

Manor Farm, Comberford, Staffordshire

Archaeological building recording



General view of the barn at Manor Farm, Comberford.

ARS Ltd Report 2014/97

July 2014

OASIS ID: archaeol5 – 184025

Compiled By:

Alvaro Mora-Ottomano

Archaeological Research Services Ltd
Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

admin@archaeologicalresearchservices.com
www.archaeologicalresearchservices.com

Checked By:

Dr. Robin Holgate

Tel: 01629 814540

Fax: 01629 814657



Manor Farm, Comberford, Staffordshire

Archaeological building recording

ARS Ltd Report 2014/97

Archaeological Research Services Ltd

Contents

Executive Summary	3
1 INTRODUCTION	4
2 AIMS AND OBJECTIVES	7
3 METHODOLOGY	7
4 HISTORICAL BACKGROUND	8
5 RESULTS	17
5.1 Building A	18
Exterior	18
Interior	27
5.2 Building B	39
Exterior	39
Interior	43
6 DISCUSSION AND CONCLUSION	51
7 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT	53
8 STATEMENT OF INDEMNITY	53
9 ARCHIVE DEPOSITION	54
10 ACKNOWLEDGEMENTS	54
11 REFERENCES	54
APPENDIX I: SURVEY DRAWINGS	56
APPENDIX II: SPECIFICATIONS AND OASIS FORM	61

List of Figures

Figure 1: Map of Comberford showing the location of the proposed barn conversion (circled) at Manor Farm.....	5
Figure 2: Plan of the site with the location of the barn composed of Buildings A and B.....	6
Figure 3: Enclosure map c.1717 (Part 1) showing the approximate location of the site (circled).	11
Figure 4: Enclosure map c.1717 (Part 2) showing the approximate location of the site (circled).	11
Figure 5: Post 1790 map of Comberford showing the approximate location of the site (circled).....	12
Figure 6: 1872 Ordnance Survey map showing the approximate location of the site (circled).	12
Figure 7: 1884 Ordnance Survey map.....	13
Figure 8: 1902 Ordnance Survey map.....	14
Figure 9: 1924 Ordnance Survey map.....	15

List of Plates

Plate 1: General view of the threshing barn (A) with a northern open-fronted shed (B).	17
Plate 2: East elevation of Building A with open-fronted extension (Building B), looking west.....	20
Plate 3: East elevation of Building A, looking west (scale 2m).	20
Plate 4: Northern bay of the east elevation, looking west (scale 2m).	21
Plate 5: Central bay of the east elevation, looking west (scale 2m).	21
Plate 6: Southern bay of the east elevation, looking west (scale 2m).	22
Plate 7: Detail of sandstone block with iron plate and pintle of door hinge, looking west (scale 1m). .	22
Plate 8: West elevation of Building A with extension (Building B) to the north, looking north-east....	23
Plate 9: West elevation of Building A, looking east (scale 2m).	23
Plate 10: Southern bay of the west elevation, looking east (scale 2m).	24
Plate 11: Central bay of the west elevation, looking east (scale 2m).	24
Plate 12: Northern bay of the west elevation, looking east (scale 2m).	25
Plate 13: North elevation abutted by later extension (Building B), looking south-east (scale 2m).	25
Plate 14: Gable wall of the north elevation, looking south-west.	26
Plate 15: General view of the south elevation, looking north-east (scale 2m).	26
Plate 16: South elevation, looking north (scale 2m).	27
Plate 17: General view of the interior, looking south (scale 2m).	28
Plate 18: Northern side of the internal east wall, looking east (scale 2m).	29
Plate 19: Detail of vacant sockets (arrows) of a former manger trough, looking east (scale 1m).	29
Plate 20: Central bay with eastern doorway, looking south-east (scale 2m).	30
Plate 21: Brick floor within the central and southern bays, looking south-east (scale 2m).	30
Plate 22: Southern side of the internal east wall, looking east (scale 2m).	31
Plate 23: Upper storey with remnants of a former boarded screen (arrow), looking south (scale 2m)..	31
Plate 24: Central bay with western doorway, looking north-west (scale 2m).	32
Plate 25: Northern side of the internal west wall, looking west (scale 2m).	32
Plate 26: Detail of sockets (arrows) of a former manger trough, looking west (scale 1m).	33
Plate 27: General view of the internal northern bay, looking north (scale 2m).	33
Plate 28: General view of the roof structure, looking south.	34
Plate 29: General view of truss I, looking south.	34
Plate 30: Upper section of truss I and carpenter's marks (arrows) within common rafters.....	35
Plate 31: Carpenter's marks within the eastern end of the tie-beam and principal rafter of truss I.....	35
Plate 32: Truss I with several assembly carpenter's marks on the upper north face, looking south.....	36
Plate 33: Truss II, looking north.	36
Plate 34: Detail of the upper section of truss II, looking north.....	37
Plate 35: Truss II with several assembly carpenter's marks on the upper south face, looking north....	37
Plate 36: First floor of the internal southern bay, looking south.	38
Plate 37: First floor of the internal southern bay, looking south-west.	38
Plate 38: East elevation of Building B, looking west (scale 2m).	40
Plate 39: West elevation of Building B, looking east (scale 2m).	40
Plate 40: Detail of construction joint between Buildings A and B, looking east (scale 2m).	41

Plate 41: North and west elevations, looking south-east (scale 2m).	41
Plate 42: North elevation of Building B, looking south (scale 2m).	42
Plate 43: Detail of later brickwork repair with grey mortar bond, looking south (scale 10mm).	42
Plate 44: General view of the east wall, looking north-east (scale 2m).	44
Plate 45: Internal west wall, looking north-west (scale 2m).	44
Plate 46: General view of the interior, looking north (scale 2m).	45
Plate 47: North wall with later brickwork within the gable (scale 2m).	45
Plate 48: Later brickwork repair with grey mortar bond within the western end of the north wall	46
Plate 49: Internal south wall with blocked-up ventilation slits (arrows), looking south (scale 2m).	46
Plate 50: View of the roof structure, looking south-west.	47
Plate 51: General view of the timber truss, looking south-east (scale 300mm).	47
Plate 52: Detail of later raking struts, looking south (scale 300mm).	48
Plate 53: Western wrought-iron cramped tie, looking south (scale 100mm).	48
Plate 54: Detail of cramped tie and tip of pegs (arrows), looking south-west (scale 100mm).	49
Plate 55: Detail of western mortice with partially decayed split tenon, looking south (scale 100mm)...	49
Plate 56: Reused wall plate with stave groove and empty mortice, looking west (scale 100mm).	50
Plate 57: Eastern end of truss with vacant mortice, looking south (scale 300mm).	50
Plate 58: Detail of pit-sawn scar (red arrow) and levelling incised mark (white arrow) (scale 100mm). 51	

List of Tables

Table 1: Relevant trade directory entries for Comberforth.	16
---	----

EXECUTIVE SUMMARY

In May 2014 Archaeological Research Services Ltd undertook an archaeological building recording at Manor Farm, Comberford, Staffordshire, as part of a planning condition for the conversion of an existing agricultural building to form a single 2 bedroom dwelling and the creation of an access track.

The archaeological building recording established that the barn itself is an amalgamation of two ranges located to the south of Manor Farmhouse of which the main one is a former threshing barn (Building A), with an adjacent open-fronted cattle shed (Building B) that appears to have been a later extension. The threshing barn appears to have been constructed in the late 19th century as indicated by cartographic records. Although the Manor Farmhouse appears depicted on the Ordnance Survey map issued in 1872, the barn is not included as the farmstead does not appear to have been fully developed. Although the threshing barn (Building A) constitute the primary construction of the amalgamated range, the open-fronted shed for cattle (Building B) was also erected in the late 19th century as an extension.

The original threshing barn was a typical type with central opposed doors large enough for a fully-laden wagon to pass through. In between the doors lies the threshing floor, where grain would have been beaten from the crop by flails and then separated from the husks by winnowing on the floor. The open-fronted shed was utilised to keep cattle or other animals.

The primary use of the barn has changed through time and the building has suffered some repair and alterations. Indeed, the threshing barn contains evidence of having been used to keep animals at a later period. Testimony of this is the presence of an extant corner manger and signs of a continuous manger trough within the northern wall that separates Buildings A and B. The interior is also lime washed which provides hygienic and sanitary benefits for animals and formed part of the hygiene regulations of the inter-war period. This application would have followed a change of use from its original purpose of storing and processing grains to keeping animals.

Building B contains a large amount of reused timber elements of an earlier wattle-and-daub panel of a timber-framed building. The truss contains evidence for its original assembly which consisted of lap dovetail normal assembly.

The archaeological building recording provides a comprehensive preservation by record prior to the proposed conversion of the barn.

1 INTRODUCTION

1.1 A planning application (11/01366/COU) has been submitted for the conversion of an existing agricultural building to form a single 2 bedroom dwelling and the creation of an access track at Manor Farm, Comberford, Tamworth, Staffordshire (centred at NGR: SK 19096 07325, Fig. 1). The Manor Farmhouse is a Grade II Listed Building (UID: 272830) whose entry states:

Farmhouse. Mid-C18, refenestrated early C19. Red brick; plain tile roof with raised verges; brick integral end stack and ridge stack.

Aligned north-south facing west. 2 storeys and attic with toothed eaves band. 3 windows, 20-pane glazing bar sashes with segmental heads, attic dormers with hipped roofs. 6-panelled door to right of centre with bracketed hood.

1.2 A review of the Historic Environment Record (HER) informed advice provided to Lichfield District Council regarding the need for an archaeological building recording prior to stripping out works associated with the conversion. This approach is supported by the recent *National Planning Policy Framework* (NPPF) para 141 which requires that sufficient information is provided to the local authority concerning the significance of the heritage asset (DCLG 2012). This policy also states that local planning authorities may require developers to record and further understanding of heritage assets to be impacted and for this information to be made publically accessible. In this case this would represent an archaeological building recording.

1.3 The Principal Archaeologist of Staffordshire County Council has advised that a Level 2 archaeological building recording survey – as outlined in the English Heritage volume *Understanding Historic Buildings. A Guide to Good Recording Practice* (2006) – be undertaken in advance of any works to the structure concerned. This work was carried out by a suitably experienced archaeologist working to the Institute for Archaeologists standards and guidance. All stages of the project were also carried out in accordance with the requirements established in the English Heritage volume entitled the *Management of Archaeological Projects* (MAP2).

1.4 This report deals with the archaeological building recording of a threshing barn (Building A) with an open-fronted extension (Building B) proposed to be converted into a dwelling. These buildings form part of the curtilage of the Manor Farmstead complex and their location is shown on plan (Fig. 2).

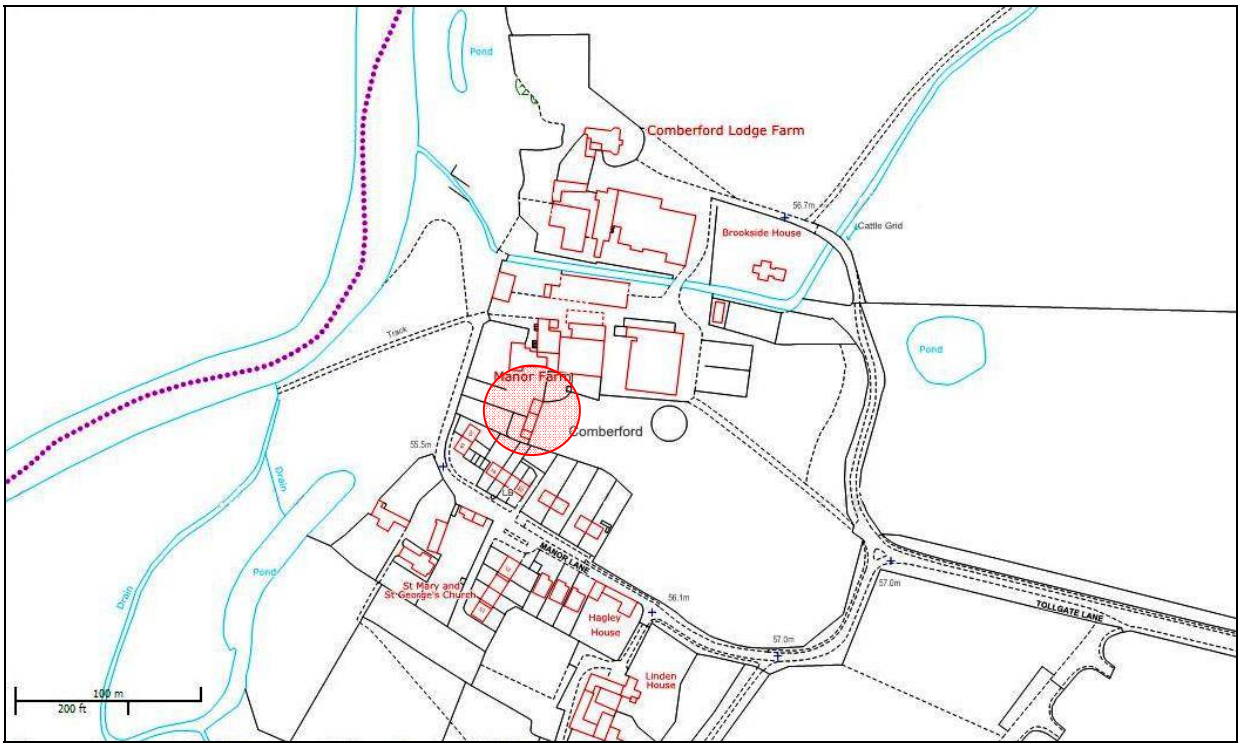
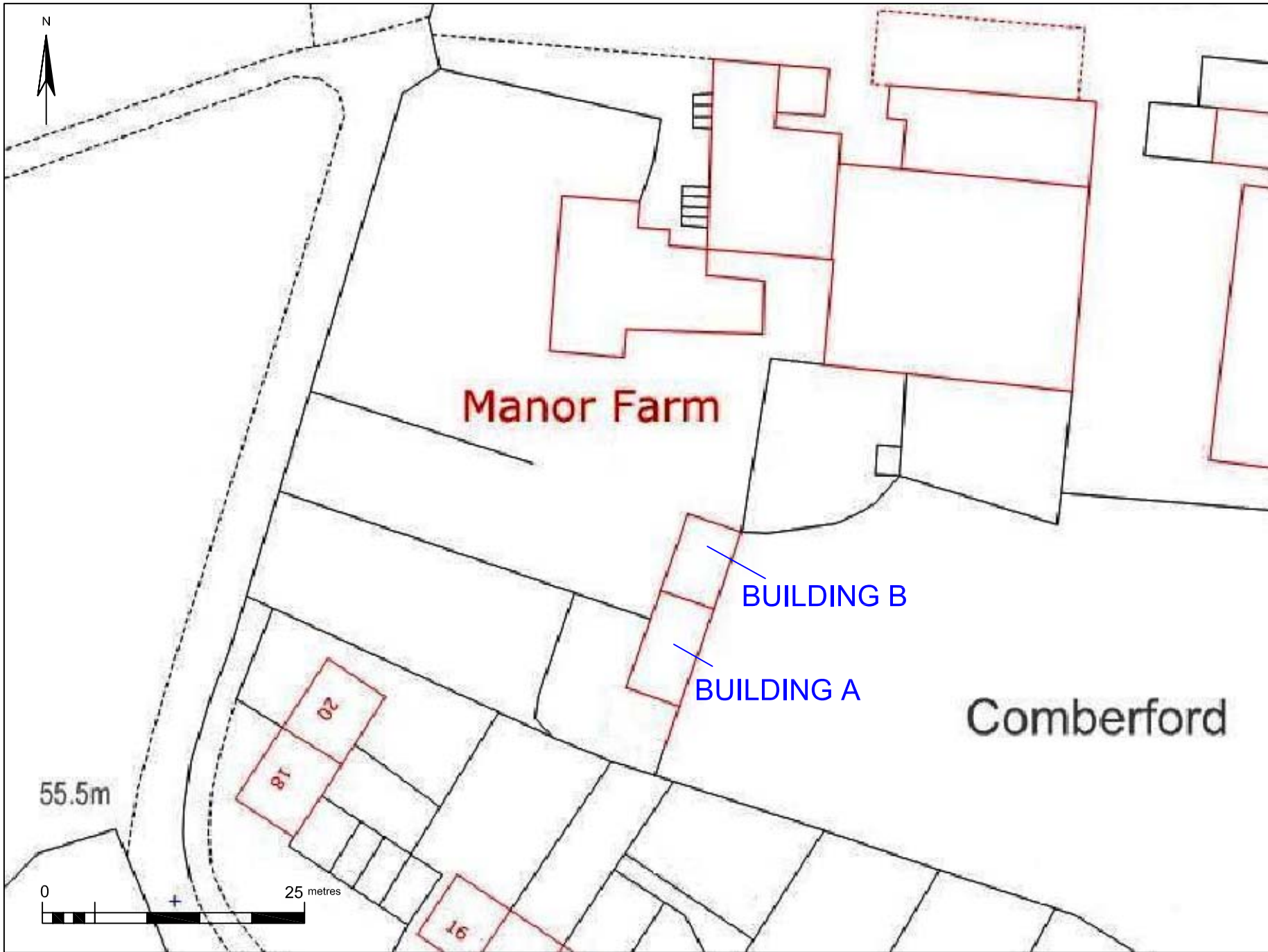


