. *Standard Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*. Reading, Institute for Archaeologists.

Institute for Archaeologists. Revised 2012. *Code of Conduct*. Reading, Institute for Archaeologists.

Institute for Archaeologists. Revised 2010a. *The Standards and Guidance for Archaeological Building Recording*. Reading, Institute for Archaeologists.

Institute for Archaeologists. Revised 2010b. *Standard and Guidance for an Archaeological Watching Brief*. Reading, Institute for Archaeologists.

Institute for Archaeologists. Revised 2013. *Bylaws*. Reading, Institute for Archaeologists.

Appendix V Mill Building Listing Description

SJ 81 SE STRETTON C.P. STRETTON. 5/108 Stretton Mill.

GV II

Water Mill, now disused. Early C19. Red brick with stone ashlar plinth to working water level; brown tile roof with toothed verge and eaves. Three storeys and approximately 18 m long with attached single storey wing. Random fenestration in C19 casements; door to side of gable front. Cast iron hoops to undershot, gable wall mounted wheel remain and two grindstone cases to first floor with inset plaques 'Kay and Hilton, Fleet Street, Liverpool 1854' with grinding axle, gear, grain storage bins and bolter in case.