Figure 1: Map of Comberford showing the location of the proposed barn conversion (circled) at Manor Farm.
(Ordnance Survey Data © Crown copyright. All rights reserved. Licence No. 100045420)



Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

Site Code: MFC'14
 Drawing Ref:
 Date: 11 August 2014
 Drawn: AMO
 Scale: 1:500@A4

Figure 2:
 Plan of the site with the
 location of Buildings A and B

Key:

Notes:

Copyright/Licencing:
 This drawing
 © A.R.S. Ltd
 Ordnance Survey data if applicable
 © Crown Copyright, all rights reserved
 reproduced with permission. Licence
 No. 100045420

2 AIMS AND OBJECTIVES

2.1 The building survey had the following aims.

- To carry out a Level 2 photographic, written and drawn survey of the historic farm building to be converted at Manor Farm and as identified in the EH volume *Understanding Historic Buildings. A Guide to Good Recording Practice* (2006) and in accordance with the Institute for Archaeologists (IfA) *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2013).
- To identify the earliest elements of the impacted components of the farm building at Manor Farm to be converted and prepare a developmental history of the building through written description and phase plans.
- To record the development of the buildings and identify and record evidence for fixtures, fittings and phase changes.

3 METHODOLOGY

3.1 A detailed brief was prepared by Stephen Dean, Principal Archaeologist, Staffordshire County Council (Appendix II). The archaeological building recording was carried out by Alvaro Mora-Ottomano (BA Hons, MSc) of ARS Ltd who is a corporate member of the Institute for Archaeologists (AIfA 5297) and the Institute of Historic Building Conservation (2583AFF). The Level 2 building survey took the form of a photographic record, a drawn (measured) record and a descriptive (written) record, as described below.

- A written record of the features, fixtures and fittings was carried out by annotating plans and elevations; and by completing ARS Ltd pro-forma building recording sheets. Descriptions and terms used follow Brunskill (1994, 2000), Curl (1997) and Lynch (1994) wherever possible.
- A written record of the progress of the building recording was maintained and supported by the production of plans and elevation drawings (at appropriate scales). Available architects drawings were used and annotated accordingly. All architects drawings were checked prior to their use as baseline drawings. Special attention was paid to the recording of the roof space and any other evidence of earlier phases within the extant building.
- An appropriate photographic record (35mm black-and-white prints and high resolution digital format) was also 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 was supported by an index and site plan of shot locations. All photographs included a scale whenever possible.
- Archive research was undertaken in order to examine the historical and archaeological background of the development site. This included a cartographic regression analysis and discusses the results of documentary studies of the historical evolution of the site based on documents consulted from relevant libraries and archives.

3.2 Further details of the specific methodology for the recording of the structures proposed to be converted into a dwelling are outlined in the brief (Appendix II). All aspects of the historic building survey were conducted according to the guidelines in *Recording Historic Buildings* published by the Royal Commission on the Historical Monuments of England (1996), *Understanding Historic Buildings – A guide to good recording practice* by English Heritage (2006) and the *Standards and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2013).

3.3 A risk assessment was undertaken before commencement of the work and health and safety regulations were adhered to at all times.

4 HISTORICAL BACKGROUND

4.1 The village of Comberford lies by the River Tame seven miles south-east of Lichfield and approximately 1½ miles north of Tamworth. According to most authorities, the name is Anglo-Saxon in origin, meaning ‘the river crossing of the valley’. However, a Celtic attribute has also been discussed by some historians stating that a ‘Comb’ was a cell or hollow in a hillside, where there was a sheltered habitation. The Celtic word *cwm* means a hollow, while the Anglo-Saxon *camb* means the crest of a hill (Comerford 2009). The name of Comberford may also contain primitive Welsh elements meaning ‘the ford of the Cumbre’, a non-derogative version of the Welsh national name Cymry (Horovitz 2003).

4.2 Following the Norman invasion of England, Tamworth came under the control of Robert le Despencer in 1070. As part of this process of control, a mottle and bailey castle was constructed in the south-western quadrant of the Anglo-Saxon burgh at Tamworth. Lichfield appears as *Licefelle* and *Lecefelle* in the Domesday Book in 1086, but Tamworth is conspicuously missing. Robert de Marmion inherited Tamworth around the year 1095, and before he died in c.1100 he had established himself at Tamworth on the site of the fort built by Alfred the Great’s daughter, Aethelfleda. The Marmion family was dominant in the life of Tamworth over the next five generations, and Robert’s descendants became involved in later generations in a dispute with the Comberford family involving the ownership of the Manor of Wigginton, one mile east of Comberford (Comerford 2009).

4.3 Comberford came into the possession of the family which bears its name soon after the Norman Conquest and continued in the family’s ownership until after the Civil Wars of 1642 – 1651 (*ibid.*).

4.4 The 15th century, half-timbered Comberford Hall, built in 1439 by William Comberford, MP, was still standing in the late 18th century, but Shaw noted in 1798 that it had been “entirely demolished” by then and that a new house had been built on the site by Lord Donegall. Shaw also noted that traces of a moated site occupied by an earlier Comberford Hall could be found in a garden to the east of Comberford Hall. This was still clearly traceable in the 1970s (*ibid.*).

4.5 Comberford Hall is approached by a drive from a junction on the A513, where Comberford Road, leading out of Tamworth, becomes Elford Road. At the opposite side of the road, Wigginton Lane leads into Comberford Lane and Wigginton Village.

4.6 Further north of the crossroads, Tollgate Lane leads into Manor Lane and Comberford Village, where the house names include Comberford Lodge Farm, Manor Farm, Church and Lodge Cottage. In the 1970s, the site of the original Comberford Hall and the

foundations of the moat could still be traced in the field behind Comberford Church and Hagley House, and the old road into the village could be traced on a large-scale map (*ibid.*).

4.7 Saint Mary's and Saint George's Church in Comberford village was built on a site donated in May 1914 by Howard Paget to the Lichfield Diocesan Trust for the erection of a mission church. The church's architect was Andrew Capper.

4.8 Historical cartographic records were consulted in order to gain a better understanding of the farmstead's sequential development. This established that the barn may date to the late 19th century. Indeed, the earliest cartographic record is the 'Comberford, Wigginton and Coton enclosure map' dated 1771 (Record Office reference: Q/RDc/2 [Part 1]). The map shows Comberford surrounded by the river Tame, a series of roads and field systems whose course and/or boundaries (despite heavy agricultural damage over recent decades) have remained partially fossilised until the present time. This provides a means for approximately locating the site of Manor Farm which appears depicted undeveloped although within an enclosed field with associated buildings to the west (Fig. 3).

4.9 This map has a second edition (Record Office reference: Q/RDc/2 [Part 2]) with the same date although it shows additional buildings within Comberford and thus it must date slightly later than its counterpart (Fig. 4). Nevertheless, despite clear expansions, the threshing barn concerned here still appears undeveloped. Part 2 of the c.1771 map depicts also further field sub-divisions of which the field where the site lies appears associated with an L-shaped range to the west which no longer exists.

4.10 The post-1790 'Plan of the lands in the several parishes of Lichfield St. Michael & St. Chad, Whittington, Alrewas, Elford, Tamworth, Weeford, Wichnor & Kings Bromley showing property of Lord Spencer Chichester and lands belonging to the manors of Comberford, Wigginton & Hopwas & to the extra-parochial of Hopwas Hays' (Record Office reference: 4419) depicts further expansions within and around Comberford although the site does not appear to have been built (Fig. 5). The plot where the current site is located contains a large building to the west, however, this does not appear to be the present Manor farmhouse and thus the Listed Building entry may be erroneous as it states that the house dates to the mid-18th century.

4.11 There are no Tithe maps for this area so the only detailed surveys date from the late 19th century onwards. The Ordnance Survey map issued in 1872 is not very detailed although the outline of the Manor farmhouse can be discerned (Fig. 6). Nevertheless, the barn is not depicted as the farmstead does not appear to have been fully developed.

4.12 The earliest cartographic record that shows the footprint of the barn is the Ordnance Survey map issued in 1884 (Fig. 7). The farmstead is composed of a large complex of amalgamated buildings as well as several associated field boundary walls. There is a long north-west/south-east central drive-way to the eastern side of the complex which projects from a main road to the east. The drive-way provides access to parcel 46 (Manor Farm complex) as well as to the flanking parcels 12 to the north and 47 to the south via secondary perpendicular foot-paths. It is worth noting that the barn appears to have been associated to parcel 47 located immediately to the south of Manor Farm rather than to parcel 46 which was the number assigned to the Manor Farm complex. This association is determined by elongated 'S' symbols across boundaries within the parcels aforementioned. This type of symbol is currently called 'areas brace' although formerly known as a 'field tie' symbol, which joins areas of land together to give a single field parcel number.

4.13 The Ordnance Survey map issued in 1902 shows an equivalent depiction of the Manor Farm complex including the barn which is clearly sub-divided into two ranges as currently identified (Fig. 8). This edition is the first map showing the name 'Manor Farm' for the complex concerned in this study. The parcel location of the barn appears to have changed and is now associated with parcel 91 which corresponds to the Manor Farm complex. The Manor farmhouse is depicted with an additional path which projects from the present manor Lane.

4.14 The Ordnance Survey map issued in 1924 is comparable to preceding editions although the barn is depicted with a small extension to the south (Fig. 9). This extension is depicted on subsequent editions including modern maps although it is no longer extant.



Figure 3: Enclosure map c.1717 (Part 1) showing the approximate location of the site (circled).



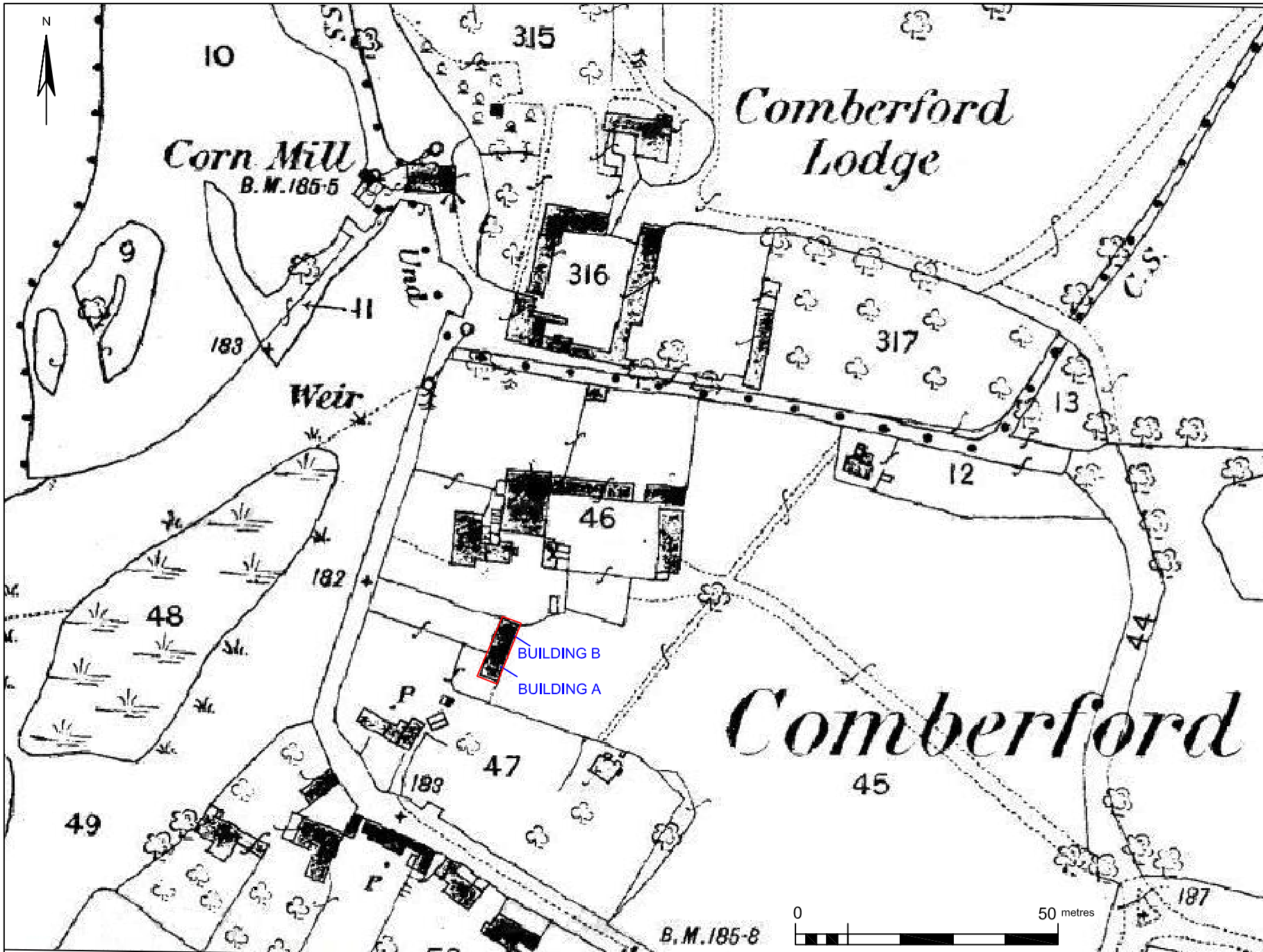
Figure 4: Enclosure map c.1717 (Part 2) showing the approximate location of the site (circled).



Figure 5: Post 1790 map of Comberford showing the approximate location of the site (circled).



Figure 6: 1872 Ordnance Survey map showing the approximate location of the site (circled).



Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

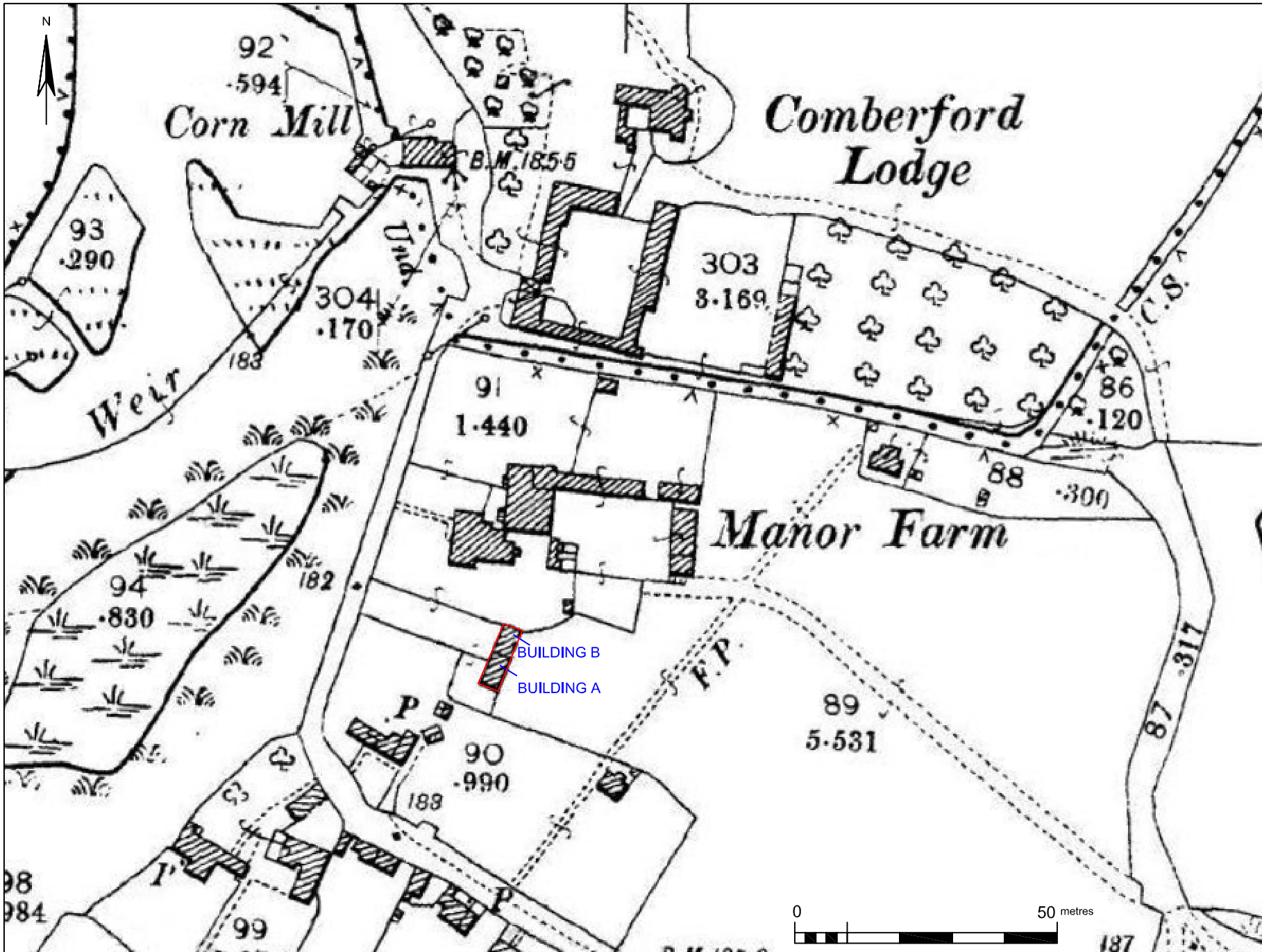
Site Code: MFC14
 Drawing Ref:
 Date: 11 August 2014
 Drawn: AMO
 Scale: 1:1500@A4

Figure 7:
 OS map 1884

Key:
 Site

Notes:

Copyright/Licencing:
 This drawing
 © A.R.S. Ltd
 Ordnance Survey data if applicable
 © Crown Copyright, all rights reserved
 reproduced with permission. Licence
 No. 100045420



Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

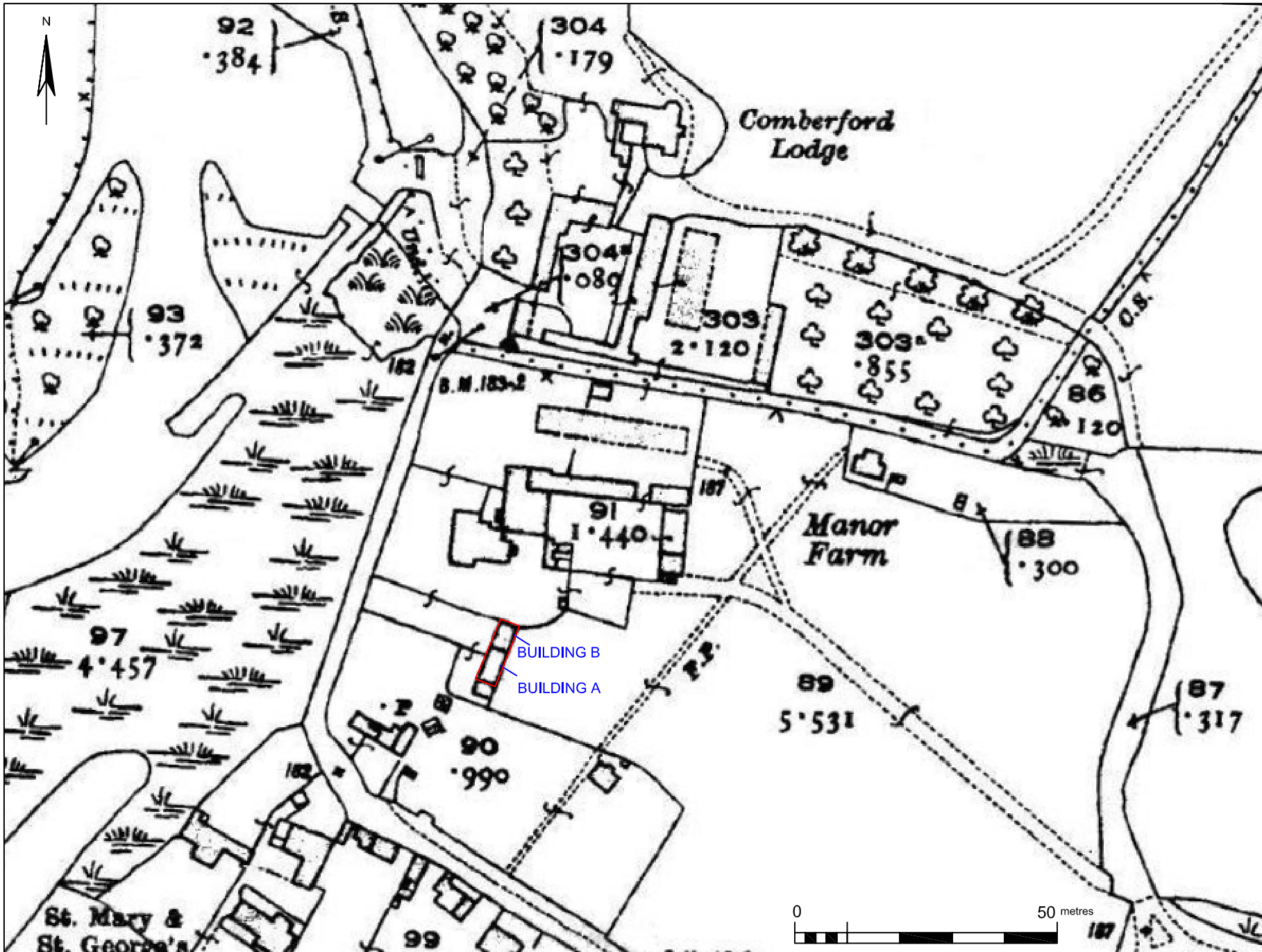
Site Code: MFC14
 Drawing Ref:
 Date: 11 August 2014
 Drawn: AMO
 Scale: 1:1500@A4

Figure 8:
 OS map 1902

Key:
 Site

Notes:

Copyright/Licensing:
 This drawing
 © A.R.S. Ltd
 Ordnance Survey data if applicable
 © Crown Copyright, all rights reserved
 reproduced with permission. Licence
 No. 100045420



Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

Site Code: MFC'14
 Drawing Ref:
 Date: 11 August 2014
 Drawn: AMO
 Scale: 1:1500@A4

Figure 9:
 OS map 1924

Key:
 Site

Notes:

Copyright/Licencing:
 This drawing
 © A.R.S. Ltd
 Ordnance Survey data if applicable
 © Crown Copyright, all rights reserved
 reproduced with permission. Licence
 No. 100045420

4.15 The Historic Landscape Characterisation for the surrounding area identifies a range of planned and piecemeal enclosure pointing to the informal enclosure of fields developing into the more formalised working of planned enclosure. Once again, it is likely that this gradual reforming of the landscape commenced during the 17th/18th centuries and was largely complete by the early 19th century. During this period farming was undergoing a whole series of technological and methodological changes and it is likely that Manor Farm developed in its extant courtyard form to exploit this changing landscape.

4.16 Since the planning application was submitted, recent evidence has come to light concerning details of a shrunken settlement at Manor Farm, Comberford. The settlement is generally located to the south of St. George’s Church although field boundaries and track-ways are recorded to the north of Manor Lane. Church House (a Grade II Listed building) dates in its original form to the early 15th century and while much of the settlement is of later origins it is likely that changes to agriculture and an increasingly mobile labour force resulted in the gradual shrinking of Comberford during the late medieval or early post-medieval period.

4.17 Trade directories of Staffordshire provide a summary of former registered farmers who might have lived in Manor Farm. An outline of the pertinent entries has been tabulated below (Table 1). This excludes farmers from irrelevant farmsteads such as Lodge farm, Hall farm, Windmill farm and Corn Mill. Of note is the irrefutable tenancy of the Sherratt family from the beginning of the 20th century until at least the 1940s.

Directory	Date	Description
Post Office Directory of Staffordshire (PODS)	1850	Nevill Richard, farmer, Comberford
PODS	1854	Wallis James, farmer, Comberford Wallis Thomas, farmer, Comberford
PODS	1860	Wallis Thomas, farmer, Comberford
Kelly	1880	Wallis Thomas, farmer
Kelly	1884	Wallis Thomas, farmer
Kelly	1888	Wallis Thomas, farmer Harris Frederick, farmer bailiff to the exors. of C.H. farmer esq.
Kelly	1892	Glover John, farmer Wallis William, farmer
Kelly	1896	Bailye Thomas Hugh, farmer Crombie John, farmer
Kelly	1900	Bailye Thomas Hugh, farmer
Kelly	1904	Carbel Thomas, farmer Sherratt John, farmer
Kelly	1912	Carvel Thomas, farmer Light Joseph, farmer Sherratt John, farmer
Kelly	1924	Sherratt John, farmer
Kelly	1932	Sherratt John, farmer, Manor farm
Kelly	1940	Sherratt John, farmer, Manor farm

Table 1: Relevant trade directory entries for Comberforth.

5 RESULTS

The barn was surveyed at English Heritage (2006) Level 2 standard prior to the proposed conversion. The barn itself is an amalgamation of two ranges located to the south of Manor Farmhouse of which the main one is a former threshing barn (Building A) which has an adjacent open-fronted cattle shed (Building B) that appears to have been a later extension (Plate 1). A plan showing the buildings' code has been produced (Fig. 2). All elevations and plans were analysed individually and the results are included below. The survey drawings are included in Appendix I and the raw data, including AutoCAD files, forms part of the general project archive. The photographic record comprised 144 high definition colour digital images and two films of 35mm black and white prints; this is also included in the project archive with scaled plans showing their location and direction as well as an accompanying photographic register with their descriptions. The final archive will be deposited at The Potteries Museum and Art Gallery, Stoke-on-Trent (see section 9). A selection of photographic plates is included in the report with detailed captions indicating the viewpoint of the camera.



Plate 1: General view of the threshing barn (A) with a northern open-fronted shed (B).

5.1 Building A

Exterior

5.1.1 Building A is a former threshing barn consisting of a tall single-storey brick-built range with a pitched tiled roof which contains plain and close verges and eaves with steeped brickwork. The present roof tiles appear to be later replacements. The masonry consists of pale orangey hand-made bricks (9" x 4¼" x 2½") containing frequent unsorted white pebbles, bonded with white lime mortar and laid in Flemish Garden Wall bond although with frequent irregularities including numerous double headers. Traces of former ivy coverage are discernable within the masonry although the foliage has now been removed. The masonry contains two rows of ventilation slits regularly distributed within the brick walls although some have been blocked or removed.

East elevation

5.1.2 The east elevation is composed of three bays and its northern end is abutted by Building B, an open-fronted shed (Plates 2 and 3). The northern bay retains the original upper row of three slits whereas the lower row contains one blocked-up slit and the remaining ones have been removed as a result of a later repair (Plate 4). There is a moderate fissure within the masonry which projects from the northernmost upper slit extending diagonally downwards. There are two putlog holes in close proximity to the eave which might have been created to attach a scaffold structure that would have been used to renovate the present tiled roof.

5.1.3 The central bay contains a large doorway with a timber ledged double door although the lower section has been substantially modified (Plate 5). Indeed, the doors appear to have been sawn off to accommodate a modern metal gate to keep cattle inside. This alteration involved moving the iron strap hinges further up and new pintles were inserted within the brickwork. The jambs of the doorway have plain rebates which enables a flush face between the brickwork and the timber doors. The jambs also contain four sandstone blocks for the original door pintles. The doorway is topped by a timber lintel which has a later external plank protecting the lintel from the elements.

5.1.4 The southern bay appears to have been substantially rebuilt with later brickwork including a modern yellow type which is present within some of the lower courses (Plate 6). Another putlog was identified here as was the sandstone blocks for the door pintles (Plate 7).

West elevation

5.1.5 The west elevation is similar to its counterpart as the original threshing barn was a typical type with central opposed door large enough for a fully-laden wagon to pass through. In between the doors lies the threshing floor, where grain would have been beaten from the crop by flails and then separated from the husks by winnowing on the floor (Plates 8 and 9).

5.1.6 The southern bay has also been considerably repaired/rebuilt and thus most of the original ventilation slits have been removed (Plate 10). It is worth noting that the internal southern bay contains an inserted upper floor whose construction might have been responsible for such external repairs as if to strengthen the original masonry.

5.1.7 The central bay is comparable to its counterpart although without door modification. The double doors, however, have suffered serious damage and one of them is currently displaced (Plate 11).

5.1.8 The original masonry of the northern bay is more complete than the remaining external side walls although it includes a crudely inserted window opening (Plate 12). The ventilation slits of the lower row are perceivable although they have been blocked with bricks.

North elevation

5.1.9 The north elevation is abutted by the later extension (Building B) although the upper area, mainly represented by the gable wall, can be seen from outside (Plate 13). The gable wall, with its attractive stepped brick verge, contains a series of small plain holes (Plate 14). Their execution and distribution are somewhat irregular, thus the possibility of having been the result of a secondary construction cannot be ruled out. Towards the apex of the gable there is a larger square opening which might have allowed owls into the building to control vermin.

South elevation

5.1.10 The south elevation is equivalent to its counterpart although the wall is fully exposed here as no later abutments were present at the time of the survey. Nevertheless, this gable wall also appears to have been abutted by a later structure as indicated by traces of black paint positioned slightly below the eaves and along the edges of the wall. Furthermore, the wall also contains patches of lime washed paint over the brickwork indicating that the wall was once an internal element (Plates 15 and 16). Indeed, the former extension appeared depicted on Ordnance Survey maps dating from the 1920s until recent times indicating therefore that the structure has been recently demolished. There are four ventilation slits on each row although the westernmost slit of the lower row has been removed as a result of later repairs.



Plate 2: East elevation of Building A with open-fronted extension (Building B), looking west (scale 2m).



Plate 3: East elevation of Building A, looking west (scale 2m).

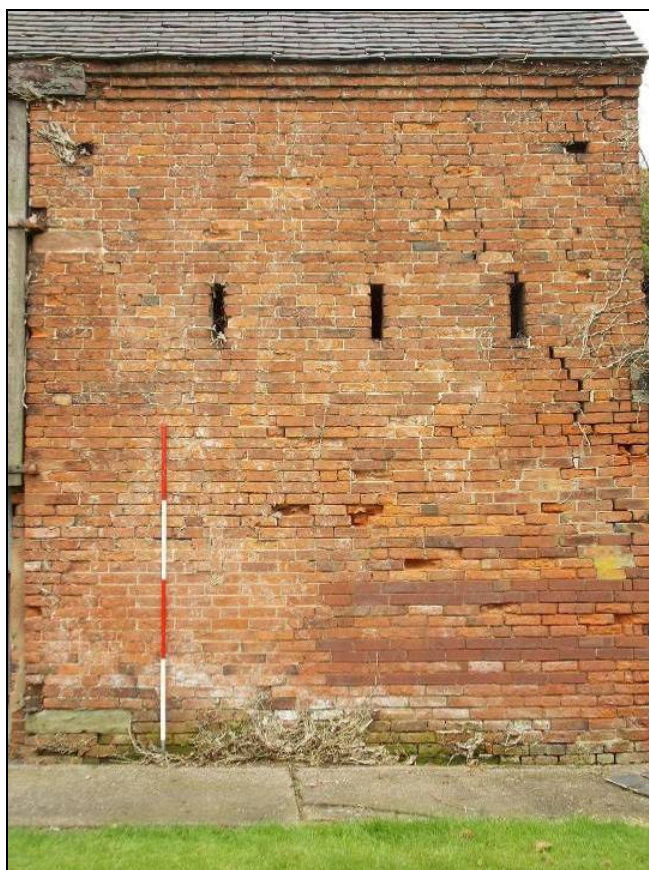


Plate 4: Northern bay of the east elevation, looking west (scale 2m).



Plate 5: Central bay of the east elevation, looking west (scale 2m).

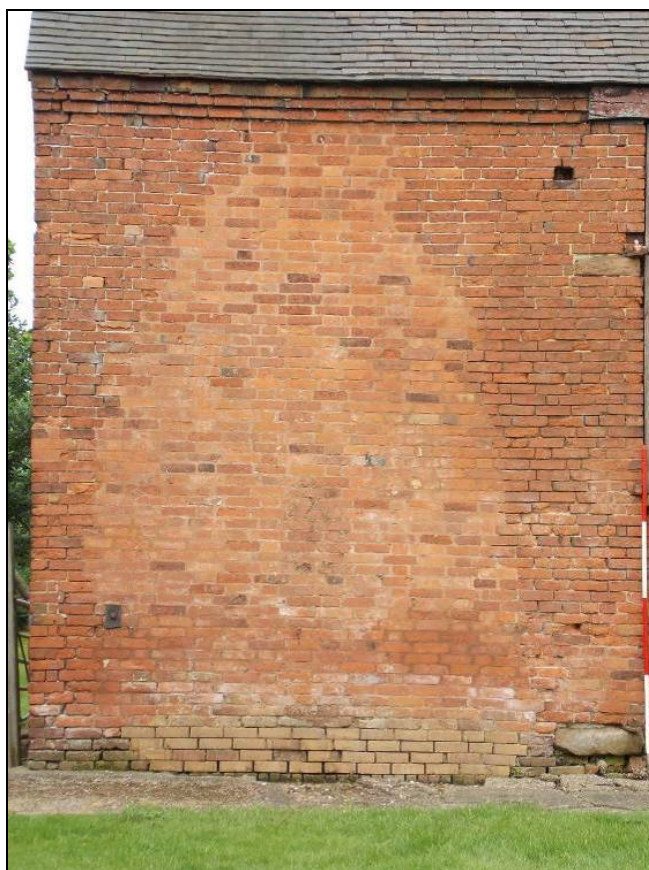


Plate 6: Southern bay of the east elevation, looking west (scale 2m).



Plate 7: Detail of sandstone block with iron plate and pintle of door hinge, looking west (scale 1m).



Plate 8: West elevation of Building A with extension (Building B) to the north, looking north-east.



Plate 9: West elevation of Building A, looking east (scale 2m).

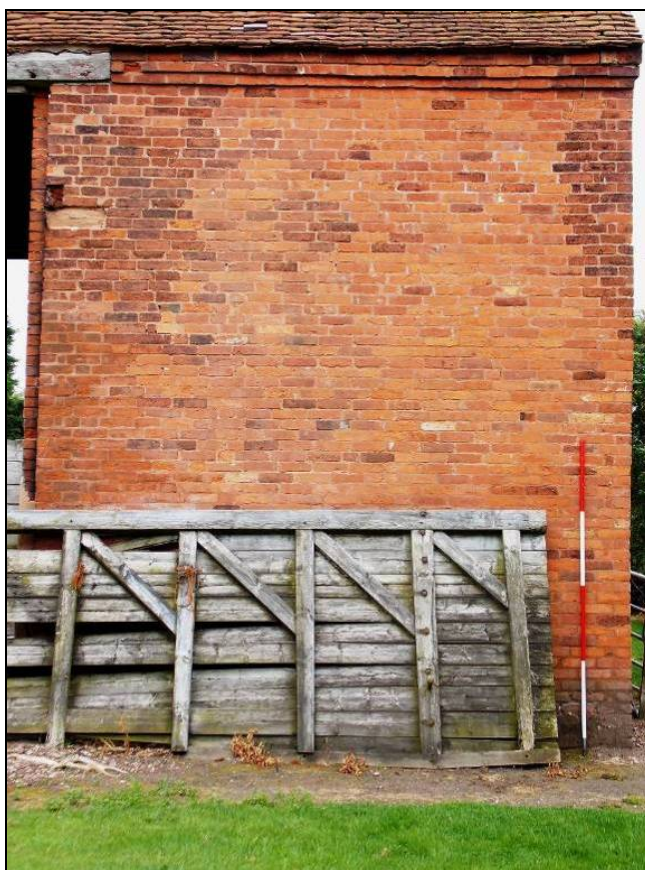


Plate 10: Southern bay of the west elevation, looking east (scale 2m).



Plate 11: Central bay of the west elevation, looking east (scale 2m).

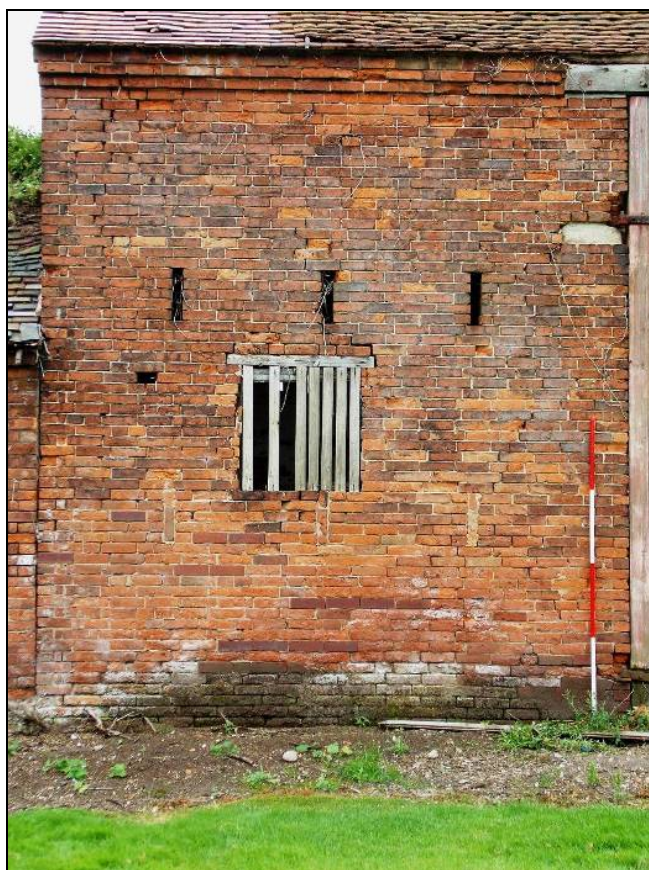


Plate 12: Northern bay of the west elevation, looking east (scale 2m).

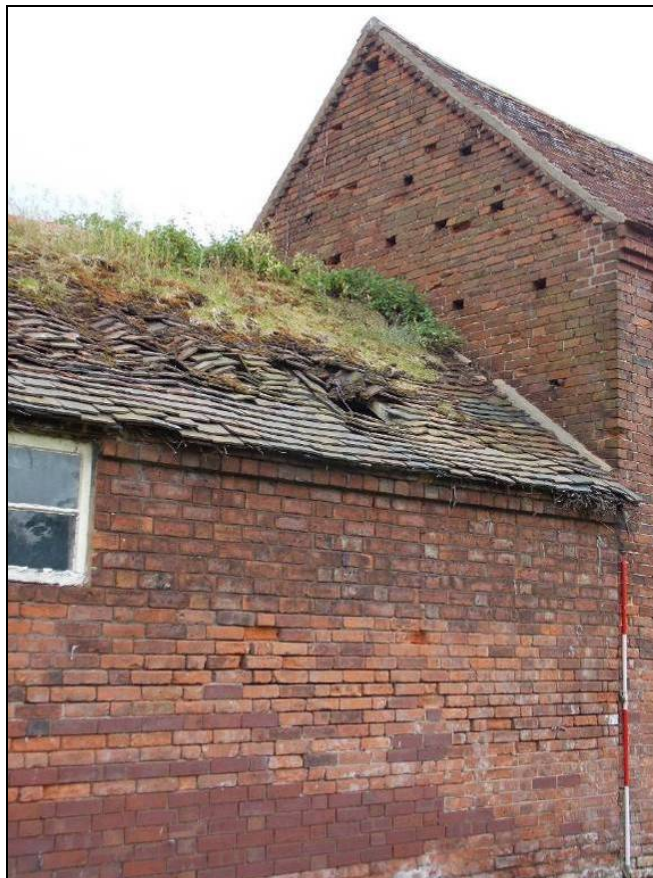


Plate 13: North elevation abutted by later extension (Building B), looking south-east (scale 2m).



Plate 14: Gable wall of the north elevation, looking south-west.



Plate 15: General view of the south elevation, looking north-east (scale 2m).

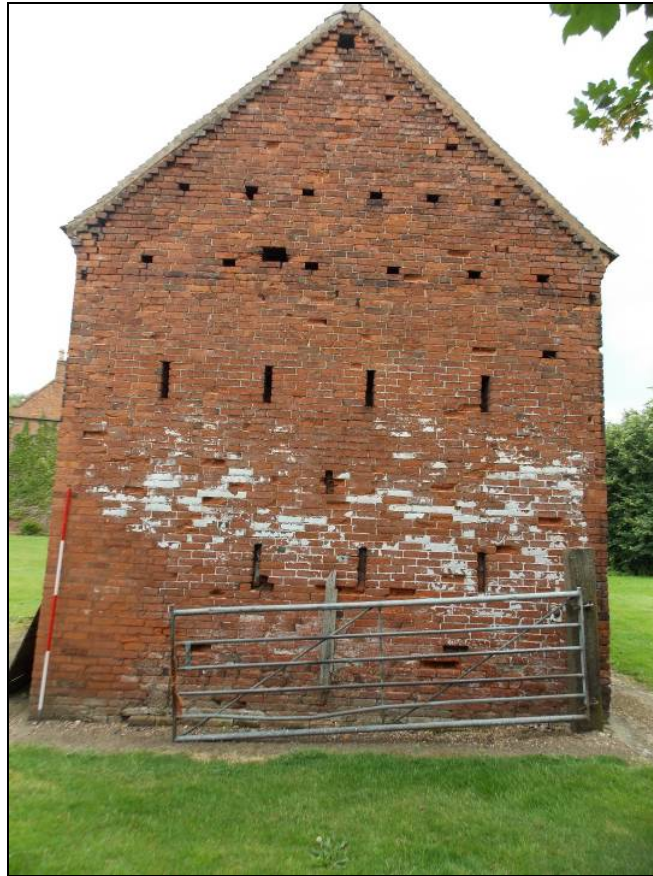


Plate 16: South elevation, looking north (scale 2m).

Interior

5.1.11 The interior is open plan although the southern bay has an upper storey which appears to be a later insertion (Plate 17). The brickwork of the ground floor level is lime washed up to the ceiling of the inserted floor and slightly higher within the northern bay (Plate 18). This application would have followed a change of use from its original purpose of storing and processing grains to keeping animals, as lime washed paint has antimicrobial properties that provides hygienic and sanitary benefits for animals which formed part of the hygiene regulations of the inter-war period (e.g. Pickles and Lake 2012, 4). Evidence of a former manger trough can be seen to the northernmost end of the east wall which may be an additional testimony of this change of use (Plates 18 and 19).

5.1.12 The central bay contains the opposing doorways with large brick pillars and the threshing floor built with bricks (Plate 20). The brick floor is moderately deteriorated as a result of the threshing and cart circulation. The bricks are laid on bed and in stretcher bond. A similar brick floor is also present within the southern bay although this appears to be a secondary construction (Plate 21).

5.1.13 The southern bay contains a small corner manger trough within the south-east corner (Plate 22). The ground floor of this bay might have been partially concealed with a boarded screen as indicated by several split boards and bent nails that are attached to the northernmost ceiling joist of the upper floor (Plate 23). The floor joists of the upper floor are reinforced with herringbone strutting. There is a brick pilaster within the centre of the end wall. This appears to be an integral part of the masonry. The lower section is partially rendered with cement as this would have also formed part of hygiene regulations.

5.1.14 The southern side of the western internal wall contains a large amount of brick replacement. The central bay also has a modern metal gate and the northern side also contains vacant sockets of a former manger trough which matches the ones within the opposed wall (Plates 24 – 26). The north wall also contains an integral central pilaster as well as a lower cement rendering (Plate 27).

5.1.15 The roof structure consists of two sawn timber king-post trusses which carry two tiers (one on each side) of butt purlins (Plate 28). These trusses demarcate the bays' sub-divisions of the barn with their upper faces opposing each other and facing the central bay. The entire timber roof structure, including common rafters and battens, is in excellent condition despite moderate vegetation in close proximity to truss II. The king-post trusses contains raking strut supporting the principal rafters. A systematic carpenter's assembly marks are present on the upper faces as well as within the upper section of the common rafters (Plates 29 – 35). The marks are chiselled and in standard Roman numerals. Of note is the lack of ridge plate or board which is an atypical design. Thus, the apex is formed by slightly longer eastern common rafters overlapping the western rafters.

5.1.16 The upper floor within the southern bay was built with timber floorboards contains several bales of hay. The gable wall has a longitudinal wall plate extending from the side walls and the pilaster stops half-way up the gable (Plate 36). The gable wall is pierced by several small holes used as vents and an upper larger opening towards the apex which might have been designed to allow access for owls. Substantial brick replacement was also observed within the west wall (Plate 37). The north gable wall has an equivalent arrangement to its counterpart.



Plate 17: General view of the interior, looking south (scale 2m).



Plate 18: Northern side of the internal east wall, looking east (scale 2m).



Plate 19: Detail of vacant sockets (arrows) of a former manger trough, looking east (scale 1m).



Plate 20: Central bay with eastern doorway, looking south-east (scale 2m).



Plate 21: Brick floor within the central and southern bays, looking south-east (scale 2m).



Plate 22: Southern side of the internal east wall, looking east (scale 2m).



Plate 23: Upper storey with remnants of a former boarded screen (arrow), looking south (scale 2m).



Plate 24: Central bay with western doorway, looking north-west (scale 2m).



Plate 25: Northern side of the internal west wall, looking west (scale 2m).



Plate 26: Detail of sockets (arrows) of a former manger trough, looking west (scale 1m).



Plate 27: General view of the internal northern bay, looking north (scale 2m).



Plate 28: General view of the roof structure, looking south.



Plate 29: General view of truss I, looking south.



Plate 30: Upper section of truss I and carpenter's marks (arrows) within common rafters, looking south.



Plate 31: Carpenter's marks within the eastern end of the tie-beam and principal rafter of truss I, looking south.



Plate 32: Truss I with several assembly carpenter's marks on the upper north face, looking south.



Plate 33: Truss II, looking north.



Plate 34: Detail of the upper section of truss II, looking north.



Plate 35: Truss II with several assembly carpenter's marks on the upper south face, looking north.



Plate 36: First floor of the internal southern bay, looking south.



Plate 37: First floor of the internal southern bay, looking south-west.

5.2 Building B

Exterior

5.2.1 Building B is an open-fronted shed for cattle that appears to have been a later extension of the threshing barn (Building A) although also erected in the late 19th century as indicated by cartographic records. It consists of a single-storey brick-built range with a pitched tiled roof with plain and close verges and eaves. The roof is in a poor state of repair as is part of the masonry particularly the north gable wall which is propped up with a timber telegraph pole. The brickwork is variable as the masonry contains large areas of repair. Nevertheless, pale orangey hand-made bricks (9" x 4¹/₄" x 2¹/₂") predominate amongst the masonry which are bonded with white lime mortar and laid in Flemish bond. Traces of former ivy coverage are also discernable within the masonry although it has now been removed.

5.2.2 The east elevation is the open-fronted side which contains a central brick pillar topped by a timber pillow which supports a long wall plate. This side is no longer opened but instead it has been concealed with later metal mesh, corrugated asbestos sheeting and a secondary timber ledged door (Plate 38).

5.2.3 The west elevation is rather plain and contains an inserted window opening with a fixed window of four lights (Plate 39). This wall has been considerably rebuilt with later bricks specially the upper courses. The construction joint/break with the adjacent Building A is practically straight with only one brick acting as a key (Plate 40). The joint indicates that Building B is a later extension as it terminates against the brickwork of Building A rather than returning eastwards.

5.2.4 The north elevation is also very plain and shows signs of bulging out slightly hence the telegraph pole supporting the wall (Plates 41 and 42). The brickwork of the gable wall appears to be a different type without pebbly inclusion which may constitute a repair. Moreover, later repairs can also be seen from the type of bonding material as the majority of the wall (except for the gable) is bonded with white lime mortar; however, towards the western edge, there are areas with grey mortar bond as well as an integral pilaster to the west end (Plate 43). The grey mortar is not later re-pointing work but the original bonding material utilised to erect sections of the masonry which are clearly later repairs/rebuilt.



Plate 38: East elevation of Building B, looking west (scale 2m).



Plate 39: West elevation of Building B, looking east (scale 2m).

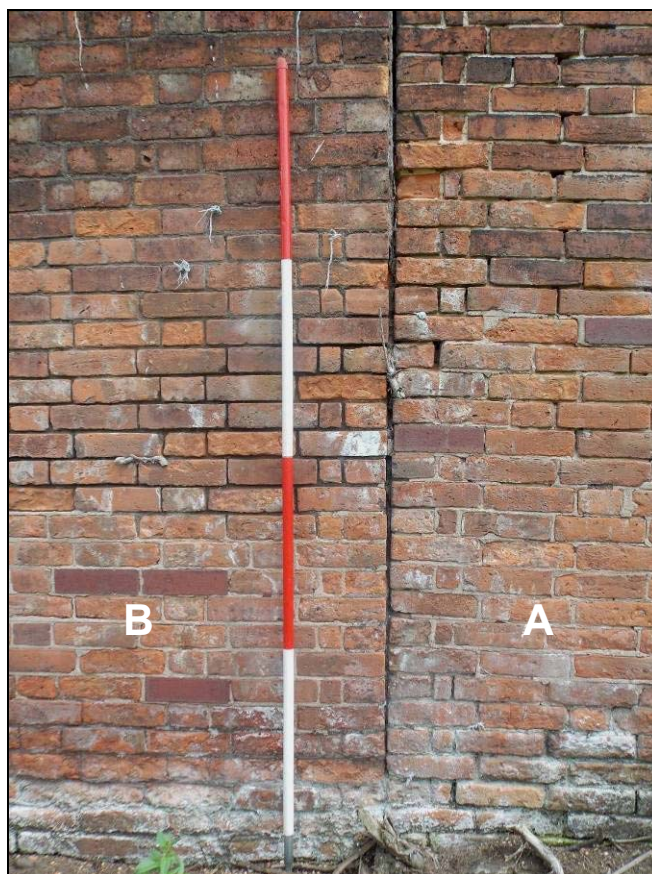


Plate 40: Detail of construction joint between Buildings A and B, looking east (scale 2m).



Plate 41: North and west elevations, looking south-east (scale 2m).



Plate 42: North elevation of Building B, looking south (scale 2m).



Plate 43: Detail of later brickwork repair with grey mortar bond, looking south (scale 10mm).

Interior

5.2.5 This building is also open plan with two bays demarcated by a central roof truss supported by two brick pillars (Plate 44). The brick walls are partially rendered and lime washed (Plates 45 and 46). Areas of later repairs are also discernable internally especially the gable wall (Plates 47 and 48).

5.2.6 The internal south wall corresponds to the masonry of the adjacent Building A whose ventilation slits are present despite some alterations. Indeed, the upper row is visible above the limit of the lime washed paint, whereas the lower row is discernable despite having been blocked with bricks (Plate 49).

5.2.7 The roof structure is in poor condition due to the decay of several battens although the truss and purlins are stable despite some rot damage (Plate 50). The truss consists of a simple queen strut type (without a collar) which carries two tiers (one on each side) of trenched purlins (Plate 51). The raking struts are later scantling replacements (Plate 52). It is worth noting that there are carpenter's assembly marks matching the tie-beam and the later raking struts on the north face. However, the original upper or fair face appears to be the south side as indicated by *in situ* pegs' heads. This may indicate that the truss has been reused from an earlier structure.

5.2.8 The connection between the truss and the wall plates is made with a hand-forged wrought-iron cramped tie attached with nails to the tie-beam within the north face (Plate 53). Above the western wrought-iron tie, the tips of two original pegs securing the principal rafter and the tie-beam can be discerned (Plate 54). This confirms that its upper face corresponds to the south side of the truss.

5.2.9 Further information indicating that the truss has been reused can be seen within the ends of the tie-beam whose soffit or underside still retains evidence of its former assembly which would have consisted of a normal dovetail to a principal timber post and a wall plate. The western end contains a mortice with partially decayed and split tenon of a former post (Plate 55). The adjacent wall plate is also a reused member which would have been a sill plate or mid rail of a wattle-and-daub panel of a timber-framed building as it contains a vacant mortice of a former stud and a stave groove which would have accommodated the base of vertical staves (Plate 56). The eastern side also contains a vacant mortice and lap dovetail housing for a former post and associated wall plate (Plate 57).

5.2.10 The western principal rafter contains clear marks from the initial pit-sawn manufacture of the timber within the upper face; adjacent to it there is also a levelling incised mark (Plate 58).



Plate 44: General view of the east wall, looking north-east (scale 2m).



Plate 45: Internal west wall, looking north-west (scale 2m).



Plate 46: General view of the interior, looking north (scale 2m).



Plate 47: North wall with later brickwork within the gable (scale 2m).

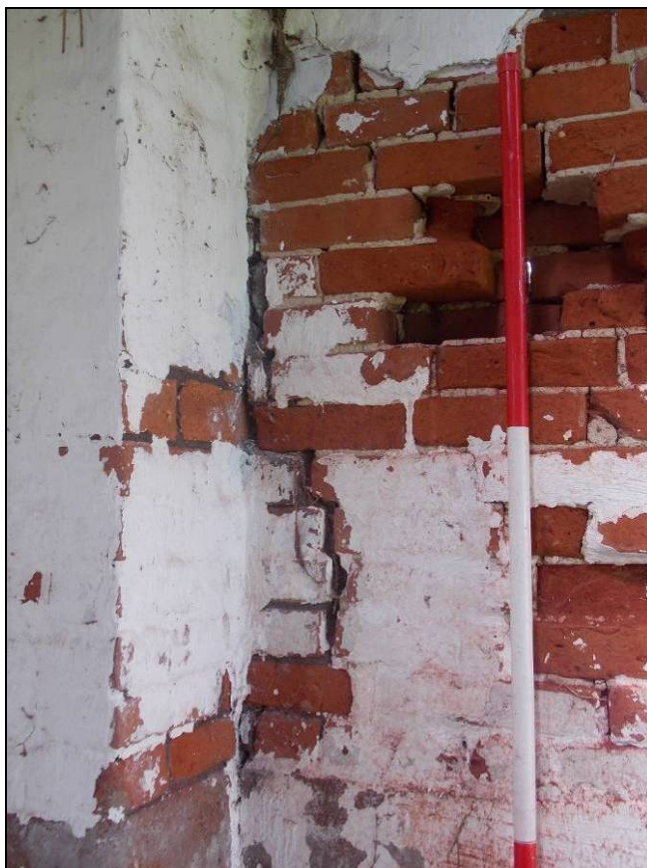


Plate 48: Later brickwork repair with grey mortar bond within the western end of the north wall (scale 1m).



Plate 49: Internal south wall with blocked-up ventilation slits (arrows), looking south (scale 2m).



Plate 50: View of the roof structure, looking south-west.



Plate 51: General view of the timber truss, looking south-east (scale 300mm).



Plate 52: Detail of later raking struts, looking south (scale 300mm).



Plate 53: Western wrought-iron cramped tie, looking south (scale 100mm).

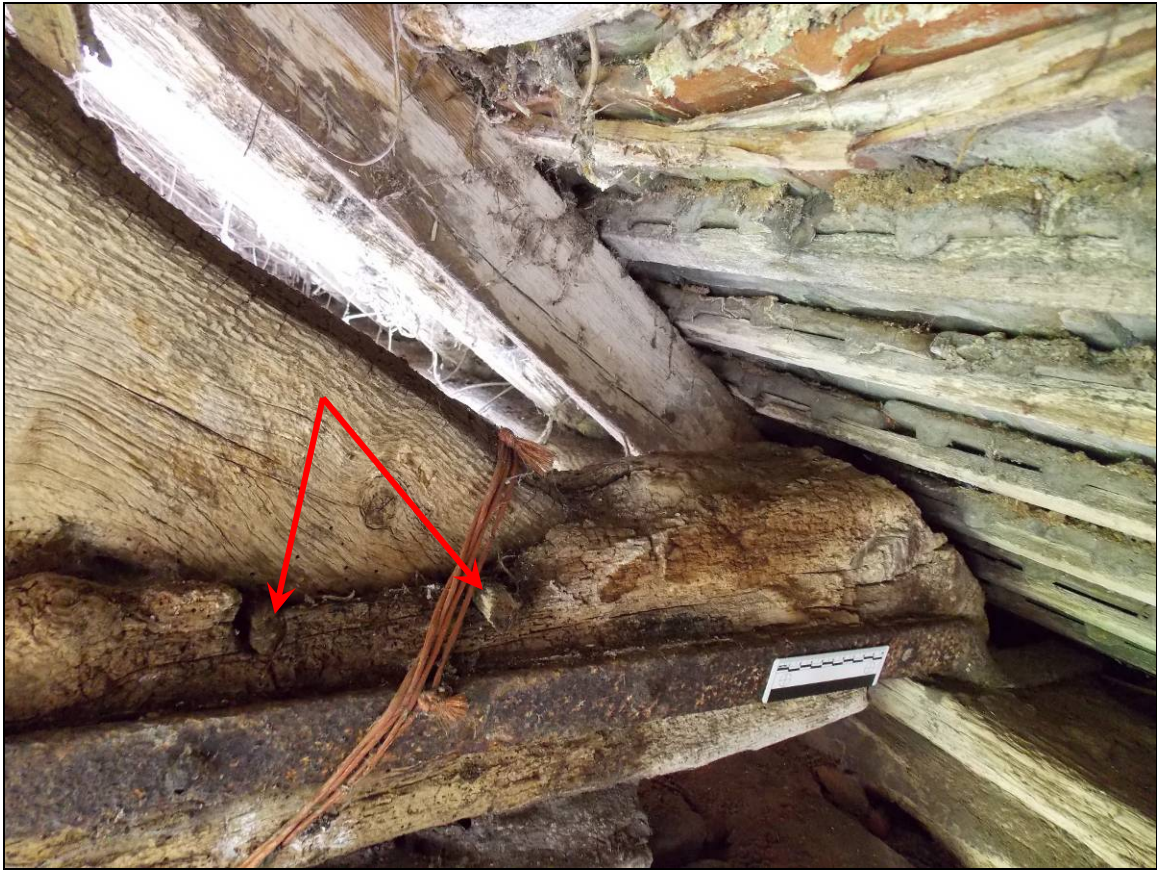


Plate 54: Detail of cramped tie and tip of pegs (arrows), looking south-west (scale 100mm).



Plate 55: Detail of western mortice with partially decayed split tenon, looking south (scale 100mm).



Plate 56: Reused wall plate with stave groove and empty mortice, looking west (scale 100mm).



Plate 57: Eastern end of truss with vacant mortice, looking south (scale 300mm).



Plate 58: Detail of pit-sawn scar (red arrow) and levelling incised mark (white arrow) (scale 100mm).

6 DISCUSSION AND CONCLUSION

6.1 The results of the historic research together with the building survey successfully identified clear evidence of different phases of construction. This is represented mainly by changes in the buildings' plans, with additional extensions and the insertion of building materials as well as change of use through time. The sequential developments of the surveyed buildings consist of the following.

6.2 The barn itself is an amalgamation of two ranges located to the south of Manor Farmhouse of which the main one is a former threshing barn (Building A), with an adjacent open-fronted cattle shed (Building B) that appears to have been a later extension.

6.3 The threshing barn appears to have been constructed in the late 19th century as indicated by cartographic records. Although the Manor Farmhouse appears depicted on the Ordnance Survey map issued in 1872, the barn is not included as the farmstead does not appear to have been fully developed. Although the threshing barn (Building A) constitutes the primary construction of the amalgamated range, the open-fronted shed for cattle (Building B) was also erected in the late 19th century as an extension. Indeed, the earliest cartographic record that shows the footprint of the barn is the Ordnance Survey map issued in 1884 which illustrates both structures. It is worth noting that the arrangement of the adjacent field boundaries may indicate that the barn might have been part of an agricultural complex situated to the south-west rather than the Manor Farm. However, by the turn of the 20th century the barn appears to have been part of Manor Farm. A summary of former registered farmers who might have lived in Manor Farm was established. Of note is the

irrefutable tenancy of the Sherratt family from the beginning of the 20th century until at least the 1940s.

6.4 The original threshing barn was a typical type with centrally opposed doors large enough for a fully-laden wagon to pass through. In between the doors lies the threshing floor, where grain would have been beaten from the crop by flails and then separated from the husks by winnowing on the floor. The open-fronted shed was utilised to keep cattle or other animals. The architectural design, as well as some of the internal fixtures and fittings (e.g. roof truss), is typical of the late 18th and 19th centuries. The primary use of the barn has changed through time and the building has suffered some repair and alterations.

6.5 The building survey identified later alterations which may indicate change of use as well as other internal developments. Close inspection of the interior of threshing barn established the insertion of a later upper floor within the southern bay. The insertion of an upper floor in one side of a traditional barn was a common practice in Staffordshire from the mid 19th century and more frequently towards the end of that period as is the case here (Phillips and Phillips 2011, 76). The inserted floor might have been used to take the chaff cutter of grains as feed preparation for livestock grew from the 1840s (*ibid.*).

6.6 The upper floor contains evidence of a timber screen which might have been part of a corn hole, a particular Staffordshire feature which consists of a small room opening off the threshing floor to house threshed grain until enough has been accumulated for it to be winnowed (*ibid.*).

6.7 The threshing barn also contains evidence of having been used to keep animals at a later period. Testimony of this is the presence of an extant corner manger and signs of a continuous manger trough within the northern wall that separates Buildings A and B. The interior is also lime washed which provides hygienic and sanitary benefits for animals and formed part of the hygiene regulations of the inter-war period (e.g. Pickles and Lake 2012, 4). This application would have followed a change of use from its original purpose of storing and processing grains to keeping animals.

6.8 The ventilation slits of the barn seems to date to the late 19th century as decorative patterns formed by air vents, in diamonds or triangles, appeared in the early 19th century in the side walls of barns, whereas simple rows of slits or half-brick holes are often later designs (Phillips and Phillips 2011, 76). Close examination to the ventilation slits established that they are integral elements to the original masonry rather than being inserted. Their position throughout both side walls and gable walls indicates that Building B must have been added later as it would have partially obstructed the ventilation through the wall abutted by the Building B. Moreover, the ventilation slits are blocked up with later bricks which would have stopped any possible air circulation between the adjoined ranges. This might have been undertaken in order to prevent the spread of disease, such as tuberculosis, between animals as Building A appears to have been used latterly as a stable and the adjacent Building B as an open-fronted shed for cattle.

6.9 The type of king-post truss with raking struts (diagonally set rafter reinforcing the principals) present in Building A dates to the 18th and 19th centuries replacing early forms with framed wind brace, ridge braces and heavy ridge beams (Harris 2004, 84, 86).

6.10 The Ordnance Survey map issued in 1924 is comparable to preceding editions although the barn is depicted with a small extension to the south. This extension is depicted

on subsequent editions including modern maps although it is no longer extant although paint scars identified within the south wall are testimony of the structure.

6.11 Building B contains a large amount of reused timber elements of an earlier wattle-and-daub panel of a timber-framed building. The truss contains evidence for its original assembly which consisted of lap dovetail normal assembly. It contains evidence of the initial pit-sawn manufacture of the timber within the upper face of the truss, as well as an elongated 'X' inscribed mark design to level the timber during its initial layout. The truss also has two hand-forged wrought-iron cramped ties each secured with four wrought-iron nails with four irregular sided heads which are typically of 19th century date.

6.12 The archaeological building recording provides a comprehensive preservation by record prior to the proposed demolition of these buildings. Considering the present situation of the building, a sympathetic programme of work represents an opportunity to secure the future of the building, and will enhance the character and appearance of the barn and surrounding area.

6.13 The English Heritage publication *The Conversion of Traditional Farm Buildings: A guide to good practice* should be consulted for further detailed advice which is available online or from English Heritage (available online at: <http://www.english-heritage.org.uk/publications/conversion-of-traditional-farm-buildings/>). A series of thirteen additional English Heritage documents which explains ways of improving the energy efficiency of historic building may also be considered relevant guidance (available online at: <http://www.english-heritage.org.uk/partL>).

6.14 Appropriate mitigation measures may be requested by the Local Planning Authority to record architectural features prior to their removal and to establish the presence/absence and record any archaeological deposits encountered during any ground-works.

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).

8 STATEMENT OF INDEMNITY

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 ARCHIVE DEPOSITION

9.1 A digital and paper archive will be prepared by ARS Ltd, consisting of all primary written documents, plans, elevations, photographs and electronic data, which will be deposited at The Potteries Museum and Art Gallery, Stoke-on-Trent within three months of completion of fieldwork.

10 ACKNOWLEDGEMENTS

10.1 ARS Ltd would like to thank all those involved with the archaeological project, especially Ellen Sketchley for commissioning the project, and Stephen Dean, Principal Archaeologist for Staffordshire County Council, for monitoring and providing advice throughout the project.

11 REFERENCES

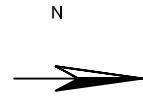
- Brunskill, R. W. 1994. *Timber Building in Britain*. London, Victor Gollancz.
- Brunskill, R. W. 2000. *Vernacular Architecture. An Illustrated Handbook*. London, Faber and Faber Ltd.
- Comerford, P. 2009. *Comberford 1: The Comberford Family of Comberford, Staffordshire, an introduction*. Available online at: <http://comerfordfamily.blogspot.co.uk/2007/12/comberford-1-comberford-family-of.html> (Accessed 23 July 2014).
- Curl, J. S. 1997. *Encyclopaedia of Architectural Terms*. London, Donhead.
- Department for Communities and Local Government (DCLG) 2012. *National Planning Policy Framework*. London, The Stationery Office.
- English Heritage 2006. *Understanding Historic Buildings. A guide to good recording practice*. London, English Heritage.
- Harris, R. 2004. *Discovering Timber-Framed Buildings*. Princes Risborough, Shire Publications Ltd.
- Horovitz, L. B. 2003. *A Survey and Analysis of the Place-Names of Staffordshire*. Unpublished PhD thesis. University of Nottingham.
- Institute for Archaeologists 1996 (revised 2013). *The Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*. Reading, Institute for Archaeologists.
- Lynch, G. 1994. *Brickwork: History, Technology and Practice*. Volume 2. London, Donhead.

Phillips, A. D. M. and Phillips, C. B. (eds) 2011. *An Historical Atlas of Staffordshire*. Manchester, Manchester University Press.

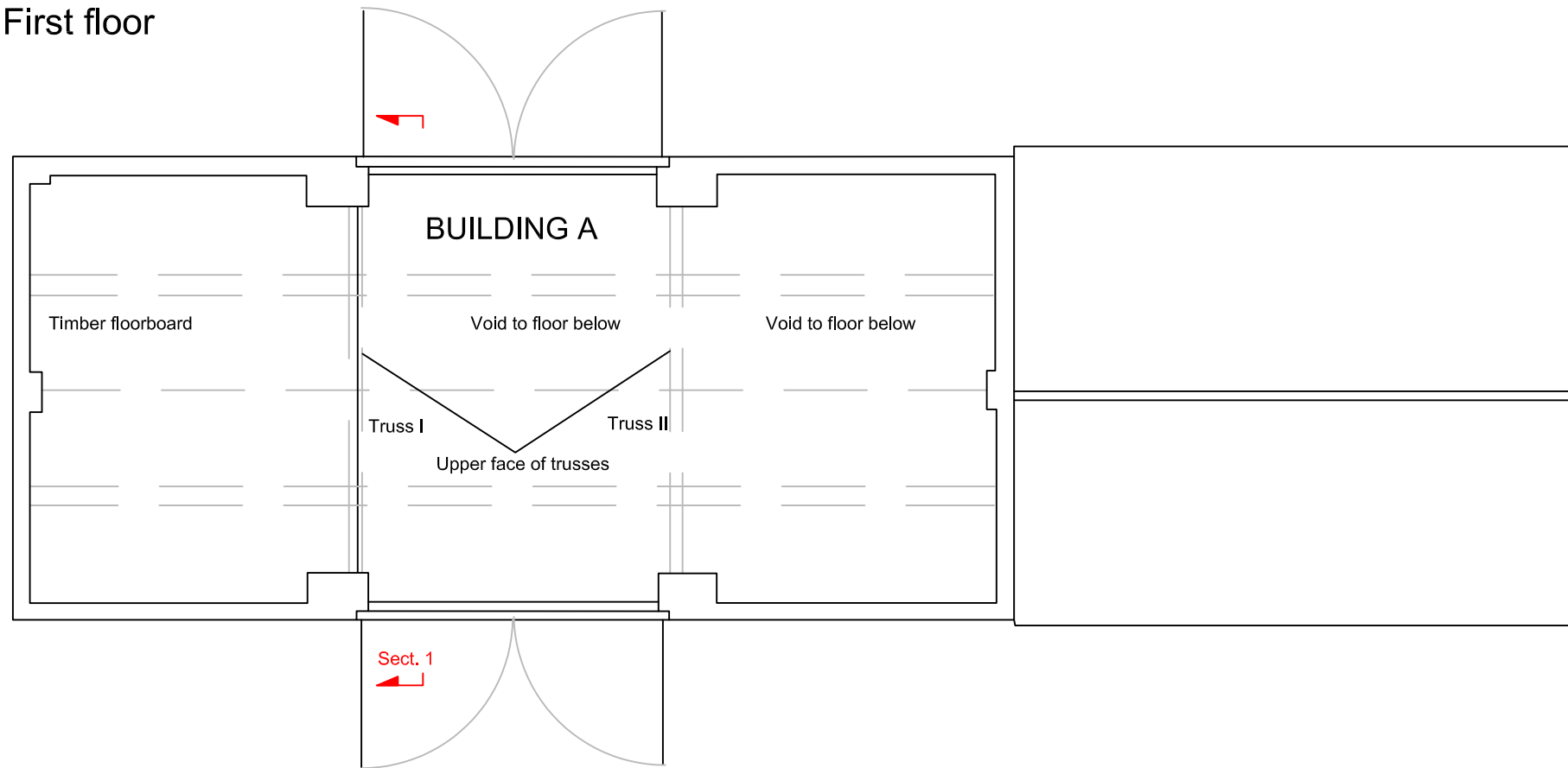
Pickles, D. and Lake, J. 2012. *The Conversion of Traditional Farm Buildings: A guide to good practice*. Available online at: <http://www.english-heritage.org.uk/publications/conversion-of-traditional-farm-buildings/> (Accessed 23 July 2014).

RCHME 1996. *Recording Historic Buildings: A Descriptive Specification*. 3rd Edition. London, RCHME.

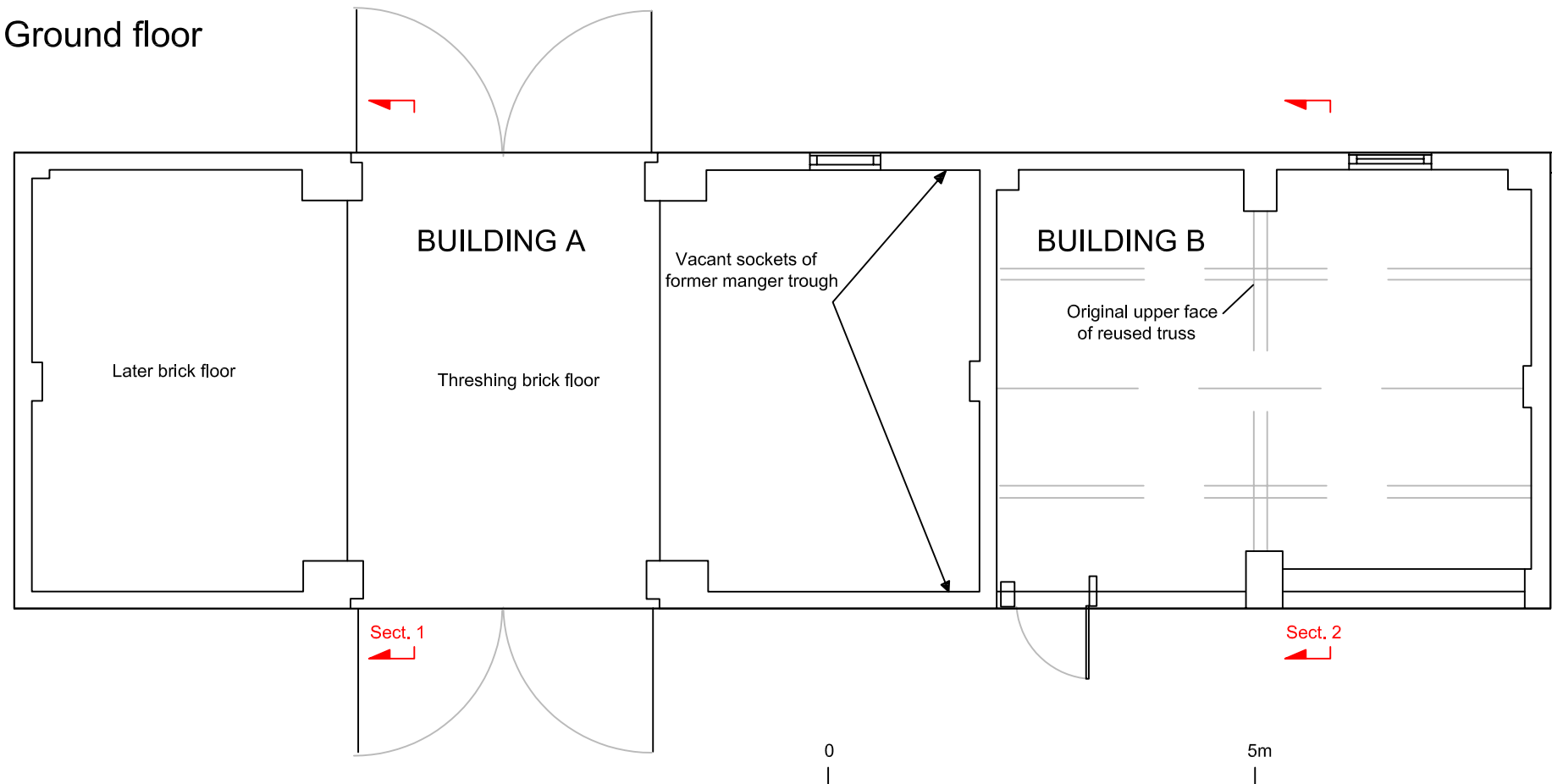
APPENDIX I: SURVEY DRAWINGS



First floor



Ground floor



Archaeological Research Services Ltd
Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

Site Code: MFC14
Drawing Ref:
Date: 11 August 2014
Drawn: AMO
Scale: 1:75@A3

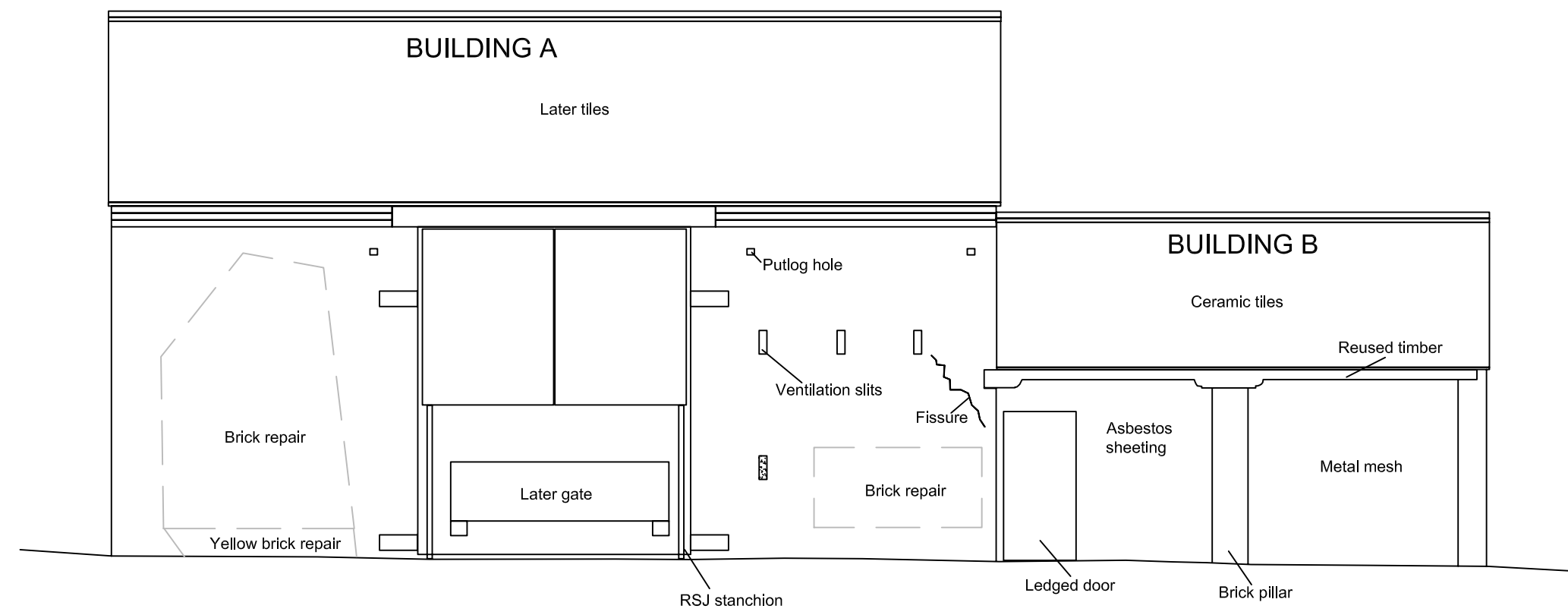
Drawing 1:
Floor plans

Key:

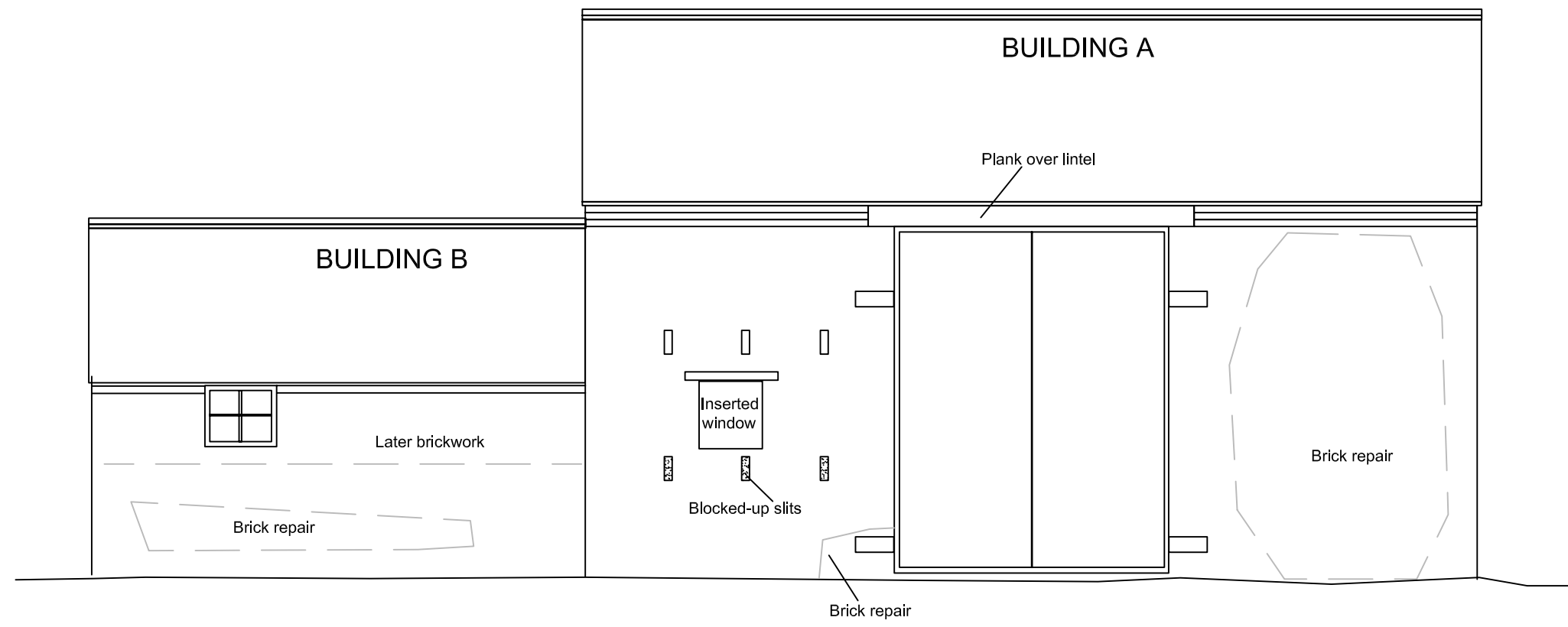
Notes:

Copyright/Licencing:
This drawing
© A.R.S. Ltd

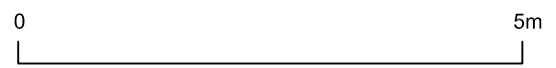
Ordnance Survey data if applicable
© Crown Copyright, all rights reserved
reproduced with permission. Licence
No. 100045420



East elevation



West elevation



Archaeological Research Services Ltd
Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

Site Code: MFC'14
Drawing Ref:
Date: 11 August 2014
Drawn: AMO
Scale: 1:75@A3

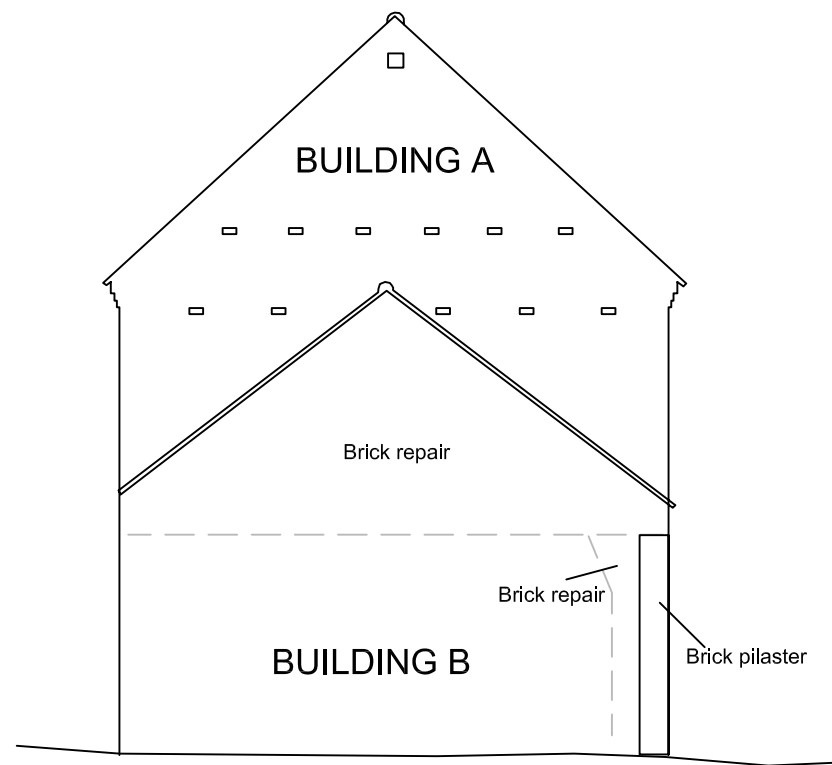
Drawing 3:
North and South elevations

Key:

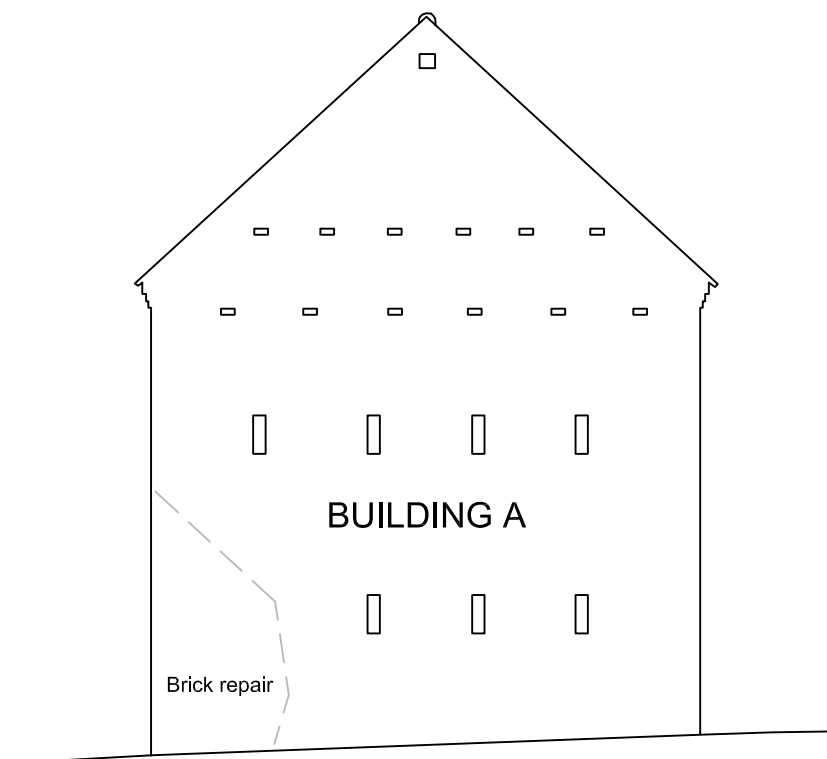
Notes:

Copyright/Licencing:
This drawing
© A.R.S. Ltd

Ordnance Survey data if applicable
© Crown Copyright, all rights reserved
reproduced with permission. Licence
No. 100045420



North elevation



South elevation



Archaeological Research Services Ltd
Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

Site Code: MFC'14
Drawing Ref:
Date: 11 August 2014
Drawn: AMO
Scale: 1:75@A3

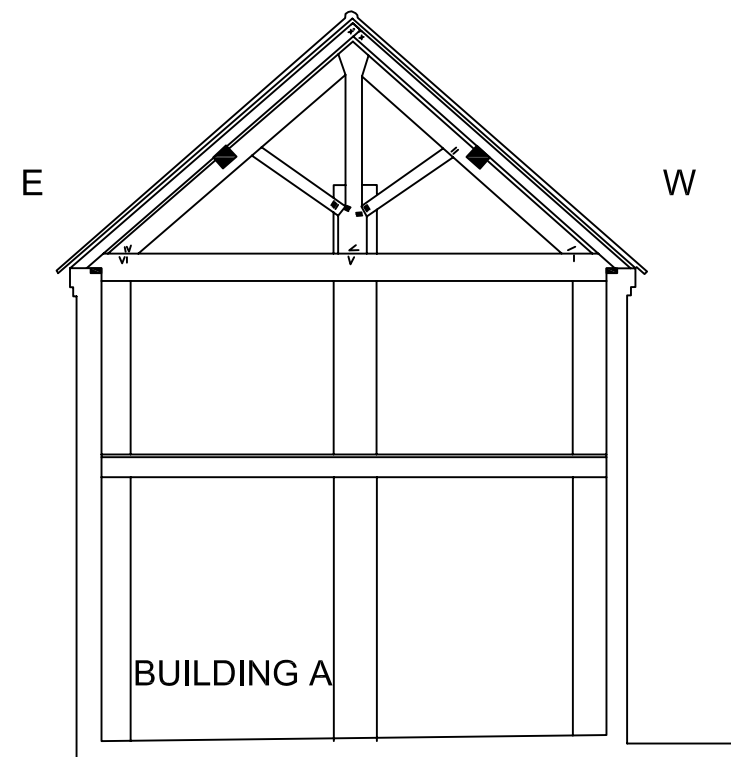
Drawing 4:
Sections 1 and 2

Key:

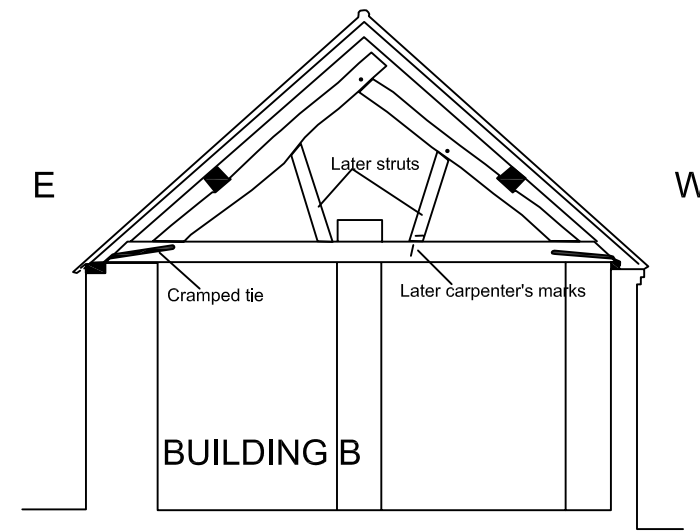
Notes:

Copyright/Licencing:
This drawing
© A.R.S. Ltd

Ordnance Survey data if applicable
© Crown Copyright, all rights reserved
reproduced with permission. Licence
No. 100045420



Section 1



Section 2



APPENDIX II: SPECIFICATIONS AND OASIS FORM

**SPECIFICATION FOR AN
ARCHAEOLOGICAL BUILDING RECORDING**

MANOR FARM, COMBERFORD, TAMWORTH

March 2014



1.0 INTRODUCTION

- 1.1 A planning application (11/01366/COU) was submitted for the conversion of an existing agricultural building to form a single 2 bedroom dwelling and the creation of an access track. A review of the Historic Environment Record (HER) informed advice provided to Lichfield District Council regarding the need for an archaeological building recording prior to stripping out works associated with the conversion. This approach is supported by the recent National Planning Policy Framework para 141 which requires that sufficient information is provided to the local authority concerning the significance of the heritage asset. This policy also states that local planning authorities may require developers to record and further understanding of heritage assets to be impacted and for this information to be made publically accessible. In this case this would represent an archaeological building recording.
- 1.2 In this situation it has been advised that a Level 2 archaeological building recording survey (as outlined in the English Heritage volume '*Understanding Historic Buildings. A Guide to Good Recording Practice*' (2006) be undertaken in advance of any works to the structure. This work should be carried out by a suitably experienced archaeologists working to the Institute for Archaeologists standards and guidance for the '*archaeological investigation and recording of standing buildings and structures*' (2008). The objective of this Specification therefore is to establish a framework which is acceptable to the Local Planning Authority (LPA), acting on the advice of the County Archaeological Officer (CAO), within which a watching brief may be carried out. All stages of the project will be carried out in accordance with the requirements established in the English Heritage volume entitled the '*Management of Archaeological Projects*' (MAP2).
- 1.3 Taking into consideration the nature and scale of the proposed scheme this Specification can be used as the Project Design (PD) for the works unless the appointed archaeological contractor wishes to prepare a separate PD. Where a separate PD is produced it should conform to those standards identified in s1.2. Any variations in said PD must be agreed in advance by the SCC Principal Archaeologist, the developer and the Local Authority.

2.0 HISTORICAL/ARCHAEOLOGICAL BACKGROUND

- 2.1 Manor Farm is a Grade II Listed structure which dates to the early-mid 18th century and is recorded on the Yates plan of the area (1775). The Staffordshire Historic Farm Building Survey indicates that the original farm complex associated with Manor Farm is of a regular three-sided courtyard form. This layout is typical of farming centres in lowland Staffordshire during the eighteenth and nineteenth centuries. The farm complex contains a main 'L-plan' range with additional detached buildings; elements of which may be original to the farm complex.
- 2.2 As previously identified, the farmhouse is recorded on Yates' map of Staffordshire (1775) and the Ordnance Survey 1st Edition mapping for the area. On this later map the barn in question is depicted to the south of the

main house and separate from the main complex as a whole. This is unusual and may point to a separate and distinct function; possibly connected with horses. Surviving fixtures, fittings and evidence of phase changes within this structure may provide further answers to this question.

- 2.3 The Historic Landscape Characterisation for the surrounding area identifies a range of planned and piecemeal enclosure pointing to the informal enclosure of fields developing into the more formalised working of planned enclosure. Once again, it is likely that this gradual reforming of the landscape commenced during the 17th/18th centuries and was largely complete by the early 19th century. During this period farming was undergoing a whole series of technological and methodological changes and it is likely that Manor Farm developed in its extant courtyard form to exploit this changing landscape.
- 2.4 Since the planning application was submitted, recent evidence has come to light concerning details of a shrunken settlement at Manor Farm, Comberford. The settlement is generally located to the south of St. George's Church although field boundaries and trackways are recorded to the north of Manor Lane. Church House (a Grade II Listed building) dates in its original form to the early 15th century and while much of the settlement is of later origins it is likely that changes to agriculture and an increasingly mobile labour force resulted in the gradual shrinking of Comberford during the late medieval or early post-medieval period.

3.0 PROJECT AIMS AND OBJECTIVES

3.1 Project Aim

- 3.1.1 To carry out a Level 2 photographic, written and drawn survey of the historic farm building to be converted at Manor Farm and as identified in the EH volume 'Understanding Historic Buildings. A Guide to Good Recording Practice' (2006).

3.2 Project Objectives

- 3.2.1 To identify the earliest elements of the impacted elements of the farm building at Manor Farm to be converted and prepare a developmental history of the building through written description and phase plans.
- 3.2.2 To record the development of the buildings and identify and record evidence for fixtures, fittings and phase changes.

4.0 ARCHAEOLOGICAL REQUIREMENTS

- 4.1 The archaeological contractor is asked to undertake a Level 2 building recording as specified in the EH volume identified in section 3.1 and to include the production of a report and preparation of an archive for deposition.
- 4.2 A written record of the progress of the building recording shall be maintained and supported by the production of plans and elevation drawings (at

appropriate scales). Where architects drawings are available these may be used and annotated accordingly. All architects drawings must be checked prior to their use as baseline drawings. Special attention should be paid to the recording of the roof space and any other evidence of earlier phases within the extant building.

- 4.3 An appropriate photographic record (monochrome prints and polychrome slides) 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 and where appropriate north arrow and photo information board.
- 4.4 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.
- 4.5 The developer shall afford access to the development site for the purposes of archaeological monitoring to officers of the LPA or personnel nominated by them at all reasonable times upon compliance with the requirements of health and safety.
- 4.6 The developer shall give the LPA or personnel nominated by them at least ten days' notice in writing of the commencement of the development, and shall keep them informed of the progress of the watching brief during the period in which it is carried out.
- 4.7 The project archive shall be compiled in accordance with the guidelines contained in Guidelines for the Preparation of Excavation Archives for Long-term Storage (UKIC, 1990), and Standards in the Museum Care of Archaeological Collections (Museum and Galleries Commission, 1992)
- 4.8 The archaeological contractor should 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.
- 4.9 The archaeological contractors should 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 that a Risk Assessment for the work is prepared in advance and reviewed at regular intervals.
- 4.10 The project should also attempt to place the project findings into their historical and geographical context through cartographic and documentary research.

- 4.11 The project should be conducted by an archaeological organisation working in accordance with the By-laws of the IfA. Archaeologists working on the project should have suitable levels of experience or be monitored by an archaeologist with sufficient experience.

5. PRESENTATION OF RESULTS AND DEPOSITION OF ARCHIVE

- 5.1 A report on the results obtained should be submitted to the Local Planning Authority and personnel nominated by them within 8 weeks of the completion of site work. This should include the reporting elements identified in the IfA standards and guidance for the '*archaeological investigation and recording of standing buildings and structures*' (2008) and as a minimum should include:
1. Non-technical summary.
 2. The aims and methods adopted in the course of the recording.
 3. The nature, location, extent, date, significance and quality of any archaeological and environmental material uncovered.
 4. The anticipated degree of survival of archaeological deposits and structures on the site not disturbed by development - surviving areas of archaeological potential should be indicated on the building plan.
 5. Summary of results.
 6. Discussion to include phased development of the building and areas where further work is needed. This element should also consider the results of the West Midlands Regional Research Framework document '*the Archaeology of the West Midlands – A Framework for Research*' (2011).
 7. Appropriate illustrative material including maps, plans/phase plans, sections, and elevation drawings at an appropriate scale and photographs.
 8. Photographs where appropriate and to be accompanied by a plan showing the location of photographs used in the report and a full index.
 9. Description of the archive and the location for its long-term deposition.
- 5.2 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.
- 5.3 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.
- 5.4 The written and illustrated report of the watching brief shall be copied to:

- i) the client
 - ii) the County Council
 - iii) the National Monuments Record
- 5.5 The copy of the report sent to the County Council should be accompanied by a completed copy of the Activity and Source Submission Form (see appendix 1).
- 5.6 The archive and finds, including a copy of the watching brief 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 of such material should be taken into account. The recipient museum shall be informed in advance of the date when the watching brief is to commence.
- 5.7 The written report will become publicly accessible, as part of the Staffordshire Sites and Monuments Record, within six months of completion. The AFC 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.

If you wish to comment on the contents of this brief or require additional information, then please contact Stephen Dean at the address below:

Historic Environment Team
Staffordshire County Council
Wedgewood Building, Block A,
Tipping Street, Stafford, ST16 2LP

Tel. (01785) 277290
Email: stephen.dean@staffordshire.gov.uk

**Appendix 1: Staffordshire County Council Sites and Monuments Record
Activity and Source Submission Form.**

Submission date -
Site Activity or Event
Name of event (eg. Watching Brief at The Blue Boar, Ipstones.)
Location of event (eg. The Blue Boar P.H. Overton Lane, Ipstones.)
NGR
Civil Parish
Brief Description of event (eg. Watching brief during cellar alterations and renovation, prior to conversion to residential use.)
<p>“Activity Type(s)” (highlight as appropriate) <i>Air Photography / Evaluation-trial excavation / Field Walking / Measured survey-drawing / Geophysical survey / Archaeological excavation-full / Archaeological excavation-part / Field survey / Photogrammetric survey / Rectified photo survey / Photographic record / AP interpretation / Salvage-rescue excavation / Watching brief / Environmental sampling / Post-excavation analysis / Documentary research</i></p>
Commencement date (eg. 01-May-1978)
Completion date (eg. 02-Sept-1983)
Organisation or contractor details (organisation name, address, telephone, e-mail etc.)
Report Details
Date
Type of document (highlight as appropriate) <i>Written / Photographic / Cartographic / Drawn</i>
Title
Author(s)
Brief summary of contents
Brief description of document (eg. Written text with illustrations, bibliography and references. Appendices dealing with environmental sampling. 32 pages. etc.)
Cross references to Staffordshire SMR (if applicable please list Primary record numbers)

OASIS DATA COLLECTION FORM: England

[List of Projects](#) | [Manage Projects](#) | [Search Projects](#) | [New project](#) | [Change your details](#) | [HER coverage](#) | [Change country](#) | [Log out](#)

Printable version

OASIS ID: archaeol5-184025

Project details

Project name	Manor Farm, Comberford, Staffordshire. Archaeological building recording
Short description of the project	Archaeological building recording of a 19th threshing barn at Manor Farm, Comberford, prior to its conversion into a dwelling.
Project dates	Start: 14-06-2014 End: 16-06-2014
Previous/future work	No / Not known
Type of project	Building Recording
Monument type	BARN Post Medieval
Significant Finds	NONE None
Methods & techniques	"Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	STAFFORDSHIRE TAMWORTH TAMWORTH Manor Farm, Comberford
Study area	20.00 Square metres
Site coordinates	SK 1909 0732 52.6629136106 -1.71770917383 52 39 46 N 001 43 03 W Point

Project creators

Name of Organisation	Archaeological Research Services Ltd
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Archaeological Research Services Ltd
Project director/manager	Robin Holgate
Project supervisor	Alvaro Mora-Ottomano

Project archives

Physical Archive Exists?	No
--------------------------	----

Digital Archive Exists?	No
Paper Archive recipient	Potteries Museum and Art Gallery
Paper Contents	"none"
Paper Media available	"Drawing", "Photograph", "Plan", "Report"

Project bibliography

1

Publication type	Grey literature (unpublished document/manuscript)
Title	Manor Farm, Comberford, Staffordshire. Archaeological building recording
Author(s)/Editor(s)	Mora-Ottomano, A.
Date	2014
Issuer or publisher	Archaeological Research Services Ltd
Place of issue or publication	Bakewell
Entered by	Alvaro Mora-Ottomano (alvaro@archaeologicalresearchservices.com)
Entered on	10 July 2014

OASIS:

Please e-mail [English Heritage](#) for OASIS help and advice

© ADS 1996-2012 Created by [Jo Gilham and Jen Mitcham](#), email Last modified Wednesday 9 May 2012

Cite only: <http://www.oasis.ac.uk/form/print.cfm> for this page